



Village of New Paltz Planning Board

Regular Meeting of May 19, 2026

Chair: Zach Bialecki; Members: Rachel Lagodka, Terry Dolan, Nikki Nielson, Maureen Natrella

Alternates: Duncan Dempsey, 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 05-18-2026

A. Administrative Business

1. 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

C. Application Review

Application #	PB26-05	Applicant/Owner	P.P.A. of Hudson Valley inc.
Application Type	Site Plan amendment	Representative	Lee Frizzell
Zoning District	B-2	Location	186-194 Main Street
SBL	86.34-11-7	SEQRA	Type II
Status	Application Review	Description	• Amendment to existing building facade, lighting and replacement of sidewalk across front of building DRB recommends approval

Files

- [Updated Site Plan 5-15-26](#)
- [DRB approval recommend](#)
- [Board Batten](#)
- [Horizontal Board](#)
- [DRB Consultation](#)
- [UCPB Response](#)
- [2002 Planning Board decision](#)
- [2002 approved landscaping plan](#)
- [Approved sign by building inspector - previously approved](#)
- [UCPB referral](#)
- [Public hearing notice](#)
- [Updated Site Plan - landscaping 3-31-2026](#)
- [Zoning Determination](#)
- [EAF Part 1](#)
- [Proposed Site Plan](#)
- [Proposed Site Plan](#)

D. New Application

Application #	PB26-09	Applicant/Owner	Hudson Charm
Application Type	Site Plan and Special Use	Representative	Masad, Ilyas, applicant
Zoning District	B-2	Location	1-3 Plattekill
SBL	86.34-11-7	SEQRA	Proposed Type II
Status	New Application	Description	Proposal for a change of use, no physical changes to the site. Proposes a change of use from Retail, smoke shop to Retail business or service, not otherwise specifically mentioned herein (cannabis sales)

Files

- [Zoning Determination](#)
- [Planning Director memo](#)
- [EAF Part 1](#)
- [Existing Floor Plan](#)
- [Decision - PB22-07](#)
- [Existing Site Plan](#)
- [Existing Sign](#)

E. New Application

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	Proposed Unlisted Action
Status	New Application	Description	Proposal for a 3 lot subdivision of a 3.2 acre parcel. Lot 1 – 1.21 acres Lot 2 – 0.81 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

- [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](#)

F. Revised Application

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	TBD - Proposed Type 1 NOI sent - Ready to set Lead Agency
Status	Revised Application	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 95 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](#)

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](#)
- [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](#)