

Ulster County Planning Board Minutes



5/7/2025

Gardiner

Referral Number **2025062** Received: 4/14/2025
Name: **Gunks Court House, LLC** Type of Referral: **Special Permit**
Description: 11,820 square foot building with one indoor tennis court and club area.
Project Location: Albany Post Road and State Route 44/55
Recommendation: **Required Modifications** Abstentions:
Motion: McLaughlin
Second: Valianti
Vote: Yes ☒ 15 No ☐ 0 Recusals:

Gardiner

Referral Number **2025063** Received: 4/14/2025
Name: **Gunks Court House, LLC** Type of Referral: **Site Plan Review**
Description: 11,820 square foot building with one indoor tennis court and club area.
Project Location: Albany Post Road and State Route 44/55
Recommendation: **Required Modifications** Abstentions:
Motion: McLaughlin
Second: Valianti
Vote: Yes ☒ 15 No ☐ 0 Recusals:

Kingston City

Referral Number **2025057** Received: 4/22/2025
Name: **206-208 Flatbush** Type of Referral: **Site Plan Review**
Description: Demolition of existing senior residence and construction of new, 80-unit senior housing facility and site upgrades.
Project Location: 206-208 Flatbush Ave.
Recommendation: **Required Modifications** Abstentions:
Motion: McLaughlin
Second: Boggess
Vote: Yes ☒ 15 No ☐ 0 Recusals:

Kingston City

Referral Number **2025058** Received: 4/22/2025
Name: **615 Broadway** Type of Referral: **Site Plan Review**
Description: Mixed-use building. 70 residential units.
Project Location: 615 Broadway
Recommendation: **Required Modifications** Abstentions:
Motion: Molyneaux
Second: Valianti
Vote: Yes ☒ 15 No ☐ 0 Recusals:

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Lloyd

Referral Number	2025051	Received:	3/31/2025
Name:	88-94 Vineyard Ave	Type of Referral:	Area Variance
Description:	Area variance to allow residential apartments on first floor of existing structure.		
Project Location:	88-94 Vineyard Ave		
Recommendation:	Required Modifications	Abstentions:	
Motion:	McLaughlin	Recusals:	McCarthy
Second:	Bogges		
Vote:	Yes 14 No 0		

Marlborough

Referral Number	2025064	Received:	4/10/2025
Name:	Marlboro Mini Storage	Type of Referral:	Special Permit
Description:	Expansion of existing self-storage facility by two buildings, 30' x 200', each.		
Project Location:	1430 Route 9W		
Recommendation:	Required Modifications	Abstentions:	
Motion:	McLaughlin	Recusals:	
Second:	McCarthy		
Vote:	Yes 15 No 0		

Marlborough

Referral Number	2025065	Received:	4/10/2025
Name:	Marlboro Mini Storage	Type of Referral:	Site Plan Review
Description:	Expansion of existing self-storage facility by two buildings, 30' x 200', each.		
Project Location:	1430 Route 9W		
Recommendation:	Required Modifications	Abstentions:	
Motion:	McLaughlin	Recusals:	
Second:	McCarthy		
Vote:	Yes 15 No 0		

New Paltz Village

Referral Number	2025069	Received:	4/30/2025
Name:	Design Review Board	Type of Referral:	Other Special Authorization
Description:	Establish a design review board for the Village.		
Project Location:	Village Wide		
Recommendation:	Required Modifications	Abstentions:	
Motion:	McLaughlin	Recusals:	Baden Murray
Second:	Markowitz		
Vote:	Yes 13 No 0		

New Paltz Village

Referral Number	2025070	Received:	5/1/2025
Name:	Bonticou Brewing Company	Type of Referral:	Site Plan Review
Description:	Amendment to approved site plan. 115 square foot expansion for storage to existing brewing company.		
Project Location:	29 S. Chestnut St.		
Recommendation:	No County Impact	Abstentions:	
Motion:	McLaughlin	Recusals:	Baden Murray
Second:	Bogges		
Vote:	Yes 13 No 0		

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Olive

Referral Number	2025066	Received:	4/12/2025
Name:	Local Law 2 of 2025	Type of Referral:	Other Special Authorization
Description:	Amendment to Chapter 114, Rental Properties Law regarding short-term rentals.		
Project Location:	Townwide		
Recommendation:	Approve	Abstentions:	
Motion:	McLaughlin	Recusals:	Boggess
Second:	Valianti		
Vote:	Yes 14 No 0		

Plattekill

Referral Number	2025059	Received:	4/22/2025
Name:	Cross Landscaping and Lawn Care	Type of Referral:	Site Plan Review
Description:	3,200 sq. ft. building with office and storage bins for landscaping materials.		
Project Location:	1907 Route 32		
Recommendation:	Required Modifications	Abstentions:	
Motion:	McLaughlin	Recusals:	VanDeMark
Second:	McCarthy		
Vote:	Yes 14 No 0		

Plattekill

Referral Number	2025060	Received:	4/23/2025
Name:	Deer Run Industrial Park	Type of Referral:	Special Permit
Description:	Mini-storage warehouse consisting of five, 35' x 110' long storage buildings.		
Project Location:	153 Freetown Rd		
Recommendation:	Required Modifications	Abstentions:	
Motion:	McLaughlin	Recusals:	VanDeMark
Second:	Boggess		
Vote:	Yes 14 No 0		

Plattekill

Referral Number	2025061	Received:	4/23/2025
Name:	Deer Run Industrial Park	Type of Referral:	Site Plan Review
Description:	Mini-storage warehouse consisting of five, 35' x 110' long storage buildings.		
Project Location:	153 Freetown Rd		
Recommendation:	Required Modifications	Abstentions:	
Motion:	McLaughlin	Recusals:	VanDeMark
Second:	Boggess		
Vote:	Yes 14 No 0		

Rochester

Referral Number	2025053	Received:	4/21/2025
Name:	Accord Social, LLC	Type of Referral:	Site Plan Review
Description:	Restaurant/Tavern		
Project Location:	4977 Route U.S. Route 209		
Recommendation:	Required Modifications	Abstentions:	
Motion:	McLaughlin	Recusals:	
Second:	McCarthy		
Vote:	Yes 15 No 0		

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Saugerties Village

Referral Number	2025055	Received:	4/24/2025
Name:	6-8 South Partition Street	Type of Referral:	Subdivision
Description:	Lot line deletion		
Project Location:	6-8 South Partition Street		
Recommendation:	No County Impact	Abstentions:	
Motion:	McLaughlin		
Second:	Bogges	Recusals:	
Vote:	Yes 15 No 0		

Saugerties Village

Referral Number	2025056	Received:	4/24/2025
Name:	83 North St	Type of Referral:	Subdivision
Description:	Lot line adjustment - transfer portion of one lot to another.		
Project Location:	83 North St.		
Recommendation:	No County Impact	Abstentions:	
Motion:	McLaughlin		
Second:	Valianti	Recusals:	NO: Baden
Vote:	Yes 14 No 1		

Shandaken

Referral Number	2025049	Received:	4/11/2025
Name:	54 Main St.	Type of Referral:	Special Permit
Description:	Existing structure with restaurant. Proposed Nine-room hotel on second floor.		
Project Location:	54 Main St. Phoenicia		
Recommendation:	Required Modifications	Abstentions:	
Motion:	McLaughlin		
Second:	VanDeMark	Recusals:	Valianti
Vote:	Yes 14 No 0		

Shandaken

Referral Number	2025050	Received:	4/11/2025
Name:	54 Main St.	Type of Referral:	Site Plan Review
Description:	Existing structure with restaurant. Proposed Nine-room hotel on second floor.		
Project Location:	54 Main St. Phoenicia		
Recommendation:	Required Modifications	Abstentions:	
Motion:	McLaughlin		
Second:	VanDeMark	Recusals:	Valianti
Vote:	Yes 14 No 0		

Shawangunk

Referral Number	2025068	Received:	4/18/2025
Name:	Local Law #2 of 2025	Type of Referral:	Zoning Statute Amendment
Description:	Amend short-term rental regulations.		
Project Location:	Townwide		
Recommendation:	Required Modifications	Abstentions:	
Motion:	McCarthy		
Second:	Markowitz	Recusals:	NO: McLaughlin
Vote:	Yes 14 No 1		

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Wawarsing

Referral Number	2025054	Received:	4/24/2025
Name:	3 Clayhill Rd	Type of Referral:	Area Variance
Description:	Expand pre-existing, nonconforming use from eleven to eighteen apartments and a height variance		
Project Location:	3 Clayhill Rd Kerhonkson		
Recommendation:	Advisory Comments	Abstentions:	
Motion:	McLaughlin	Recusals:	Markowitz
Second:	VanDeMark		
Vote:	Yes 14 No 0		

Wawarsing

Referral Number	2025067	Received:	4/17/2025
Name:	Rondout Creekside Development	Type of Referral:	Area Variance
Description:	Minimum lot size variance to increase dwelling units from 11 to 14.		
Project Location:	West Street, Kerhonkson		
Recommendation:	Required Modifications	Abstentions:	
Motion:	McLaughlin	Recusals:	Markowitz
Second:	Boggess		
Vote:	Yes 14 No 0		

Woodstock

Referral Number	2025052	Received:	4/30/2025
Name:	Storage Building	Type of Referral:	Area Variance
Description:	Area variance for placement of storage building. 87 and 94-foot infringements into the 125' side-yard setbacks. 5,000		
Project Location:	234 Tinker St.		
Recommendation:	Required Modifications	Abstentions:	
Motion:	Boggess	Recusals:	
Second:	Markowitz		
Vote:	Yes 15 No 0		