

# Ulster County Planning Board Agenda

1/4/2023



## Gardiner

Name: **Full Circle**  
Referral Number: **2023003** SBL: **93.2-1-46.100** Acreage: **4.79** Acreage Disturbed: **2.30**  
Referral Type: **Site Plan Review** Zone: **HM** Within 500: **YES**  
Project Location: **Route 44/55 and Bruynswick Rd**  
**Water:** Private Well **Sewer:** Individual Septic **Ag. Dist:** No  
Description: **Multi-tenant/multi-building commercial development**

### Decision Record

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

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

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

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

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

Notes \_\_\_\_\_

## Kingston City

Name: **Kingston Meadows**  
Referral Number: **2022195** SBL: **48.70-1-7.2** Acreage: **25.00** Acreage Disturbed:  
Referral Type: **Site Plan** Zone: **O-2** Within 500: **YES**  
Project Location: **199,203,205 Hurley Ave 493-495 Washington Ave**  
**Water:** Public/Municipal **Sewer:** Public/Municipal **Ag. Dist:** No  
Description: **60 senior housing-unit development.**

### Decision Record

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

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

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

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

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

Notes \_\_\_\_\_

## Kingston City

Name: **311 Wall Street**  
Referral Number: **2023001** SBL: **48.331-1-16** Acreage: **0.90** Acreage Disturbed: **0.01**  
Referral Type: **Site Plan Review** Zone: **C-2** Within 500: **YES**  
Project Location: **311 Wall Street**  
**Water:** Public/Municipal **Sewer:** Public/Municipal **Ag. Dist:** No  
Description: **Use existing building as assembly/event space, two retail spaces, updates to parking.**

### Decision Record

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

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

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

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

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

Notes \_\_\_\_\_

## Marbletown

Name: **Ulster Savings Bank Stone Ridge Branch**  
Referral Number: **2023004** SBL: **69.2-5-4** Acreage: **2.70** Acreage Disturbed: **2.90**  
Referral Type: **Site Plan Review** Zone: **B-1** Within 500: **YES**  
Project Location: **3885 Main Street**  
**Water:** Private Well **Sewer:** Individual Septic **Ag. Dist:** No  
Description: **8,600 square foot banking facility with two stories.**

### Decision Record

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

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

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

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

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

Notes \_\_\_\_\_

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## New Paltz Town

Name: **350 N. Ohioville, LLC**  
Referral Number: **2023002** SBL: **79.3-4-38** Acreage: **40.30** Acreage Disturbed:  
Referral Type: **Subdivision** Zone: **A-3** Within 500:  
Project Location: **350 N. Ohioville Rd**  
**Water:** Private Well **Sewer:** Individual Septic **Ag. Dist:** No  
Description: **2 lots to 5 lots**

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

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

## New Paltz Village

Name: **137 N. Chestnut**  
Referral Number: **2022199** SBL: **86.26-1-18.10** Acreage: **3.03** Acreage Disturbed:  
Referral Type: **Area Variance** Zone: **NBR** Within 500: **YES**  
Project Location: **137 N. Chestnut (NYS Route 32)**  
**Water:** Public/Municipal **Sewer:** Public/Municipal **Ag. Dist:** No  
Description: **63,490 mixed use building requires 2'4" height variance where 35' is permitted.**

Notes \_\_\_\_\_  
\_\_\_\_\_

### Decision Record

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

## New Paltz Village

Name: **137 N. Chestnut**  
Referral Number: **2022200** SBL: **86.26-1-18.10** Acreage: **3.03** Acreage Disturbed: **1.83**  
Referral Type: **Special Permit** Zone: **NBR** Within 500: **YES**  
Project Location: **137 N. Chestnut (NYS Route 32)**  
**Water:** Public/Municipal **Sewer:** Public/Municipal **Ag. Dist:** No  
Description: **63,490 square foot mixed-use building. Office space and 44 residential units.**

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

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

## New Paltz Village

Name: **137 N. Chestnut**  
Referral Number: **2022201** SBL: **86.26-1-18.10** Acreage: **3.03** Acreage Disturbed: **1.83**  
Referral Type: **Site Plan Review** Zone: **NBR** Within 500: **YES**  
Project Location: **137 N. Chestnut (NYS Route 32)**  
**Water:** Public/Municipal **Sewer:** Public/Municipal **Ag. Dist:** No  
Description: **63,490 square foot mixed-use building. Office space and 44 residential units.**

Notes \_\_\_\_\_  
\_\_\_\_\_

### Decision Record

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

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## Saugerties Village

Name: **Parking Requirements Petition**  
Referral Number: **2023006** SBL: \_\_\_\_\_ Acreage: **0.00** Acreage Disturbed: \_\_\_\_\_  
Referral Type: **Zoning Statute Amendment** Zone: \_\_\_\_\_ Within 500: **YES**  
Project Location: **Village-wide**  
Water: Public/Municipal Sewer: Public/Municipal Ag. Dist: \_\_\_\_\_ No  
Description: **Current single family home 2 offstreet, multifamily 1.5/dwelling unit required.  
Petition is for 3 spaces for every 2 units.**

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

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

## Shandaken

Name: **Full Moon**  
Referral Number: **2023007** SBL: **23.-2-28** Acreage: **50.41** Acreage Disturbed: \_\_\_\_\_  
Referral Type: **Site Plan Review** Zone: **R-1.5** Within 500: **YES**  
Project Location: **5-43 Valley Road/CR-47**  
Water: Private Well Sewer: Individual Septic Ag. Dist: \_\_\_\_\_ No  
Description: **Expansion of Existing Resort - Pool House and Storage Building**

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

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

## Shawangunk

Name: **Local Law 7 of 2022**  
Referral Number: **2022194** SBL: \_\_\_\_\_ Acreage: **0.00** Acreage Disturbed: \_\_\_\_\_  
Referral Type: **Zoning Map & Statute Amendm** Zone: \_\_\_\_\_ Within 500: **NA**  
Project Location: **Route 208 and Route 300 Intersection Area**  
Water: NA Sewer: NA Ag. Dist: \_\_\_\_\_ No  
Description: **Amendments to the Town's Hamlet Gateway Zoning District.**

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

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

## Shawangunk

Name: **One Stop Shop Supplies**  
Referral Number: **2023005** SBL: **106.4-1-7.112** Acreage: **1.94** Acreage Disturbed: **0.10**  
Referral Type: **Area Variance** Zone: **SB** Within 500: **YES**  
Project Location: **3050 NYS Route 208**  
Water: Private Well Sewer: Individual Septic Ag. Dist: \_\_\_\_\_ No  
Description: **33.4' rear yard and impervious surface coverage of 41%. Variances needed as  
part of change of use.**

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

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

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## Wawarsing

Name: **Planned Resort Development Somerset**

Referral Number: **2023008** SBL: \_\_\_\_\_ Acreage: **0.00** Acreage Disturbed: \_\_\_\_\_

Referral Type: **Zoning Statute Amendment** Zone: \_\_\_\_\_ Within 500: **NA**

Project Location: \_\_\_\_\_

Water: \_\_\_\_\_ Sewer: \_\_\_\_\_ Ag. Dist: \_\_\_\_\_ No

Description: **Establish new zoning district - Planned Resort Development Somerset**

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

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

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

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

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

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