



Village of New Paltz Planning Board  
Regular Meeting of Tuesday, May 3, 2022  
Held at Elting Memorial Library, 93 Main Street, and via Zoom

All interested parties may view the meeting by going to the [Village's YouTube page](#).

(<https://www.youtube.com/channel/UCwFFe8fJSmBzh10DPOy0btQ>)

If you would like to participate in the Zoom meeting click the link below:

<https://us06web.zoom.us/j/84301558699?pwd=WFFrYXdsTldCd05lODdWb1kwT25Cdz09>

Dial-in: +1 646 558 8656 US (New York) | Meeting ID: 843 0155 8699 | Passcode: 070796

## BUSINESS AGENDA

- 1) *Administrative Business*
    - Approval of [April 19, 2022 Minutes](#)
    - VB, UCPB, and EPB Updates
  - 2) *Public Comment*
  - 3) *Public Hearing(s)*  
**None**
  - 4) *Application Review*
    1. *Site Plan Amendment*  
[PB22-03: 5 Plattekill](#)  
Applicant: Plattekill Avenue New Paltz Realty LLC (Keenan)  
Zoning District: B-2  
SBL: 86.143-1-19
    2. *Site Plan*  
[PB22-06: 42 S. Chestnut](#)  
Applicant: Prospect Estates LLC  
Zoning District: R-2  
SBL: 86.41-3-22
    3. *Special Use Permit*  
[PB22-07: 1-3 Plattekill Avenue](#)  
Zoning District: B-2  
SBL: 86.143-1-18
    4. *Subdivision*  
[PB20-08: 64-66 Plains Road](#)  
Applicant: Discovery Institute  
Zoning District: R-2  
SBL: 86.41-1-16.110
  5. *Site Plan & Special Use Permit*  
[PB22-01. 100 Woodland Pond Circle](#)  
Applicant: Woodland Pond, Michelle Gramoglia  
Zoning District: PB, R-1  
SBL: 86.002-1-12.12
  6. *Site Plan, Subdivision*  
[PB21-13-14: 54 S. Manheim](#)  
Applicant: Manheim Mews LLC  
Zoning District: R-2  
SBL: 86.45-7-14, 86.42-7-15, 86.42-4-10
- \*Note:** Public hearings to be scheduled for the **5/17** meeting
1. *Site Plan*  
[PB22-02: 218 Main Street](#)  
Applicant: Charlotte Guernsey  
Zoning District: B-2  
SBL: 86.42.4-3
  3. *Special Use Permit*  
[PB22-05: 17-21 Church Street](#)  
Applicant: Robert and Amanda Gamble  
Zoning District: B-2  
SBL: 86.127-1-5