Village of New Paltz Planning Board

Regular Meeting of November 17, 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 11-16-2026

- **Administrative Business**
  - **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

- **Referral from Village Board**
  - **Local Law Establishing the Downtown Preservation District**

- **Public Comment - <u>on matters not scheduled for public hearing tonight</u>**

- **Public Hearing**

Application #	**PB26-018**	Applicant/Owner	**Mark Eisenhandler, Deborah Healey**
Application Type	**Site Plan**	Representative	**David VanOrden**
Zoning District	**R-2**	Location	**22 Prospect Street**
SBL	**86.34-8-16**	SEQRA	**Type II**
Status	**Public Hearing**	Description	• **Construct a screened in porch off of the side of the current home.** • **22x12** • **shed roof connecting into the current home.**

Files

- Construction Plan
- Application
- Zoning Determination
- SIte Plan
- EAF Part 1

- **Discussion/Decision**

Application #	**PB26-018**	Applicant/Owner	**Mark Eisenhandler, Deborah Healey**
Application Type	**Site Plan**	Representative	**David VanOrden**
Zoning District	**R-2**	Location	**22 Prospect Street**
SBL	**86.34-8-16**	SEQRA	**Type II**
Status	**Discussion** **Decision**	Description	• **Construct a screened in porch off of the side of the current home.** • **22x12** • **shed roof connecting into the current home.**

- **Continued Public Hearing**

Application #	**PB25-15**	Applicant/Owner	**Historic Huguenot Society**
Application Type	**Site Plan Lot Improvement**	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**
Status	**Public Hearing**	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

November FILES

- Colliers Draft Memo 11-16-2026
- HHS response to Oct 20 engineering review and UCPB comments
- UCPB response
- Colliers Memo 10-20-2026
- Plan Comparison
- Building Height and Covered Patio Roof memo
- Building and Patio Areas
- Site Map
- Architectural Site Plan
- Lot Improvement Plan
- Letter to UCPB from HHS - clarification
- HHS response to public comments
- SIte Plan

August/September/October FILE

- UCPB referral
- Proposed Arboricultural Plan
- HHS Attorney Response
- HHS update response to comments
- Review of HHS 10/5/26 response
- HHS SUmmary - October 2026
- Public Comment response - Oct. 26
- Site Plan - 10/5/26
- SWPPP - Oct. 26
- Attorney Submission 9/1/26
- Fire Chief comments
- SEQRA moderate-large impacts

May/June/July 2026 FILES

- 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
- 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
- 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
- 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

- **Public Hearing**

Application #	**PB26-017**	Applicant/Owner	**Woodland Pond**
Application Type	**Site Plan amendment**	Representative	**Ken Casamento, Loureiro NY, P.C. David Roberts, Woodland Pond**
Zoning District	**P-B**	Location	**George Danskin Way**
SBL	**86.2-1-12.120 86.2-1-7.100 86.2-1-4.210**	SEQRA	**Type 1 - Negative Declaration**
Status	**Public Hearing**	Description	• **Proposes amendment to Site Plan approval PB03-04** • **Closure of George Danskin Way to public vehicle access**

Files

- UCPB referral
- UCPB Comments
- Public Hearing Notice
- Turnaround Construction
- Application
- Zoning Determination
- EAF Part 1
- Cover Letter
- PB03-04 decision
- Site Plan
- Overall Site Plan
- Existing Conditions
- Boundary Survey 1
- Boundary Survey 4
- Conservation Easement Deed
- Erman Lane Easement
- Easement
- Easement
- Offer of Cessation

- **Application Review/SEQRA Discussion**

Application #	**PB25-15**	Applicant/Owner	**Historic Huguenot Society**
Application Type	**Site Plan** **Lot Improvement**	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**
Status	**Application Review** **SEQRA Discussion**	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 .**

- **Application Review**

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