

Ulster County Planning Board Agenda

2/5/2025



Lloyd

Name: **3509 Route 9W Food Truck**
Referral Number: **2025020** SBL: **88.13-2-9** Acreage: **2.00** Disturbed
Referral Type: **Special Permit** Zone: **GB** Within 500: **YES**
Project Location: **3509 Route 9W**
Water: Public/Municipal **Sewer:** Public/Municipal **Ag. Dist:** No
Description: **Pad site at existing carwash for food truck.**

Decision Record

Decision: _____

Motion: _____

Second: _____

Abstentions: _____

Recusals: _____

Notes _____

Lloyd

Name: **3509 Route 9W Food Truck**
Referral Number: **2025021** SBL: **88.13-2-9** Acreage: **2.00** Disturbed
Referral Type: **Site Plan Review** Zone: **GB** Within 500: **YES**
Project Location: **3509 Route 9W**
Water: Public/Municipal **Sewer:** Public/Municipal **Ag. Dist:** No
Description: **Pad site at existing carwash for food truck.**

Decision Record

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Marlborough

Name: **Resolution 28**
Referral Number: **2025017** 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: **Amends zoning Statute sections: "terms defined", "mixed uses", "additional restrictions on uses", and new section for "senior citizen housing".**

Decision Record

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Notes _____

New Paltz Village

Name: **25 N. Chestnut St**
Referral Number: **2025014** SBL: **86.34-2-3** Acreage: **0.22** Disturbed
Referral Type: **Other Special Authorization** Zone: **B-2** Within 500: **YES**
Project Location: **25 N. Chestnut St**
Water: Public/Municipal **Sewer:** Public/Municipal **Ag. Dist:** No
Description: **Demolish nonconforming 1-family dwelling and replace with smaller two-family dwelling.**

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New Paltz Village

Name: **30-32 Cooper St.**
Referral Number: **2025015** SBL: **78.82-3-44** Acreage: **0.68** Disturbed
Referral Type: **Area Variance** Zone: **R-1** Within 500: **YES**
Project Location: **30-32 Cooper St**
Water: **Public/Municipal** Sewer: **Public/Municipal** Ag. Dist: **No**
Description: **5' residential height variance from 30' to 35'to achieve a pitch and height that will benefit solar energy.**

Notes _____

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Recusals: _____

Rochester

Name: **Roebuck**
Referral Number: **2025011** SBL: **76.2-2-6.150** Acreage: **2.70** Disturbed
Referral Type: **Special Permit** Zone: **B** Within 500: **YES**
Project Location: **5766 Route 209**
Water: **Private Well** Sewer: **Individual Septic** Ag. Dist: **No**
Description: **Single-family dwelling and garage at location of existing contractor yard.**

Notes _____

Decision Record

Decision: _____
Motion: _____
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Recusals: _____

Rochester

Name: **Roebuck**
Referral Number: **2025012** SBL: **76.2-2-6.150** Acreage: **2.70** Disturbed
Referral Type: **Site Plan Review** Zone: **B** Within 500: **YES**
Project Location: **5766 Route 209**
Water: **Private Well** Sewer: **Individual Septic** Ag. Dist: **No**
Description: **Single-family dwelling and garage at location of existing contractor yard.**

Notes _____

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Rochester

Name: **Local Law 2 of 2025**
Referral Number: **2025018** 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: **Corrections to LL 6 of 2024**

Notes _____

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Saugerties Town

Name: **Pond View Apartments**
Referral Number: **2025013** SBL: **76.2-2-6.150** Acreage: **0.00** Disturbed
Referral Type: **Site Plan Review** Zone: **GB/GO** Within 500: **YES**
Project Location: **14 Stevens Court**
Water: Private Well Sewer: Individual Septic Ag. Dist: No
Description: **24-unit apartment complex (12, 2-bedroom and 12, 1-bedroom). Previously approved 2006.**

Notes _____

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Recusals: _____

Saugerties Town

Name: **Total Tennis**
Referral Number: **2025016** SBL: **8.4-6-5.100** Acreage: **73.50** Disturbed
Referral Type: **Area Variance** Zone: **MDR/SA/** Within 500: **YES**
Project Location: **1811 Old Kingshighway**
Water: Private Well Sewer: Individual Septic Ag. Dist: No
Description: **15.2 front yard variance to construct a building over existing pickle ball courts and meet the 30' MDR front yard setback.**

Notes _____

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Shandaken

Name: **Leeway Hotel Events**
Referral Number: **2025019** SBL: **25.3-1-11** Acreage: **6.10** Disturbed
Referral Type: **Site Plan Review** Zone: **R-1.5** Within 500: **YES**
Project Location: **5191 Route 28 Mt. Tremper**
Water: Private Well Sewer: Individual Septic Ag. Dist: No
Description: **Seasonal event venue located at existing hotel. Temporary tent, catering kitchen area, and portable bathroom**

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