

# 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.**

Notes \_\_\_\_\_  
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### Decision Record

Decision: \_\_\_\_\_

Motion: \_\_\_\_\_

Second: \_\_\_\_\_

Abstentions: \_\_\_\_\_

Recusals: \_\_\_\_\_  
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## 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.**

Notes \_\_\_\_\_  
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### Decision Record

Decision: \_\_\_\_\_

Motion: \_\_\_\_\_

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Abstentions: \_\_\_\_\_

Recusals: \_\_\_\_\_  
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## 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.**

Notes \_\_\_\_\_  
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### Decision Record

Decision: \_\_\_\_\_

Motion: \_\_\_\_\_

Second: \_\_\_\_\_

Abstentions: \_\_\_\_\_

Recusals: \_\_\_\_\_  
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## 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.**

Notes \_\_\_\_\_  
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### Decision Record

Decision: \_\_\_\_\_

Motion: \_\_\_\_\_

Second: \_\_\_\_\_

Abstentions: \_\_\_\_\_

Recusals: \_\_\_\_\_  
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## ~ 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 \_\_\_\_\_  
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#### 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 \_\_\_\_\_  
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#### 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 \_\_\_\_\_  
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#### 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 \_\_\_\_\_  
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#### Decision Record

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Second: \_\_\_\_\_

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Recusals: \_\_\_\_\_

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## 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.**

Notes \_\_\_\_\_  
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### Decision Record

Decision: \_\_\_\_\_  
Motion: \_\_\_\_\_  
Second: \_\_\_\_\_  
Abstentions: \_\_\_\_\_  
Recusals: \_\_\_\_\_

## 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.**

Notes \_\_\_\_\_  
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### Decision Record

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Recusals: \_\_\_\_\_

## 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.**

Notes \_\_\_\_\_  
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### Decision Record

Decision: \_\_\_\_\_  
Motion: \_\_\_\_\_  
Second: \_\_\_\_\_  
Abstentions: \_\_\_\_\_  
Recusals: \_\_\_\_\_

## 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.**

Notes \_\_\_\_\_  
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### Decision Record

Decision: \_\_\_\_\_  
Motion: \_\_\_\_\_  
Second: \_\_\_\_\_  
Abstentions: \_\_\_\_\_  
Recusals: \_\_\_\_\_

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### 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 \_\_\_\_\_  
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#### 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 \_\_\_\_\_  
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#### Decision Record

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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 \_\_\_\_\_  
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#### 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 \_\_\_\_\_  
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#### Decision Record

Decision: \_\_\_\_\_

Motion: \_\_\_\_\_

Second: \_\_\_\_\_

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Recusals: \_\_\_\_\_

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### 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 \_\_\_\_\_  
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#### 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 \_\_\_\_\_  
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#### 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 \_\_\_\_\_  
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#### 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 \_\_\_\_\_  
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#### Decision Record

Decision: \_\_\_\_\_

Motion: \_\_\_\_\_

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Recusals: \_\_\_\_\_

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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 \_\_\_\_\_  
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<b>Decision Record</b>
Decision: _____
Motion: _____
Second: _____
Abstentions: _____
Recusals: _____
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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 \_\_\_\_\_  
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<b>Decision Record</b>
Decision: _____
Motion: _____
Second: _____
Abstentions: _____
Recusals: _____
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