



Town of New Paltz Zoning Board of Appeals  
Regular Meeting of Wednesday, January 13, 2021  
Live-streamed/Recorded Remotely at 7:00 PM\*  
\*To be posted on the Town website.

**AGENDA**

**This meeting will be held via Zoom and live-streamed on YouTube.  
All interested parties may attend the meeting by clicking [this link.](https://youtu.be/0bx64s1W)  
(<https://youtu.be/0bx64s1W> -w)**

**If you would like to participate in the Zoom meeting click [this link.](https://us02web.zoom.us/j/81504412755?pwd=LzVnQzVENmtNUFJRS1VNTjVQOOhPQT09)  
(<https://us02web.zoom.us/j/81504412755?pwd=LzVnQzVENmtNUFJRS1VNTjVQOOhPQT09>)  
Dial-in: +1 929 205 6099 US (New York) | Meeting ID: 815 0441 2755 | Passcode: 970498**

**[1] Administrative Business**

- Approval of December 9, 2020 Minutes
- Quorum Check for Wednesday, February 10, 2021 at 7 PM

**[2] Public Comment(s)**

**[3] Public Hearing(s)**

*1. Area Variance*

ZB20-00347: 16 Cedar Ridge Road  
Applicant: Maryana Kushnir  
Zoning District: R-1  
SBL: 86.4-1-23

*2. Special Use Permit*

ZB19-280: 139 State Route 208  
Applicant: Angelo Ruotolo  
Zoning District: R-1  
SBL: 86.4-1-34

**[4] Application Review**

*1. Building Inspector Appeal*

ZB20-307: Rt. 299 and N. Putt Corners Rd./Trans-Hudson  
Applicant: TONP Environmental Conservation Board  
Zoning District: B-2  
SBL: 86.12-4-5.1

*2. Area Variance*

ZB20-00347: 16 Cedar Ridge Road  
Applicant: Maryana Kushnir  
Zoning District: R-1  
SBL: 86.4-1-23

*3. Area Variance*

ZB20-376: 6 Oak Street  
Applicant: Mike Stepanovich  
Zoning District:  
SBL: 86.13-3-16

*4. Special Use Permit*

ZB19-280: 139 State Route 208  
Applicant: Angelo Ruotolo  
Zoning District: R-1  
SBL: 86.4-1-34