

Ulster County Planning Board Minutes



4/2/2025

Esopus

Referral Number **2025045** Received: 3/25/2025
Name: **Hendrik** Type of Referral: **Special Permit**
Description: Conversion of existing building to residential/office mixed-use.
Project Location: 137 Broadway
Recommendation: **No County Impact** Abstentions: Pecora
Motion: McCarthy
Second: Boggess
Vote: Yes ☒ 14 No ☐ 0 Recusals:

Esopus

Referral Number **2025046** Received: 3/25/2025
Name: **Hendrik** Type of Referral: **Site Plan Review**
Description: Conversion of existing building to residential/office mixed-use.
Project Location: 137 Broadway
Recommendation: **No County Impact** Abstentions: Pecora
Motion: McCarthy
Second: Boggess
Vote: Yes ☒ 14 No ☐ 0 Recusals:

Kingston City

Referral Number **2025041** Received: 3/18/2025
Name: **140-150 & 160 Boulevard** Type of Referral: **Site Plan Review**
Description: Construct three multifamily buildings with eight units each (24) and associated parking and playground. Two-bedroom
Project Location: 140-150 & 160 Boulevard
Recommendation: **Approve** Abstentions:
Motion: Pecora
Second: Valianti
Vote: Yes ☒ 15 No ☐ 0 Recusals:

Kingston City

Referral Number **2025042** Received: 3/20/2025
Name: **21 Bluestone** Type of Referral: **Subdivision**
Description: 15-lot subdivision (Duplexes and Small Multiplexes)
Project Location: 21 Bluestone Ct.
Recommendation: **Required Modifications** Abstentions:
Motion: Pecora
Second: Boggess
Vote: Yes ☒ 15 No ☐ 0 Recusals:

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Kingston City

Referral Number	2025043	Received:	3/20/2025
Name:	21 Bluestone Point - Walkable Neighborhood PI	Type of Referral:	Site Plan Review
Description:	Required walkable neighborhood plan as part of subdivision development.		
Project Location:	21 Bluestone Court		
Recommendation:	Required Modifications	Abstentions:	
Motion:	Pecora	Recusals:	
Second:	Boggess		
Vote:	Yes 15 No 0		

Kingston City

Referral Number	2025044	Received:	3/21/2025
Name:	Resolution 54 of 2025	Type of Referral:	Zoning Statute Amendment
Description:	Miscellaneous Updates from Zoning Working Group		
Project Location:	City Wide		
Recommendation:	No County Impact	Abstentions:	
Motion:	Molyneaux	Recusals:	
Second:	Pecora		
Vote:	Yes 15 No 0		

Marlborough

Referral Number	2025038	Received:	3/14/2025
Name:	Flex Office/Warehouse Facility	Type of Referral:	Site Plan Review
Description:	30,894 sq. ft. - 3 self-storage buildings.		
Project Location:	2021-2025 Route 9W		
Recommendation:	Required Modifications	Abstentions:	Lanzetta
Motion:	McCarthy	Recusals:	
Second:	Molyneaux		
Vote:	Yes 14 No 0		

New Paltz Town

Referral Number	2025047	Received:	3/26/2025
Name:	Castellanos Wetlands Permit	Type of Referral:	Other Special Authorization
Description:	Wetlands Permit - remove cabin.		
Project Location:	2 Castle Mountain Rd		
Recommendation:	No County Impact	Abstentions:	
Motion:	McCarthy	Recusals:	
Second:	Boggess		
Vote:	Yes 15 No 0		

New Paltz Village

Referral Number	2025035	Received:	3/20/2025
Name:	Shorties	Type of Referral:	Special Permit
Description:	New Restaurant/Café with mixed use building to remain. Renovating existing 1560 sq. ft. building. Outdoor seating re		
Project Location:	81-83 N. Chestnut St.		
Recommendation:	No County Impact	Abstentions:	Murray
Motion:	Pecora		Baden
Second:	Molyneaux	Recusals:	
Vote:	Yes 13 No 0		

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New Paltz Village

Referral Number	2025036	Received:	3/20/2025
Name:	Shorties	Type of Referral:	Site Plan Review
Description:	New Restaurant/Café with mixed use building to remain. Renovating existing 1560 sq. ft. building. Outdoor seating re		
Project Location:	81-83 N.Chestnut St.		
Recommendation:	No County Impact	Abstentions:	Murray
Motion:	Pecora		Baden
Second:	Molyneaux	Recusals:	
Vote:	Yes 13 No 0		

New Paltz Village

Referral Number	2025037	Received:	3/17/2025
Name:	Subdivision of Land Amendment	Type of Referral:	Other Special Authorization
Description:	Amendment to make lot line adjustments, lot mergers, and natural subdivisions exempt from subdivision review and		
Project Location:	Village Wide		
Recommendation:	No County Impact	Abstentions:	Murray
Motion:	Pecora		Baden
Second:	Boggis	Recusals:	
Vote:	Yes 13 No 0		

Rosendale

Referral Number	2025033	Received:	3/3/2025
Name:	Williams Lake Project Major Subdivision	Type of Referral:	Subdivision
Description:	34-lot subdivision phase of Williams Lake Project.		
Project Location:	Binnewater Road and Fifth Lake Road		
Recommendation:	No County Impact	Abstentions:	Brown
Motion:	McCarthy	Recusals:	
Second:	Molyneaux		
Vote:	Yes 14 No 0		

Rosendale

Referral Number	2025034	Received:	3/3/2025
Name:	Lands of Petras Minor Subdivision	Type of Referral:	Subdivision
Description:	2-lot subdivision. 2.76 acre lot to be used for single-family home. Has health department approval.		
Project Location:	26 Tillson Road		
Recommendation:	Required Modifications	Abstentions:	Brown
Motion:	Vandermark	Recusals:	
Second:	Almquist		
Vote:	Yes 14 No 0		

Saugerties Village

Referral Number	2025048	Received:	3/26/2025
Name:	20 Mill Lane	Type of Referral:	Area Variance
Description:	2' Variance for shed 18' x 10'.		
Project Location:	20 Mill Lane		
Recommendation:	No County Impact	Abstentions:	
Motion:	Pecora	Recusals:	
Second:	McCarthy		
Vote:	Yes 15 No 0		

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Shandaken

Referral Number **2025039**
Name: **Verizon Boiceville DT**
Description: 160' Tall wireless facility.
Project Location: 1466-1470 Wittenberg Rd./CR-40
Recommendation: **Required Modifications**
Motion: Lanzetta
Second: Vandermark
Vote: Yes No

Received: 3/6/2025
Type of Referral: **Special Permit**

Abstentions: Valianti

Recusals:

Shandaken

Referral Number **2025040**
Name: **Verizon Boiceville DT**
Description: 160' Tall wireless facility.
Project Location: 1466-1470 Wittenberg Rd./CR-40
Recommendation: **Required Modifications**
Motion: Lanazetta
Second: Vandermark
Vote: Yes No

Received: 3/6/2025
Type of Referral: **Site Plan Review**

Abstentions: Valianti

Recusals: