

Ulster County Planning Board Agenda

5/7/2025



Gardiner

Name: **Gunks Court House, LLC**
 Referral Number: **2025062** SBL: **93.4-1-7.100** Acreage: **3.10** Disturbed **0.94**
 Referral Type: **Special Permit** Zone: **HM** Within 500: **YES**
 Project Location: **Albany Post Road and State Route 44/55**
Water: Private Well **Sewer:** Individual Septic **Ag. Dist:** No
 Description: **11,820 square foot building with one indoor tennis court and club area.**

Decision Record

Decision: _____
 Motion: _____
 Second: _____
 Abstentions: _____
 Recusals: _____

Notes _____

Gardiner

Name: **Gunks Court House, LLC**
 Referral Number: **2025063** SBL: **93.4-1-7.100** Acreage: **3.10** Disturbed **0.94**
 Referral Type: **Site Plan Review** Zone: **HM** Within 500: **YES**
 Project Location: **Albany Post Road and State Route 44/55**
Water: Private Well **Sewer:** Private Centralized **Ag. Dist:** No
 Description: **11,820 square foot building with one indoor tennis court and club area.**

Decision Record

Decision: _____
 Motion: _____
 Second: _____
 Abstentions: _____
 Recusals: _____

Notes _____

Kingston City

Name: **206-208 Flatbush**
 Referral Number: **2025057** SBL: **48.74-3-24** Acreage: **7.70** Disturbed **2.12**
 Referral Type: **Site Plan Review** Zone: **SD-MF** Within 500: **YES**
 Project Location: **206-208 Flatbush Ave.**
Water: Public/Municipal **Sewer:** Public/Municipal **Ag. Dist:** No
 Description: **Demolition of existing senior residence and construction of new, 80-unit senior housing facility and site upgrades.**

Decision Record

Decision: _____
 Motion: _____
 Second: _____
 Abstentions: _____
 Recusals: _____

Notes _____

Kingston City

Name: **615 Broadway**
 Referral Number: **2025058** SBL: **56.109-3-16** Acreage: **0.87** Disturbed **0.87**
 Referral Type: **Site Plan Review** Zone: **T5M5/TS** Within 500: **YES**
 Project Location: **615 Broadway**
Water: Public/Municipal **Sewer:** Public/Municipal **Ag. Dist:** No
 Description: **Mixed-use building. 70 residential units.**

Decision Record

Decision: _____
 Motion: _____
 Second: _____
 Abstentions: _____
 Recusals: _____

Notes _____

~ Ulster County Planning Board Agenda ~

Lloyd

Name: **88-94 Vineyard Ave**
Referral Number: **2025051** SBL: **88.69-8-1** Acreage: **0.20** Disturbed
Referral Type: **Area Variance** Zone: **CB** Within 500: **YES**
Project Location: **88-94 Vineyard Ave**
Water: Public/Municipal Sewer: Public/Municipal Ag. Dist: **No**
Description: **Area variance to allow residential apartments on first floor of existing structure.**

Notes _____

Decision Record

Decision: _____
Motion: _____
Second: _____
Abstentions: _____
Recusals: _____

Marlborough

Name: **Marlboro Mini Storage**
Referral Number: **2025064** SBL: **109.1-2-11** Acreage: **2.15** Disturbed 1.25
Referral Type: **Special Permit** Zone: **HD** Within 500: **YES**
Project Location: **1430 Route 9W**
Water: Public/Municipal Sewer: Public/Municipal Ag. Dist: **No**
Description: **Expansion of existing self-storage facility by two buildings, 30' x 200', each.**

Notes _____

Decision Record

Decision: _____
Motion: _____
Second: _____
Abstentions: _____
Recusals: _____

Marlborough

Name: **Marlboro Mini Storage**
Referral Number: **2025065** SBL: **109.1-2-11** Acreage: **2.15** Disturbed 1.25
Referral Type: **Site Plan Review** Zone: **HD** Within 500: **YES**
Project Location: **1430 Route 9W**
Water: Public/Municipal Sewer: Public/Municipal Ag. Dist: **No**
Description: **Expansion of existing self-storage facility by two buildings, 30' x 200', each.**

Notes _____

Decision Record

Decision: _____
Motion: _____
Second: _____
Abstentions: _____
Recusals: _____

New Paltz Village

Name: **Design Review Board**
Referral Number: **2025069** SBL: Acreage: **0.00** Disturbed
Referral Type: **Other Special Authorization** Zone: Within 500: **NA**
Project Location: **Village Wide**
Water: **NA** Sewer: **NA** Ag. Dist: **No**
Description: **Establish a design review board for the Village.**

Notes _____

Decision Record

Decision: _____
Motion: _____
Second: _____
Abstentions: _____
Recusals: _____

~ Ulster County Planning Board Agenda ~

New Paltz Village

Name: **Bonticou Brewing Company**
 Referral Number: **2025070** SBL: **86.33-3-17** Acreage: **0.24** Disturbed
 Referral Type: **Site Plan Review** Zone: **B-2** Within 500: **YES**
 Project Location: **29 S. Chestnut St.**
 Water: **Public/Municipal** Sewer: **Public/Municipal** Ag. Dist: **No**
 Description: **Amendment to approved site plan. 115 square foot expansion for storage to existing brewing company.**

Decision Record

Decision: _____
 Motion: _____
 Second: _____
 Abstentions: _____
 Recusals: _____

Notes _____

Olive

Name: **Local Law 2 of 2025**
 Referral Number: **2025066** SBL: _____ Acreage: **0.00** Disturbed
 Referral Type: **Other Special Authorization** Zone: _____ Within 500: **NA**
 Project Location: **Townwide**
 Water: **NA** Sewer: **NA** Ag. Dist: **No**
 Description: **Amendment to Chapter 114, Rental Properties Law regarding short-term rentals.**

Decision Record

Decision: _____
 Motion: _____
 Second: _____
 Abstentions: _____
 Recusals: _____

Notes _____

Plattekill

Name: **Cross Landscaping and Lawn Care**
 Referral Number: **2025059** SBL: **101.1-6-16.2** Acreage: **8.70** Disturbed 0.09
 Referral Type: **Site Plan Review** Zone: **BD-60** Within 500: **YES**
 Project Location: **1907 Route 32**
 Water: **Private Well** Sewer: **Individual Septic** Ag. Dist: **No**
 Description: **3,200 sq. ft. building with office and storage bins for landscaping materials.**

Decision Record

Decision: _____
 Motion: _____
 Second: _____
 Abstentions: _____
 Recusals: _____

Notes _____

Plattekill

Name: **Deer Run Industrial Park**
 Referral Number: **2025060** SBL: **101.2-1-7** Acreage: **46.00** Disturbed 1.54
 Referral Type: **Special Permit** Zone: **BD-60** Within 500: **YES**
 Project Location: **153 Freetown Rd**
 Water: **Private Well** Sewer: **Individual Septic** Ag. Dist: **No**
 Description: **Mini-storage warehouse consisting of five, 35' x 110' long storage buildings.**

Decision Record

Decision: _____
 Motion: _____
 Second: _____
 Abstentions: _____
 Recusals: _____

Notes _____

~ Ulster County Planning Board Agenda ~

Plattekill

Name: **Deer Run Industrial Park**
Referral Number: **2025061** SBL: **101.2-1-7** Acreage: **46.00** Disturbed **1.54**
Referral Type: **Site Plan Review** Zone: **BD-60** Within 500: **YES**
Project Location: **153 Freetown Rd**
Water: **Private Well** Sewer: **Individual Septic** Ag. Dist: **No**
Description: **Mini-storage warehouse consisting of five, 35' x 110' long storage buildings.**

Notes _____

Decision Record

Decision: _____
Motion: _____
Second: _____
Abstentions: _____
Recusals: _____

Rochester

Name: **Accord Social, LLC**
Referral Number: **2025053** SBL: **77.1-2-7** Acreage: **1.80** Disturbed
Referral Type: **Site Plan Review** Zone: **B** Within 500: **YES**
Project Location: **4977 Route U.S. Route 209**
Water: **Private Well** Sewer: **Private Centralized** Ag. Dist: **No**
Description: **Restaurant/Tavern**

Notes _____

Decision Record

Decision: _____
Motion: _____
Second: _____
Abstentions: _____
Recusals: _____

Saugerties Village

Name: **6-8 South Partition Street**
Referral Number: **2025055** SBL: **18.279-2-10.100** Acreage: **0.19** Disturbed
Referral Type: **Subdivision** Zone: **B1** Within 500: **YES**
Project Location: **6-8 South Partition Street**
Water: **Public/Municipal** Sewer: **Public/Municipal** Ag. Dist: **No**
Description: **Lot line deletion**

Notes _____

Decision Record

Decision: _____
Motion: _____
Second: _____
Abstentions: _____
Recusals: _____

Saugerties Village

Name: **83 North St**
Referral Number: **2025056** SBL: **18.53-1-2.114** Acreage: **20.67** Disturbed
Referral Type: **Subdivision** Zone: **R2 and R-** Within 500: **YES**
Project Location: **83 North St.**
Water: **Public/Municipal** Sewer: **Public/Municipal** Ag. Dist: **No**
Description: **Lot line adjustment - transfer portion of one lot to another.**

Notes _____

Decision Record

Decision: _____
Motion: _____
Second: _____
Abstentions: _____
Recusals: _____

~ Ulster County Planning Board Agenda ~

Shandaken

Name: **54 Main St.**
Referral Number: **2025049** SBL: **14.13-3-6** Acreage: **0.18** Disturbed
Referral Type: **Special Permit** Zone: **HC** Within 500: **YES**
Project Location: **54 Main St. Phoenicia**
Water: Public/Municipal Sewer: Public/Municipal Ag. Dist: **No**
Description: **Existing structure with restaurant. Proposed Nine-room hotel on second floor.**

Notes _____

Decision Record

Decision: _____
Motion: _____
Second: _____
Abstentions: _____
Recusals: _____

Shandaken

Name: **54 Main St.**
Referral Number: **2025050** SBL: **14.13-3-6** Acreage: **0.18** Disturbed
Referral Type: **Site Plan Review** Zone: **HC** Within 500: **YES**
Project Location: **54 Main St. Phoenicia**
Water: Public/Municipal Sewer: Individual Septic Ag. Dist: **No**
Description: **Existing structure with restaurant. Proposed Nine-room hotel on second floor.**

Notes _____

Decision Record

Decision: _____
Motion: _____
Second: _____
Abstentions: _____
Recusals: _____

Shawangunk

Name: **Local Law #2 of 2025**
Referral Number: **2025068** SBL: _____ Acreage: **0.00** Disturbed
Referral Type: **Zoning Statute Amendment** Zone: _____ Within 500: **NA**
Project Location: **Townwide**
Water: **NA** Sewer: **NA** Ag. Dist: **No**
Description: **Amend short-term rental regulations.**

Notes _____

Decision Record

Decision: _____
Motion: _____
Second: _____
Abstentions: _____
Recusals: _____

Wawarsing

Name: **3 Clayhill Rd**
Referral Number: **2025054** SBL: **76.13-3-13** Acreage: **0.00** Disturbed
Referral Type: **Area Variance** Zone: _____ Within 500: **YES**
Project Location: **3 Clayhill Rd Kerhonkson**
Water: Public/Municipal Sewer: Public/Municipal Ag. Dist: **No**
Description: **Expand pre-existing, nonconforming use from eleven to eighteen apartments and a height variance**

Notes _____

Decision Record

Decision: _____
Motion: _____
Second: _____
Abstentions: _____
Recusals: _____

~ Ulster County Planning Board Agenda ~

Wawarsing

Name: **Rondout Creekside Development**
Referral Number: **2025067** SBL: **76.13-4-36.21** Acreage: **5.54** Disturbed **1.69**
Referral Type: **Area Variance** Zone: **MU** Within 500: **YES**
Project Location: **West Street, Kerhonkson**
Water: Public/Municipal Sewer: Public/Municipal Ag. Dist: **No**
Description: **Minimum lot size variance to increase dwelling units from 11 to 14.**

Notes _____

Decision Record
Decision: _____
Motion: _____
Second: _____
Abstentions: _____

Recusals: _____

Woodstock

Name: **Storage Building**
Referral Number: **2025052** SBL: **26.2-10-49.200** Acreage: **5.15** Disturbed
Referral Type: **Area Variance** Zone: **SLI** Within 500: **YES**
Project Location: **234 Tinker St.**
Water: Public/Municipal Sewer: Public/Municipal Ag. Dist: **No**
Description: **Area variance for placement of storage building. 87 and 94-foot infringements into the 125' side-yard setbacks. 5,000 sq storage building.**

Notes _____

Decision Record
Decision: _____
Motion: _____
Second: _____
Abstentions: _____

Recusals: _____
