



Village of New Paltz Planning Board

Regular Meeting of January 20, 2026

Chair: Zach Bialecki; Members: Rachel Lagodka, Terry Dolan, Nikki Nielson, Maureen Natrella
Alternate: Duncan Dempsey, Vacant
Village Hall, 25 Plattekill Avenue, First Floor Meeting Room, at 7pm

The Village of New Paltz strives to provide remote access to meetings and public hearings via Zoom, though this is not a legal requirement. In case Zoom malfunctions, staff will do their best to fix the problem but whether or not this is successful, the meeting will proceed. Members of the public who wish to speak at public hearings or meetings should plan to come to Village Hall in person if they want to be guaranteed an opportunity to participate.

This meeting will be held in person at the address listed above, and via Zoom/YouTube

View the meeting by going to the [Village's YouTube page](#).

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

<https://us06web.zoom.us/j/83275511882?pwd=bTjEAGQmb1mdC1jVQDPksiQqGlVaZa.1>

Dial-in: +1 646 558 8656 US (New York) | Meeting ID: 832 7551 1882 | Passcode: 875048

AGENDA

Updated 01-20-2026

A. Administrative Business

1. Introduction of New Members

2. Resolutions

- [Approval of 11-18-2025 Meeting Minutes](#)
- ~~Approval of 12-23-2025 Meeting Minutes~~ To be tabled until next meeting

3. Updates

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

B. Public Comment

C. Continuing Application Review - Amendments

| | | | |
|------------------|------------------------------------------------------------------|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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 | Application 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 on Huguenot and Broadhead Streets and to maintain the natural boundaries of the site. |

Files - amended application

- [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](#)
- [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](#)
- [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](#)
- [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](#)
- [Written Public Comments](#)

D. New Application

| | | | |
|------------------|--------------------------------------------------------------------------|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Application # | PB26-01 | Applicant/Owner | Woodland Pond |
| Application Type | Site Plan, Special Use, Lot Improvement | Representative | Ken Casamento, Loureiro NY, P.C. Aime Patane, 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 | TBD - Proposed Type 1 |
| Status | New Application | Description | <p>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 95 residential units, underground parking, site amenities such as a Community Park and Courtyard patio area.</p> <p>5 Height variances have been determined as required based on the current proposal. The applicant has been made aware of this</p> <p>Area Variance required for Building Height, 212-13 1.(c) 30 feet or 2.5 stories</p> <p>Commons bldg wing A - 48' 6" (4 story) Commons bldg wing B - 48' 6" (3 story) Common area - 37' (1 storey) Hybrid Building North - 40' (2 story) Hybrid Building South - 55' (4 story)</p> |

Files

- [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](#)
- [Public Comments](#)

E. Request for Extension

| | | | |
|------------------|-------------------------------------|-----------------|----------------------------------------------------------------------------------|
| Application # | PB22-04 | Applicant/Owner | Khalil Jamal |
| Application Type | Special Use | Representative | |
| Zoning District | B-2 | Location | 184 Main Street |
| SBL | 86.34-11-06 | SEQRA | N/A |
| Status | Request for 1 year extension | Description | 14 key hotel, restaurant, outdoor cafe, with roof deck approved 1/16/2024 |

Files

- [Letter of Request](#)
- [Original Approval](#)
- [2025 Extension](#)