



Village of New Paltz Planning Board

Regular Meeting of August 4, 2026

Chair: Zach Bialecki; Members: Rachel Lagodka, Terry Dolan, Nikki Nielson, Duncan Dempsey
Alternates: Vacant

Village Hall, 25 Plattekill Avenue, First Floor Meeting Room, at 7pm

Members of the public who wish to speak at public hearings or meetings should plan to come to Village Hall in person to be guaranteed an opportunity to participate.
Alternatively, they may email or submit comments in written format

All interested parties may view the meeting by going to the Village's YouTube page. Subscribe for notices.

youtube.com/@villageofnewpaltz

AGENDA

Updated 08-04-2026

A. Administrative Business

1. Approval of Minutes

- July 21, 2026

2. Updates

- Environmental Policy Board
- Director of Planning, Zoning, and Code Enforcement
 - Village Board & Ulster County Planning Board Liaison
 - Town Planning Board
- Any Other Board Updates

B. Public Comment - on matters not scheduled for public hearing tonight

C. Public Hearing

Application #	PB26-12	Applicant/Owner	Richard Souto
Application Type	Site Plan	Representative	
Zoning District	R-2	Location	26 Millrock
SBL	86.128-2-14	SEQRA	Type II
Status	Public Hearing	Description	Proposal to demolish an existing 5'x8' landing with two stairs and build a larger deck of 15'9"x16' with two stairs.

Files

- [Application](#)
- [Zoning Determination](#)
- [EAF Part 1](#)
- [Plan](#)
- [Public Hearing Notice](#)

D. Public Hearing

Application #	PB26-13	Applicant/Owner	Krispy Kitchen, Patrick Wang
Application Type	Site Plan Special Use	Representative	
Zoning District	B-2	Location	15 ½ N Front St (aka 17 N Front St)
SBL	86.127-1-2	SEQRA	Type II
Status	Public Hearing	Description	Site Plan • Request the building of a small platform to provide area for service and garbage cans due to uneven grading of soil. • Addition of railing and fence • Addition of Sign post (sign will be applied separately). Special Use • Addition of Outdoor Cafe seating

Files

- [Public Comment](#)
- [Application](#)
- [Zoning Determination](#)
- [EAF Part 1](#)
- [Proposal and Plan](#)
- [Lighting Spec Sheet](#)
- [Photo](#)
- [UCPB referral](#)
- [Public Hearing Notice](#)

E. Public Hearing

Application #	PB26-01	Applicant/Owner	Woodland Pond
Application Type	Site Plan, Special Use, Lot Improvement	Representative	Ken Casamento, Loureiro NY, P.C. David Roberts, Woodland Pond
Zoning District	P-B	Location	N. Putt Corners Rd.
SBL	86.2-1-4,210, 86.2-1-2.112 86.2-1-7.100 86.2-1-12.120	SEQRA	Type 1
Status	Public Hearing	Description	Woodland Pond at New Paltz proposes to expand on their existing CCRC with the new construction of three buildings located just south of the main facility. The proposed expansion would include 81 residential units, underground parking, site amenities such as a Community Park and Courtyard patio area. 4 Height variances have been determined as required based on the current revised proposal. Area Variance required for Building Height, 212-13 1.(c) 30 feet or 2.5 stories - Commons Building Wing A - proposed height of 36' - 1.4'" Variance of 6' - 1.4" (20.4%) - Commons Building Wing B - proposed height of 36'-3" Variance of 6'-3" (20.8%) - Hybrid Building North - proposed height of 33' - 4.4" Variance of 3' - 4.4" (11,23%) - Hybrid Building South - proposed height of 36' - 4.4" Variance of 6' - 4.4" (21.23%)

Files

- [Public Comments](#)

August 2026 files

- [Floor Plans](#)
- [July Cover Letter](#)
- [Site Plan](#)
- [Site Plan - fire access 1](#)
- [Site Plan - fire access 2](#)
- [Traffic response letter](#)
- Provident [Traffic Review](#)
- [Draft EAF Part 2](#) - revised at 7/7 mtg
- [UCPB response](#)

July 2026 files

- [Memo - from Director & Fire Inspector](#)
- [NYS Fire Code - Access Roads](#)
- [Fire Access Road diagram](#)
- Capital [Environmental Review](#)
- [Rescue Squad data](#)
- [Rescue Squad response](#)
- NPRS [Response Letter](#) - applicant
- [Public Hearing Notice](#)

June 2026 Revision

- Peak Engineering [Planning Board consultant review](#)
- Capitol [Environmental consultant review](#)
- [Fire Chief response](#)
- [2026-06-02 Cover Letter](#)
- [Grading Alternate - Hybrid South](#)
- [Retaining Wall Detail - options](#)
- [Lower level parking Hybrid N](#)
- [Lower level parking Hybrid S](#)
- [Community Impact response](#)
- [Surface Soil Investigation 5-29-26](#)
- [EAF Part 1](#)
- [Existing Conditions](#)
- [Existing Conditions 2](#)
- [Site Plan Set 6-2-2026](#)
- [SWPPP 6-2-2026](#)
- [Colored Site Plan](#)
- [Soil Management Plan - Erman](#)
- [Renderings](#)
- [Site & Building Sections](#)
- [Site Plan](#)
- [Landscape Plan](#)
- [Landscape Plan 2](#)
- [Site Lighting](#)
- [Site Lighting 2](#)

May 2026 Revision

- [Zoning Determination - revised](#)
- [2026-04-28 Cover Letter](#)
- [EAF Part 1](#)
- [2 Existing Conditions Survey](#)
- [3 Existing Conditions Survey](#)
- [2026-04-28 Woodland Pond Site Plan Set](#)
- [2026-04-28 Woodland Pond Satellite SWPPP](#)
- [Colored Site Plan and Aerial Renderings-COMMONS BUILDING](#)
- [Exterior Elevations](#)
- [Ground View Renderings](#)
- [Site & Building Sections](#)
- [Site Plan](#)
- [Landscape Plan](#)
- [Landscape Plan 2](#)
- [Site Lighting](#)
- [Traffic & Parking Analysis](#)
- [Floor Plans](#)
- [WVLT comments](#)
- [Lent Drive renderings](#)
- Peak [Planning Board consultant review](#)

Jan. 2026 Submission

- [Zoning Determination 12-29-2025.pdf](#)
- [Cover Letter.pdf](#)
- [2026-01-06 Woodland Pond Site Plan submission Set.pdf](#)
- [Environmental Assessment Short Form \(EAF\) Part 1](#)
- [Site Sections and Building Sections.pdf](#)
- [Colored Site Plan and Aerial Renderings.pdf](#)
- [Ground View Renderings.pdf](#)
- [Existing Conditions Plan](#)
- [Existing Conditions Plan](#)
- [Exterior Elevations.pdf](#)
- [Prelim Engineering Report.pdf](#)
- [Site Plan - Landscaping Plan](#)
- [Site Plan - Landscaping Plan](#)
- [Site Plan - Lighting Plan](#)
- [Site Plan - Lighting Plan](#)
- [Site Plan - Parking, Access, and Vehicle Circulation Plan](#)
- [Appendix K - Traffic Report.pdf](#)
- [Woodland Pond_SUP.pdf](#)
- [Woodland Pond at New Paltz Economic and Social Contributions Report 2025 Final.pdf](#)
- [12.29.25 WVLT Letter of Support.pdf](#)
- [WP PILOT Advance Notice 1-5-26.pdf](#)
- [Parcel Deeds and Covenants](#)
- [Application](#)

F. Decision

Application #	PB26-12	Applicant/Owner	Richard Souto
Application Type	Site Plan	Representative	
Zoning District	R-2	Location	26 Millrock
SBL	86.128-2-14	SEQRA	Type II
Status	Decision	Description	Proposal to demolish an existing 5'x8' landing with two stairs and build a larger deck of 15'9"x16' with two stairs.

Files See public hearing

G. Continued Application

Application #	PB26-13	Applicant/Owner	Krispy Kitchen, Patrick Wang
Application Type	Site Plan Special Use	Representative	
Zoning District	B-2	Location	15 ½ N Front St (aka 17 N Front St)
SBL	86.127-1-2	SEQRA	Type II
Status	Application Review	Description	Site Plan • Request the building of a small platform to provide area for service and garbage cans due to uneven grading of soil. • Addition of railing and fence • Addition of Sign post (sign will be applied separately). Special Use • Addition of Outdoor Cafe seating

Files See public hearing

H. New Application

Application #	PB26-14	Applicant/Owner	New Paltz Rentals LLC
Application Type	Site Plan	Representative	Mohammed Serdah
Zoning District	B-2	Location	209-211 Main Street
SBL	86.35-1-33	SEQRA	Type II, proposed
Status	New Application	Description	Site Plan • The proposed use is for the expansion of the 2-family residential use to add 3 bedrooms via dormers.. • The addition of the dormers which changes the exterior appearance of the structure necessitates Site Plan review by the Planning Board. • The residential use of the former garage was approved for a 2-family residential use by the Zoning Board of Appeals in 1984

Files

- [Application](#)
- [EAF Part 1](#)
- [Zoning Determination](#)
- [Elevations](#)
- [Approved Site Plan](#)
- [ZBA decision - 1984](#)
- [PB decision and site plan 2011](#)
- [Certificate of Occupancy](#)
- [Property history](#)

I. Application Review

Application #	PB26-01	Applicant/Owner	Woodland Pond
Application Type	Site Plan, Special Use, Lot Improvement	Representative	Ken Casamento, Loureiro NY, P.C. David Roberts, Woodland Pond
Zoning District	P-B	Location	N. Putt Corners Rd.
SBL	86.2-1-4,210, 86.2-1-2.112 86.2-1-7.100 86.2-1-12.120	SEQRA	Type 1
Status	Application Review	Description	Woodland Pond at New Paltz proposes to expand on their existing CCRC with the new construction of three buildings located just south of the main facility. The proposed expansion would include 81 residential units, underground parking, site amenities such as a Community Park and Courtyard patio area. 4 Height variances have been determined as required based on the current revised proposal. Area Variance required for Building Height, 212-13 1.(c) 30 feet or 2.5 stories - Commons Building Wing A - proposed height of 36' - 1.4" Variance of 6' - 1.4" (20.4%) - Commons Building Wing B - proposed height of 36'-3" Variance of 6'-3" (20.8%) - Hybrid Building North - proposed height of 33' - 4.4" Variance of 3' - 4.4" (11,23%) - Hybrid Building South - proposed height of 36' - 4.4" Variance of 6' - 4.4" (21.23%)

Files See public hearing

J. Application Review

Application #	PB25-15	Applicant/Owner	Historic Huguenot Society
Application Type	Site Plan	Representative	Jay Samuelson,
Zoning District	H	Location	Broadhead St./Huguenot St.
SBL	86.33-1-9, 86.33-1-10, 86.33-1-11, 86.33-1-12	SEQRA	Type I proposed NOI was circulated with no responses
Status	Continued Review	Description	The project proposes the development and construction of a new 7,334-square-foot Visitor and Education Center at the Historic Huguenot Street property. Located on the east side of the property and framed by historic residences, the center is designed to harmonize with its context through a blend of contemporary and rustic architectural elements, including wood siding, natural stone, and glass that complement the wooded landscape. The project is carefully planned to minimize traffic impact and to maintain the natural boundaries .

Files

- [Public Comments](#)

NEW FILES - May/June/July 2026

- [Colliers Review Memo - July 2026](#)
- [DRAFT SEQRA Part 2 \(as of 4-21-2026\)](#)
- [Revised Cover Letter](#)
- [Site Plan - June 2026](#)
- [Applicant comment response letter](#)
- [Response to HPC comments](#)
- [Traffic Report - July 2026](#)
- [Aerial & Street images](#)
- [Events breakdown](#)
- [National Register application](#)
- [Applicant attorney letter](#)
- [Visualization Narrative](#)
- [Visualization Part 1](#)
- [Visualization Part 2](#)
- [Visualization Part 3](#)
- [Visualization Part 4](#)
- [Visualization Part 5](#)
- [Board consultant review memo](#)
- [HPC memo](#)
- [Balloon Test photos](#)
- [SWPPP - June 2026](#)

PREVIOUS FILES

- [HPC Comments](#)
- [New Construction Standards pages - Dept of Interior](#)
- [Full Document - Dept. pf Interior](#)
- [Collier's memo 4-1-2026](#)
- [WVLT letter](#)
- [Lot merger survey](#)
- [LaBella - traffic memo revision](#)
- [SWPPP - March 2026](#)
- [Site Plan - revision 3-24-26](#)
- [Comment response 3-24-26](#)
- [Collier's memo 2-11-26](#)
- [Zoning Determination Up-date](#)
- [ADG - HHS Revision Summary Narrative_01-06-25.pdf](#)

- [2153.01 - Comment Response Letter 2026-01-06.pdf](#)
- [2153.01 - FEAF Revised 01-06-2026.pdf](#)
- [2153.01 - Site Plans 2026-01-06.pdf](#)
- [7.4 HHS ArborHeights Designs Arborist Study 11-01-25.pdf](#)
- [7.3 HHS LaBella Habitat Survey Report 11-03-25.pdf](#)
- [4.1 HHS Watson Environmental Report 10-11-2017.pdf](#)
- [4.2 HHS Kerschner Environmental Report 05-09-17.pdf](#)
- [4.3 HHS Kliment Halsband Master Plan 08-2019.pdf](#)
- [2153.01 - SWPPP - January 2026.pdf](#)
- [4. HHS Planning Framework & Implementation.pdf](#)
- [ADG - HHS Visualization Study 10-23-25.pdf](#)
- [2.2 PartA HHS Visualization Documents 01-06-26.pdf](#)
- [NYSOPRHP - 09-26-25 Josalyn Ferguson Response Letter.pdf](#)
- [NYSOPRHP -10-02-25 Mariana Staines Response Letter.pdf](#)
- [12-08-25 Mariana Staines - Response 4 Comment.pdf](#)
- [24118 HHS - ADG Comment Response.pdf](#)
- [HHSVC Phase I Survey - BevArch.pdf](#)
- [HHS - SHPO - Effect Finding Rendered.pdf](#)
- [2.2 PartB HHS Visualization Documents 01-06-26.pdf](#)
- [2.2 PartC HHS Visualization Documents 01-06-26.pdf](#)
- [2.2 PartD HHS Visualization Documents 01-06-26.pdf](#)
- [2.2 PartE HHS Visualization Documents 01-06-26.pdf](#)
- [ADG - HHS Massing Study 01-06-26.pdf](#)
- [ADG - HHS Architectural Supplemental Documents 01-06-26.pdf](#)
- [A-904-PB - EXTERIOR RENDERING \(PATIO VIEW\).pdf](#)
- [A-903-1 - EXTERIOR RENDERING \(NORTH-WEST\) - OPTION 1.pdf](#)
- [A-902-1 - EXTERIOR RENDERING \(SOUTH-WEST\) - OPTION 1.pdf](#)
- [1. HHS - SHPO - Cover Letter.pdf](#)
- [NYSOPRHP -10-27-25 Josalyn Ferguson Response.pdf](#)
- [HHS - SHPO - Effect Finding Rendered.pdf](#)
- [WOH - Huguenot Historical Society Planning Board Application January 2026.pdf](#)
- [7.2 HHS LaBella Traffic & Parking Assessment 11-01-25.pdf](#)
- [3.1 HHS HPC-PH Response Letter_01-06-25.pdf](#)