Village of New Paltz Planning Board

Regular Meeting of October 6, 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 10-05-2026

- **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

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

- **Public Hearing**

Application #	**PB26-016**	Applicant/Owner	**Woodland Pond - Cottage 117**
Application Type	**SIte Plan amendment**	Representative	**Tom Tango**
Zoning District	**P-B**	Location	**N. Putt Corners Rd.**
SBL	**86.2-1-12.120**	SEQRA	**Type II**
Status	**Public Hearing**	Description	**Create an extension for an office off an existing 2-bedroom residence. The new office will not extend past the back line of the existing residence.**

Files

- Hearing Notice
- Site Plan
- Application
- Zoning Determination
- EAF Part 1
- Proposal Plans

- **Discussion/Decision**

Application #	**PB26-016**	Applicant/Owner	**Woodland Pond - Cottage 117**
Application Type	**SIte Plan amendment**	Representative	**Tom Tango**
Zoning District	**P-B**	Location	**N. Putt Corners Rd.**
SBL	**86.2-1-12.120**	SEQRA	**Type II**
Status	**Discussion** **Decision**	Description	**Create an extension for an office off an existing 2-bedroom residence. The new office will not extend past the back line of the existing residence.**

- **Discussion/Decision**

Application #	**PB26-10**	Applicant/Owner	**Jeffrey Vilinskis**
Application Type	**Minor Subdivision**	Representative	**Jeffrey Vilinskis**
Zoning District	**H**	Location	**191 Huguenot Street**
SBL	**78.82-1-2.200**	SEQRA	**Unlisted Action**
Status	**Discussion** **Decision**	Description	**Proposal for a 3 lot subdivision of a 3.2 acre parcel. Change to 2 lot Subdivision** **Lot 1 – ~~1.21 acres~~ 1.7 acres** **Lot 2 – ~~0.81 acres~~ 1.5 acres** **~~Lot 3 - 1.3 acres~~** **This lot was the result of a previous subdivision - PB21-03.** **There is a right-of-way shared driveway with 193 Huguenot - ZB21-02**

Files

- Public Comment
- DRAFT EAF Part 2 updated
- HPC Recommendations
- Sketch Plan 5-26
- Zoning Determination
- Planning Director memo
- EAF Part 1
- Right of Way agreement
- Right of Way agreement
- Sketch Plan
- Decision - PB21-03
- PB21-03 map
- Decision - ZB21-02
- Application

- **Continued Discussion/ SEQRA Determination**

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	**Discussion** **SEQRA Determination**	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
- Public Response reply cover letter

October 2026 Files

- Grading Plan
- Site Plan
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- 9-23 Cover Letter
- Erosion Control Plan
- Site Grading Plan
- Landscaping Plan
- Site Lighting Plan
- Site Plan
- UC DPW response to N. Putt signal

September 2026 files

- NPRS Chief email
- DRAFT Part 2 EAF
- Secondary Access to Hybrid Units
- Zoning Determination RE: Waivers
- Disturbance Footprint
- Waiver Memo from applicant

- Peak Engineering memo
- Capital Environmental memo
- DTS memo
- Water & Sewer Letter from DPW
- Fire Chief signoff
- UCDPW email
- DEC email - wetlands
- Consultant cover letter
- Site Plan
- Site Plan set
- Site Plan
- Site Plan
- Soil Management Plan 7-15-2026
- Surface Soil Investigation
- SUP questions
- Engineering report
- Lighting Plan 1
- Lighting Plan 2
- Fall 2026 Landscaping Plan
- Landscaping Plan
- Landscaping Plan
- SWPPP
- 2006 Draft & Final EIS

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

- **New Application**

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	**TBD**
Status	**New Application**	Description	• **Proposes amendment to Site Plan approval PB03-04** • **Closure of George Danskin Way to public vehicle access**

Files

- 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