

# Ulster County Planning Board Agenda

3/5/2025



## Lloyd

Name: **Dimensional Table Amendment**  
 Referral Number: **2025030** SBL: \_\_\_\_\_ Acreage: **0.00** Disturbed \_\_\_\_\_  
 Referral Type: **Zoning Statute Amendment** Zone: \_\_\_\_\_ **Within 500: YES**  
 Project Location: **Macks Lane/Chapel Hill Road South to Marlboro.**  
**Water:**Public/Municipal **Sewer:** Public/Municipal **Ag. Dist:** No  
 Description: **Increase maximum building height in the HBD zone to 50' but at least 300' from the centerline of U.S. Route 9W**

Notes \_\_\_\_\_

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

## New Paltz Village

Name: **Water Street Trails, LLC**  
 Referral Number: **2025023** SBL: **86.41-1-29** Acreage: **0.83** Disturbed \_\_\_\_\_  
 Referral Type: **Site Plan Review** Zone: **G** **Within 500: YES**  
 Project Location: **11 Water Street**  
**Water:**Public/Municipal **Sewer:** Public/Municipal **Ag. Dist:** No  
 Description: **Site plan amendment of approved plan. EV-charging location and lighting update.**

Notes \_\_\_\_\_

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

## New Paltz Village

Name: **147,149/151/ N. Chestnut St.**  
 Referral Number: **2025025** SBL: **78.82-1-12.100** Acreage: **4.74** Disturbed **4.74**  
 Referral Type: **Area Variance** Zone: **NBR** **Within 500: YES**  
 Project Location: **147-149 & 151 N. Chestnut St. (NYS Route 32)**  
**Water:**Public/Municipal **Sewer:** Public/Municipal **Ag. Dist:** No  
 Description: **Side-yard setback variance for proposed mixed-use structure.**

Notes \_\_\_\_\_

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

## New Paltz Village

Name: **147,149/151/ N. Chestnut St.**  
 Referral Number: **2025026** SBL: **78.82-1-12.100** Acreage: **4.74** Disturbed **4.74**  
 Referral Type: **Special Permit** Zone: **NBR** **Within 500: YES**  
 Project Location: **147-149 & 151 N. Chestnut St. (NYS Route 32)**  
**Water:**Public/Municipal **Sewer:** Public/Municipal **Ag. Dist:** No  
 Description: **128-unit multifamily mixed-use building with 8,7000 sq. ft. of commercial space and 2-lot merger.**

Notes \_\_\_\_\_

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

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## New Paltz Village

Name: **147,149/151/ N. Chestnut St.**  
Referral Number: **2025027** SBL: **78.82-1-12.100** Acreage: **4.74** Disturbed **4.74**  
Referral Type: **Site Plan Review** Zone: **NBR** Within 500: **YES**  
Project Location: **147-149 & 151 N. Chestnut St. (NYS Route 32)**  
Water:Public/Municipal Sewer: Public/Municipal Ag. Dist: **No**  
Description: **128-unit multifamily mixed-use building with 8,7000 sq. ft. of commercial space and 2-lot merger.**

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

### Decision Record

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

## Saugerties Town

Name: **Total Tennis**  
Referral Number: **2025024** SBL: **8.4-6-5.100** Acreage: **73.50** Disturbed **0.00**  
Referral Type: **Site Plan Review** Zone: **MDR/SA** Within 500: **YES**  
Project Location: **1811 Old Kings Highway**  
Water:Private Well Sewer: Ag. Dist: **No**  
Description: **Construct 5,290 sq. ft. building over an existing pickle ball court.**

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

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

## Saugerties Village

Name: **33 Valley St**  
Referral Number: **2025031** SBL: **18.78-1-13.100** Acreage: **0.29** Disturbed  
Referral Type: **Area Variance** Zone: **R-2** Within 500: **YES**  
Project Location: **33 Valley Street**  
Water:Public/Municipal Sewer: Public/Municipal Ag. Dist: **No**  
Description: **Front and rear variance for undersized lot for single-family home where a single-family home once previously existed.**

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

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

## Shandaken

Name: **Robert Drake**  
Referral Number: **2025028** SBL: **14.13-1-65** Acreage: **0.29** Disturbed  
Referral Type: **Area Variance** Zone: **HC** Within 500: **YES**  
Project Location: **46 Route 214**  
Water:Private Well Sewer: Individual Septic Ag. Dist: **No**  
Description: **15' variance for addition to first floor of building to house utilities currently located in basement.**

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

### Decision Record

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

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## Shandaken

Name: **Big Indian Fire Company**  
Referral Number: **2025029** SBL: **12.7-2-32** Acreage: **0.00** Disturbed  
Referral Type: **Area Variance** Zone: **HB** Within 500: **YES**  
Project Location: **8 Firehouse Rd. Big Indian**  
**Water:** Private Well **Sewer:** Individual Septic **Ag. Dist:** No  
Description: **7.4' x 5.3" LED sign for property along route 28.**

**Notes** \_\_\_\_\_  
\_\_\_\_\_

### Decision Record

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

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

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

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

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

## Ulster

Name: **Chik-Fil-A**  
Referral Number: **2025032** SBL: **48.42-3-25.110** Acreage: **1.23** Disturbed  
Referral Type: **Site Plan Review** Zone: **RC** Within 500: **YES**  
Project Location: **1 Miron Lane**  
**Water:** Public/Municipal **Sewer:** Public/Municipal **Ag. Dist:** No  
Description: **Demolish Red Lobster and construct Chik-Fil-A with drive-thru.**

**Notes** \_\_\_\_\_  
\_\_\_\_\_

### Decision Record

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

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

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

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

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