

# Ulster County Planning Board Agenda

6/1/2022



## Ellenville

Name: **Dolly's**  
Referral Number: **2022087** SBL: **91.22-1-13.10** Acreage: **0.68** Acreage Disturbed:  
Referral Type: **Site Plan Review** Zone: **B-3** Within 500: **YES**  
Project Location: **3-5 Clinton Avenue near Center Street**  
**Water:** Public/Municipal **Sewer:** Public/Municipal **Ag. Dist:** No  
Description: **Retail Store and restaurant**

### Decision Record

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

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

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

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

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

Notes \_\_\_\_\_

## Ellenville

Name: **KOSD 23 Market Street, LLC**  
Referral Number: **2022088** SBL: **83.311-4-35.1** Acreage: **0.63** Acreage Disturbed: 0.63  
Referral Type: **Site Plan Review** Zone: **B1/B2** Within 500: **YES**  
Project Location: **23 Market Street**  
**Water:** Public/Municipal **Sewer:** Public/Municipal **Ag. Dist:** No  
Description: **Adaptive re-use of historic structure for mixed-use purposes.**

### Decision Record

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

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

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

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

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

Notes \_\_\_\_\_

## Esopus

Name: **Hopf Realty, LLC**  
Referral Number: **2022083** SBL: **70.4-1-15** Acreage: **2.82** Acreage Disturbed: 0.50  
Referral Type: **Special Permit** Zone: **R-40** Within 500: **YES**  
Project Location: **Kellar Lane off Old Route 32**  
**Water:** Public/Municipal **Sewer:** Individual Septic **Ag. Dist:** No  
Description: **Convert site for commercial events space venue to host weddings.**

### Decision Record

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

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

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

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

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

Notes \_\_\_\_\_

## Esopus

Name: **Hopf Realty, LLC**  
Referral Number: **2022084** SBL: **70.4-1-15** Acreage: **2.82** Acreage Disturbed: 0.50  
Referral Type: **Site Plan Review** Zone: **R-40** Within 500: **YES**  
Project Location: **Kellar Lane off Old Route 32**  
**Water:** Public/Municipal **Sewer:** Individual Septic **Ag. Dist:** No  
Description: **Convert site for commercial events space venue to host weddings.**

### Decision Record

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

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

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

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

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

Notes \_\_\_\_\_

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## Esopus

Name: **Headless Horseman**  
Referral Number: **2022090** SBL: **64.3-6-20** Acreage: **43.40** Acreage Disturbed: **0.20**  
Referral Type: **Site Plan Review** Zone: **GC-2/R-4** Within 500: **YES**  
Project Location: **778 Route 9W**  
Water: **Private Well** Sewer: **Private Centralized** Ag. Dist: **No**  
Description: **Construct 24' x 24' building for storage and site entry for overflow parking. 20' x 40' building for storage.**

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

## Esopus

Name: **Local Law #1 of 2022**  
Referral Number: **2022095** SBL: Acreage: **0.00** Acreage Disturbed:  
Referral Type: **Zoning Statute Amendment** Zone: Within 500: **YES**  
Project Location: **Waterfront**  
Water: **Public/Municipal** Sewer: **Public/Municipal** Ag. Dist: **No**  
Description: **Revision to Accessory Marina Campground Law**

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

## Kingston City

Name: **Kingstonian**  
Referral Number: **2022067** SBL: **48.80-1-25** Acreage: **2.50** Acreage Disturbed: **2.40**  
Referral Type: **Special Permit** Zone: **C2/MUOD** Within 500: **YES**  
Project Location: **9-17 & 21 North Front Street, Fair St Ext**  
Water: **Public/Municipal** Sewer: **Public/Municipal** Ag. Dist: **No**  
Description: **Mixed-used structure - 427 car garage, 143 apartments, 32 hotel rooms, and 8,000 SF retail.**

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

## Kingston City

Name: **Kingstonian**  
Referral Number: **2022068** SBL: **48.80-1-25** Acreage: **2.50** Acreage Disturbed: **2.40**  
Referral Type: **Site Plan Review** Zone: **C2/MUOD** Within 500: **YES**  
Project Location: **9-17 & 21 North Front Street, Fair St Ext**  
Water: **Public/Municipal** Sewer: **Public/Municipal** Ag. Dist: **No**  
Description: **Mixed-used structure - 427 car garage, 143 apartments, 32 hotel rooms, and 8,000 SF retail.**

Notes \_\_\_\_\_  
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<b>Decision Record</b>
Decision: _____
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Recusals: _____

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## Kingston City

Name: **Golden Hill**  
Referral Number: **2022082** SBL: **56.40-1-19.30** Acreage: **20.00** Acreage Disturbed: **3.39**  
Referral Type: **Site Plan Review** Zone: **RRR** Within 500: **YES**  
Project Location: **63 Golden Hill Drive**  
Water: Public/Municipal Sewer: Public/Municipal Ag. Dist: **No**  
Description: **164 residential apartment complex with 5,000 sq. ft. community building.**

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

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

## New Paltz Town

Name: **Hudson Valley Credit Union**  
Referral Number: **2022091** SBL: **87.9-2-21.100** Acreage: **2.10** Acreage Disturbed: **1.50**  
Referral Type: **Site Plan Review** Zone: **GH** Within 500: **YES**  
Project Location: **500 Main St**  
Water: Private Well Sewer: Individual Septic Ag. Dist: **No**  
Description: **Demolition of diner. Construct 4,000 sf credit union with 3-lane drive-thru.**

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

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

## New Paltz Town

Name: **Lagusta's Luscious**  
Referral Number: **2022092** SBL: **86.8-5-35** Acreage: **1.60** Acreage Disturbed: **0.00**  
Referral Type: **Site Plan Review** Zone: **I-1** Within 500: **YES**  
Project Location: **64 N. Putt Corners Rd**  
Water: Private Well Sewer: Individual Septic Ag. Dist: **No**  
Description: **Expanded parking for existing light industrial building. Chocolate production. No retail use.**

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

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

## Saugerties Town

Name: **The Middle Way School**  
Referral Number: **2022085** SBL: **17.1-2-19** Acreage: **5.20** Acreage Disturbed: **0.16**  
Referral Type: **Special Permit** Zone: **MDR/SA** Within 500: **YES**  
Project Location: **268 West Saugerties Road**  
Water: Private Well Sewer: Individual Septic Ag. Dist: **No**  
Description: **Expansion of existing private school. 40' diameter geodesic dome (1,360 sq. ft.) and two-story building with covered porch (1,404 sq. ft.)**

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

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

# ~ Ulster County Planning Board Agenda ~

## Saugerties Town

Name: **The Middle Way School**  
Referral Number: **2022086** SBL: **17.1-2-19** Acreage: **5.20** Acreage Disturbed: **0.16**  
Referral Type: **Site Plan Review** Zone: **MDR/SA** Within 500: **YES**  
Project Location: **268 West Saugerties Road**  
Water: **Private Well** Sewer: **Individual Septic** Ag. Dist: **No**  
Description: **Expansion of existing private school. 40' diameter geodesic dome (1,360 sq. ft.) and two-story building with covered porch (1,404 sq. ft.)**

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

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

## Shawangunk

Name: **Local Law #4 of 2022**  
Referral Number: **2022093** SBL: \_\_\_\_\_ Acreage: **0.00** Acreage Disturbed: \_\_\_\_\_  
Referral Type: **Zoning Statute Amendment** Zone: \_\_\_\_\_ Within 500: **NA**  
Project Location: **Route 52 - Pine Bush and Walker Valley**  
Water: **NA** Sewer: **NA** Ag. Dist: **No**  
Description: **Route 52 Business Corridor and Small Business Extension**

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

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

## Ulster

Name: **Harbor Freight Wall Sign**  
Referral Number: **2022089** SBL: **48.42-3-20** Acreage: **0.00** Acreage Disturbed: \_\_\_\_\_  
Referral Type: **Area Variance** Zone: **RC** Within 500: **YES**  
Project Location: **25 Boices Lane**  
Water: **NA** Sewer: **NA** Ag. Dist: **No**  
Description: **Proposed 216 sq. ft. wall sign requires an 116 sq. ft. area variance**

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

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

## Ulster

Name: **Uncle B's Warehouse**  
Referral Number: **2022094** SBL: **48.7-1-12.110** Acreage: **2.90** Acreage Disturbed: **1.00**  
Referral Type: **Site Plan Review** Zone: **RC** Within 500: **YES**  
Project Location: **400-416 Old Neighborhood Road**  
Water: **Public/Municipal** Sewer: **Public/Municipal** Ag. Dist: **No**  
Description: **13,550 sq. ft. warehouse building and 24x40 ft maintenance garage**

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

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