

Ulster County Planning Board Agenda

4/2/2025



Esopus

Name: **Hendrik**
 Referral Number: **2025045** SBL: **56.60-1-4** Acreage: **0.21** Disturbed **0.00**
 Referral Type: **Special Permit** Zone: **BC** Within 500: **YES**
 Project Location: **137 Broadway**
Water: Public/Municipal **Sewer:** Public/Municipal **Ag. Dist:** No
 Description: **Conversion of existing building to residential/office mixed-used.**

<p>Decision Record</p> <p>Decision: _____</p> <p>Motion: _____</p> <p>Second: _____</p> <p>Abstentions: _____</p> <p>Recusals: _____</p>

Notes _____

Esopus

Name: **Hendrik**
 Referral Number: **2025046** SBL: **56.60-1-4** Acreage: **0.21** Disturbed
 Referral Type: **Site Plan Review** Zone: **BC** Within 500: **YES**
 Project Location: **137 Broadway**
Water: Public/Municipal **Sewer:** Public/Municipal **Ag. Dist:** No
 Description: **Conversion of existing building to residential/office mixed-used.**

<p>Decision Record</p> <p>Decision: _____</p> <p>Motion: _____</p> <p>Second: _____</p> <p>Abstentions: _____</p> <p>Recusals: _____</p>

Notes _____

Kingston City

Name: **140-150 & 160 Boulevard**
 Referral Number: **2025041** SBL: **56.40-2-4** Acreage: **1.25** Disturbed **0.60**
 Referral Type: **Site Plan Review** Zone: **T3N** Within 500: **YES**
 Project Location: **140-150 & 160 Boulevard**
Water: Public/Municipal **Sewer:** Public/Municipal **Ag. Dist:** No
 Description: **Construct three multifamily buildings with eight units each (24) and associated parking and playground. Two-bedrooms per unit.**

<p>Decision Record</p> <p>Decision: _____</p> <p>Motion: _____</p> <p>Second: _____</p> <p>Abstentions: _____</p> <p>Recusals: _____</p>

Notes _____

Kingston City

Name: **21 Bluestone**
 Referral Number: **2025042** SBL: **56.88-4-7** Acreage: **2.70** Disturbed **2.00**
 Referral Type: **Subdivision** Zone: **SD-MF** Within 500: **YES**
 Project Location: **21 Bluestone Ct.**
Water: Public/Municipal **Sewer:** Public/Municipal **Ag. Dist:** No
 Description: **15-lot subdivision (Duplexes and Small Multiplexes)**

<p>Decision Record</p> <p>Decision: _____</p> <p>Motion: _____</p> <p>Second: _____</p> <p>Abstentions: _____</p> <p>Recusals: _____</p>

Notes _____

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Kingston City

Name: **21 Bluestone Point - Walkable Neighborhood Plan**
Referral Number: **2025043** SBL: **56.88-4-7** Acreage: **2.70** Disturbed **2.00**
Referral Type: **Site Plan Review** Zone: **SD-MF** Within 500: **YES**
Project Location: **21 Bluestone Court**
Water: **Public/Municipal** Sewer: **Public/Municipal** Ag. Dist: **No**
Description: **Required walkable neighborhood plan as part of subdivision development.**

Notes _____

Decision Record

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

Kingston City

Name: **Resolution 54 of 2025**
Referral Number: **2025044** SBL: _____ Acreage: **0.00** Disturbed _____
Referral Type: **Zoning Statute Amendment** Zone: _____ Within 500: **NA**
Project Location: **City Wide**
Water: **NA** Sewer: **NA** Ag. Dist: **No**
Description: **Miscellaneous Updates from Zoning Working Group**

Notes _____

Decision Record

Decision: _____
Motion: _____
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Recusals: _____

Marlborough

Name: **Flex Office/Warehouse Facility**
Referral Number: **2025038** SBL: **103.1-1-2.200** Acreage: **3.52** Disturbed **2.40**
Referral Type: **Site Plan Review** Zone: **HD** Within 500: **YES**
Project Location: **2021-2025 Route 9W**
Water: **Public/Municipal** Sewer: **Individual Septic** Ag. Dist: **No**
Description: **30,894 sq. ft. - 3 self-storage buildings.**

Notes _____

Decision Record

Decision: _____
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Recusals: _____

New Paltz Town

Name: **Castellanos Wetlands Permit**
Referral Number: **2025047** SBL: **86.8-1-3** Acreage: **2.60** Disturbed _____
Referral Type: **Other Special Authorization** Zone: **R-1** Within 500: **YES**
Project Location: **2 Castle Mountain Rd**
Water: **Private Well** Sewer: **Individual Septic** Ag. Dist: **No**
Description: **Wetlands Permit - remove cabin.**

Notes _____

Decision Record

Decision: _____
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New Paltz Village

Name: **Shorties**
Referral Number: **2025035** SBL: **86.26-1-12** Acreage: **0.48** Disturbed
Referral Type: **Special Permit** Zone: **NBR** Within 500: **YES**
Project Location: **81-83 N. Chestnut St.**
Water: Public/Municipal Sewer: Public/Municipal Ag. Dist: **No**
Description: **New Restaurant/Café with mixed used building to remain. Renovating existing 1560 sq. ft. building. Outdoor seating requires special permit.**

Notes _____

Decision Record
Decision: _____
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Second: _____
Abstentions: _____
Recusals: _____

New Paltz Village

Name: **Shorties**
Referral Number: **2025036** SBL: **86.26-1-12** Acreage: **0.48** Disturbed
Referral Type: **Site Plan Review** Zone: **NBR** Within 500: **YES**
Project Location: **81-83 N.Chestnut St.**
Water: Public/Municipal Sewer: Public/Municipal Ag. Dist: **No**
Description: **New Restaurant/Café with mixed used building to remain. Renovating existing 1560 sq. ft. building. Outdoor seating requires special permit.**

Notes _____

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Recusals: _____

New Paltz Village

Name: **Subdivision of Land Amendment**
Referral Number: **2025037** 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: **Amendment to make lot line adjustments, lot mergers, and natural subdivisions exempt from subdivision review and adds a certification process.**

Notes _____

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Rosendale

Name: **Williams Lake Project Major Subdivision**
Referral Number: **2025033** SBL: **62.4-1-13.11** Acreage: **79.14** Disturbed
Referral Type: **Subdivision** Zone: **BLPCDA** Within 500: **YES**
Project Location: **Binnewater Road and Fifth Lake Road**
Water: Public/Municipal Sewer: Public/Municipal Ag. Dist: **No**
Description: **34-lot subdivision phase of Williams Lake Project.**

Notes _____

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Rosendale

Name: **Lands of Petras Minor Subdivision**
Referral Number: **2025034** SBL: **70.2-2-24.112** Acreage: **77.43** Disturbed
Referral Type: **Subdivision** Zone: **A** Within 500: **YES**
Project Location: **26 Tillson Road**
Water: Private Well **Sewer:** Individual Septic **Ag. Dist:** No
Description: **2-lot subdivision. 2.76 acre lot to be used for single-family home. Has health department approval.**

Notes _____

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Saugerties Village

Name: **20 Mill Lane**
Referral Number: **2025048** SBL: **18.54-3-5** Acreage: **0.20** Disturbed
Referral Type: **Area Variance** Zone: **R-1** Within 500: **YES**
Project Location: **20 Mill Lane**
Water: Public/Municipal **Sewer:** Public/Municipal **Ag. Dist:** No
Description: **2' Variance for shed 18' x 10'.**

Notes _____

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Recusals: _____

Shandaken

Name: **Verizon Boiceville DT**
Referral Number: **2025039** SBL: **25.19-2-7** Acreage: **11.54** Disturbed 0.88
Referral Type: **Special Permit** Zone: **R1.5_R3** Within 500: **YES**
Project Location: **1466-1470 Wittenberg Rd./CR-40**
Water: Private Well **Sewer:** Individual Septic **Ag. Dist:** No
Description: **160' Tall wireless facility.**

Notes _____

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

Shandaken

Name: **Verizon Boiceville DT**
Referral Number: **2025040** SBL: **25.19-2-7** Acreage: **11.54** Disturbed 0.88
Referral Type: **Site Plan Review** Zone: **R1.5_R3** Within 500: **YES**
Project Location: **1466-1470 Wittenberg Rd./CR-40**
Water: Private Well **Sewer:** Individual Septic **Ag. Dist:** No
Description: **160' Tall wireless facility.**

Notes _____

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Motion: _____
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Recusals: _____