



VILLAGE OF NEW PALTZ - ZONING BOARD OF APPEALS

Regular Meeting of Tuesday, March 11, 2025
7:00 PM at Village Hall, 25 Plattekill Avenue
1st Floor Meeting Room

Board Members: Sean O'Sullivan, Chair, Cody Claussen, Robert Lucchesi, Ian Reifenberger, Noa Simons,
Anthony Saracino, Alternate

The Village of New Paltz strives to provide remote access to meetings and public hearings via Zoom, though this is not a legal requirement. In case Zoom malfunctions, staff will do their best to fix the problem but whether or not this is successful, the meeting will proceed. Members of the public who wish to speak at public hearings or meetings should plan to come to Village Hall in person if they want to be guaranteed an opportunity to participate.

If you would like to participate in the meeting via Zoom click the link below or scan it with your mobile device:

<https://us06web.zoom.us/j/82952265988?pwd=QLiSacZR7QUKd38oR8ZlfgPLxMHkLg.1>

Dial-in: +1 646 558 8656 US (New York) | Meeting ID: 829 5226 5988 | Passcode: 557436

All interested parties may view the meeting by going to the Village's YouTube page. Subscribe for notices.
[youtube.com/@villageofnewpaltz](https://www.youtube.com/@villageofnewpaltz)

A. Administrative Business

- Approval of February 11, 2025 Minutes
- Village Board Updates
- Director of Planning, Zoning, and Code Enforcement Updates

1. Public Hearing

Application #	ZB24-06	Applicant/Owner	Westview Dev LLC
Application Type	Area Variance	Representative	Taylor Palmer, Cuddy & Feder
Zoning District	NBR	Location	147-149 & 151 N. Chestnut Street
SBL	78.82-1-20, 78.82-1-12.100	SEQRA	Type II
Status	Public Hearing	Description	New construction <ul style="list-style-type: none">• Multi-story, Mixed Use Development Area Variance <ul style="list-style-type: none">• Side Yard setback,• North 70', South 36' provided• Required 0-15 maximum



1. Decision

Application #	<u>ZB25-01</u>	Applicant/Owner	Elizabeth Styron & Carl Daucher
Application Type	Area Variance	Representative	BOLDER Architecture, PLLC, David Todor
Zoning District	R-1	Location	30-32 Cooper Street
SBL	78.82-3-45 & 78.82-3-44	SEQRA	Type II
Status	Decision	Description	Area Variance • 5' building height variance from 30' to 35'

Application #	<u>ZB24-11</u>	Applicant/Owner	Maneul LLC
Application Type	Special Authorization	Representative	Simmons Construction
Zoning District	B-2	Location	25. N. Chestnut Street
SBL	86.34-2-3	SEQRA	Type II
Status	Decision	Description	Special Authorization Reconstruction of a Non-Conforming Structure pursuant to 212-54(D)

212-54(D)

Reconstruction. When a nonconforming use or structure is destroyed or damaged for a loss of 80% or more of its value, or when the owner or tenant of said use or structure desires to rebuild for any reason, the **Zoning Board of Appeals, after review and recommendation by the Planning Board, may authorize such rebuilding** if the rebuilding would not constitute a substantial enlargement of the use and if the rebuilding would provide better aesthetics, higher setbacks or assist in alleviating existing nuisance characteristics.



3. New Application

Application #	ZB25-02	Applicant/Owner	Gary Singleton
Application Type	Area Variance	Representative	
Zoning District	R-2	Location	14 Lincoln Place
SBL	86.42-4-38	SEQRA	
Status	New Application	Description	<p>Density Variance 9,680 sq feet required for 4 bedroom, residential *7,260 for 3 bedroom dwelling unit + *2,420 for 4th bedroom</p> <p>9,375 sq feet is lot size provided (75' x 125')</p>

Application #	ZB25-03	Applicant/Owner	Brent Smith
Application Type	Area Variance	Representative	
Zoning District	R-2	Location	16 Prospect Street
SBL	86.34-9-16	SEQRA	
Status	New Application	Description	<p>Area Variance basketball court Accessory Use in the side yard setback pursuant to 212-20(B) with 4.5 feet side yard setback from the lot line</p>

212-20(B)

Unenclosed accessory uses. Accessory uses in all districts not enclosed in a building, including swimming pools, tennis courts and satellite dish television antennas more than 36 inches in diameter, shall be erected only on the same lot as the principal building and **may not be constructed in the front or side yards of such lot. Such uses must not be located closer than 20 feet to any lot line** nor closer than 10 feet to the principal building. Such uses shall not adversely affect the character of the neighborhood by reason of noise, glare or safety hazards. When more than three feet in depth or 15 feet in length, pools shall be fenced.

4. Municollab Software Training