

Ulster County Planning Board Minutes



2/4/2026

Esopus

Referral Number **2026012** Received: 1/28/2026
Name: **Rondout Yacht Basin** Type of Referral: **Site Plan Review**
Description: Demolition of existing structure to build new structure on same location - update bathrooms, café, and office space.
Project Location: 102 1st Street
Recommendation: **Reviewed No Decision - Local Determination** Abstentions:
Motion: McLaughlin
Second: Crispell
Vote: Yes No Recusals: Pecora

New Paltz Village

Referral Number **2026016** Received: 1/28/2026
Name: **13 Academy Street** Type of Referral: **Use Variance**
Description: Repurpose former carriage house with addition for kitchen for residential apartment.
Project Location: 13 Academy St
Recommendation: **Reviewed No Decision - Local Determination** Abstentions:
Motion: McLaughlin
Second: Valianti
Vote: Yes No Recusals: Baden

Saugerties Town

Referral Number **2026010** Received: 1/13/2026
Name: **Puttin Plus** Type of Referral: **Area Variance**
Description: Multiple variances for upgrades to existing business. 10' side yard, 24' side yard, and 37' rear yard.
Project Location: 455 Washington Ave. Ext.
Recommendation: **No County Impact** Abstentions:
Motion: McCarthy
Second: Crispell
Vote: Yes No Recusals:

Saugerties Town

Referral Number **2026011** Received: 1/22/2026
Name: **Puttin Plus** Type of Referral: **Site Plan Review**
Description: Removal of three existing structures. Construction of a two-story, 45'x55' (4,950 SF) buildings at existing business.
Project Location: 455 Washington Ave. Ext.
Recommendation: **Required Modifications** Abstentions:
Motion: McCarthy
Second: Crispell
Vote: Yes No Recusals:

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Saugerties Village

Referral Number **2026018** Received: 1/30/2026
Name: **16 Ice House Drive** Type of Referral: **Area Variance**
Description: Residential rear yard variance for deck.
Project Location: 16 Ice House Drive
Recommendation: **No County Impact** Abstentions:
Motion: McLaughlin
Second: McCarthy Recusals:
Vote: Yes No

Shandaken

Referral Number **2026013** Received: 1/2/2026
Name: **Restful Refuge Retreats** Type of Referral: **Special Permit**
Description: Six prefabricated a-frame cabins plus residence/office building for self-guided retreat center. (1-2 persons per a-frame)
Project Location: 5305 Route 212 Mt. Tremper
Recommendation: **Reviewed No Decision - Local Determination** Abstentions:
Motion: Crispell
Second: McLaughlin Recusals: Valianti
Vote: Yes No

Shandaken

Referral Number **2026014** Received: 1/2/2026
Name: **Restful Refuge Retreats** Type of Referral: **Site Plan Review**
Description: Six prefabricated a-frame cabins plus residence/office building for self-guided retreat center. (1-2 persons per a-frame)
Project Location: 5305 Route 212 Mt. Tremper
Recommendation: **Reviewed No Decision - Local Determination** Abstentions:
Motion: Crispell
Second: McLaughlin Recusals: Valianti
Vote: Yes No

Shandaken

Referral Number **2026017** Received: 1/22/2026
Name: **Michelotti** Type of Referral: **Use Variance**
Description: Second ADU on property that has one already.
Project Location: 338 Oliverea Rd
Recommendation: **Reviewed No Decision - Local Determination** Abstentions:
Motion: McLaughlin
Second: VanDeMark Recusals: Valianti
Vote: Yes No

Shawangunk

Referral Number **2026015** Received: 1/15/2026
Name: **Fire Fox Farms** Type of Referral: **Site Plan Review**
Description: Accessory use of property - existing barn for small event space.
Project Location: 2142 Bruynswick Rd
Recommendation: **Reviewed No Decision - Local Determination** Abstentions:
Motion: McLaughlin
Second: Valianti Recusals: Tango
Vote: Yes No