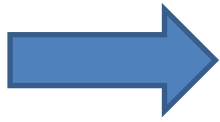
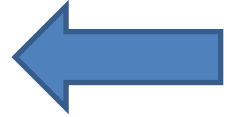


ULSTER COUNTY PLANNING BOARD

Agenda – Wednesday, May 7th, 2025



**The Ulster County Planning Board Meeting
7:00 p.m. Legislative Chambers, 6th Floor
County Office Building**



The Executive Committee Will NOT Meet

- 1. ROLL CALL**
- 2. APPROVAL OF MINUTES**
- 3. EDUCATION & TRAINING OPPORTUNITIES**
- 4. COMMUNITY REPORTS**
- 5. PLANNING BOARD REPORTS**
 - a. Chairperson Report
 - b. Committee Reports
- 6. PLANNING DEPARTMENT REPORTS**
 - a. Financial Report
 - b. Environmental Notice Bulletin & Grant Opportunities– *See Separate Agenda*
 - c. Communications – See Reverse of Page
 - d. Director/Staff Reports
- 7. SPECIAL TOPICS DISCUSSION**
- 8. PUBLIC COMMENT**
- 9. ZONING REFERRALS – *See Separate Zoning Agenda***
- 10. ADJOURNMENT**

COMMUNICATIONS

- NYS Department of Parks, Recreation and Historic Preservation – Properties listed on the NYS Register of Historic Places and nominated to the National Register of Historic Places:
 - Home for the Aged in Ulster County, 80 Washington Avenue, Kingston, NY
 - Charles D. & Elizabeth Lantry House, 111 Downs Street, Kingston, NY
- Town of Gardiner Planning Board – Lead Agency Notice – Pitch Pine Site Plan – the project includes four cottages (combination of one and two bedroom) for the purpose of overnight guest sleeping accommodations. Also proposed is a Lodge building, which will accommodate the lobby, utilities, maintenance and also shared indoor space for guests. Food service will not be provided. Location: Bruynswick Road
- Town of Plattekill Planning Board– Lead Agency Notice – Apuzzo – Two Lot Subdivision – Existing 6.766 acre parcel proposed to subdivide into two lots, one lot is 2.68 acres with a balance parcel of 4.09 acres. The project site has been identified to contain potential habitat for Bald Eagles, a cemetery and contains a former 50-foot reservation for possible future road alignment. Easement and offer of dedication in favor of the Town of Plattekill exists across the parcel. Located: 54 Barclay Road, Clintondale, NY (SBL#101.2-2-6.131)
- Village of Saugerties Planning Board – Lead Agency Notice – Canoe Hill Road LLC – Lot line change between two lots. The application proposes to adjust the lot line between Parcel A (SBL#18.53-1-2.114) which is owned by the Village of Saugerties and Parcel B (SBL#18.53-2-1.1) which is owned by Canoe Hill LLC, such that Parcel B would annex 1.27 acres from Parcel A. There is a parallel proposal to conduct another lot line adjustment between two different parcels of land in the Town of Saugerties, which are (SBL#18.1-3-51.3) owned by Canoe Hill, LLC (Parcel C) and (SLB#18.1-3-51.1) owned by Village of Saugerties (Parcel D). In that proposed lot line adjustment, the Village's Parcel D would annex 1.01 acres from Parcel C. That lot line adjustment would have to be approved by the Town of Saugerties Planning Board. Canoe Hill's purpose in acquiring the 1.7 would be to use that property as part of a multi-family development for the North Street area in the future; and the Village's purpose in acquiring the 1.1 acres would be to acquire a site for the construction of a Village salt shed.
- Town of Shandaken Planning Board – Lead Agency Notice – Cellco Partnership d/b/a Verizon Wireless for Special Use Permit and Site Plan Approval. Verizon Wireless plans to construct an operate a new wireless service facility located at 5681 NYS Route 28, Town of Shandaken, NY (SBL#14.13-3-32). Access to the proposed facility will originate from proposed 12' wide gravel driveway on the West side of NY-28.
- Town of Shawangunk Planning Board – Lead Agency Notice – Liquid Mercantile, LLC – Site Plan Approval, Special Use Permit. The proposed project is for construction of a 50-foot x 100-foot commercial building that will provide a combined use for retail, tasting and alcohol distillery production. The site will be served by a septic system and on-site well. Accessory parking and a small storage building is also being constructed. Located at 2442 Route 300, Town of Shawangunk, NY (SBL#106.12-1-22). To be situated on 8.5 acres and is zoned HWG and Aquifer Protection Overlay district.