

Ulster County Planning Board Agenda

4/8/2026



Esopus

Name: **Local Waterfront Revitalization Plan (LWRP) Update**
Referral Number: **2026027** SBL: _____ Acreage: **0.00** Disturbed
Referral Type: **Other Special Authorization** Zone: _____ **Within 500: NO**
Project Location: **Town Wide**
Water: NA Sewer: _____ **Ag. Dist: No**
Description: **Update to 1987 LWRP**

Decision Record

Decision: _____

Motion: _____

Second: _____

Abstentions: _____

Recusals: _____

Notes _____

Hurley

Name: **250 Spillway Road**
Referral Number: **2026035** SBL: **46.2-2-34** Acreage: **1.50** Disturbed 0.80
Referral Type: **Use Variance** Zone: **A-2.5** **Within 500: YES**
Project Location: **250 Spillway Rd**
Water: Private Well Sewer: **Private Centralized** **Ag. Dist: No**
Description: **Restoration and expansion of existing to construction 7-unit apartment building.**

Decision Record

Decision: _____

Motion: _____

Second: _____

Abstentions: _____

Recusals: _____

Notes _____

Lloyd

Name: **SDR Holding**
Referral Number: **2026029** SBL: **88.17-5-15.111** Acreage: **0.91** Disturbed
Referral Type: **Area Variance** Zone: **GMU** **Within 500: YES**
Project Location: **3580 Route 9W**
Water: Public/Municipal Sewer: **Public/Municipal** **Ag. Dist: No**
Description: **Relief from requirement that prohibits drive-thrus from having access to Route 9W.**

Decision Record

Decision: _____

Motion: _____

Second: _____

Abstentions: _____

Recusals: _____

Notes _____

Lloyd

Name: **Truncalli Site Plan**
Referral Number: **2026031** SBL: **88.17-8-23** Acreage: **1.63** Disturbed 0.00
Referral Type: **Site Plan Review** Zone: **WC** **Within 500: YES**
Project Location: **125 Tillson Ave**
Water: Public/Municipal Sewer: **Public/Municipal** **Ag. Dist: No**
Description: **Renovate existing building for dentist and medical office use.**

Decision Record

Decision: _____

Motion: _____

Second: _____

Abstentions: _____

Recusals: _____

Notes _____

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Marlborough

Name: **Mitchell M&Co Subdivision**
Referral Number: **2026028** SBL: **103.3-4-44** Acreage: **11.70** Disturbed **4.00**
Referral Type: **Subdivision** Zone: **RAG-1** Within **500**: **YES**
Project Location: **1559 Route 9W**
Water: Private Well **Sewer**: Individual Septic **Ag. Dist**: Yes
Description: **6-lot subdivision.**

Notes _____

Decision Record

Decision: _____
Motion: _____
Second: _____
Abstentions: _____

Recusals: _____

Marlborough

Name: **40 Western Avenue Site Plan**
Referral Number: **2026032** SBL: **108.12-2-45** Acreage: **0.22** Disturbed
Referral Type: **Site Plan Review** Zone: **C-1** Within **500**: **YES**
Project Location: **40 Western Ave**
Water: Public/Municipal **Sewer**: Public/Municipal **Ag. Dist**: No
Description: **Add second business to existing structure. Additional parking required.**

Notes _____

Decision Record

Decision: _____
Motion: _____
Second: _____
Abstentions: _____

Recusals: _____

New Paltz Village

Name: **PPA of Hudson Valley Inc.**
Referral Number: **2026033** SBL: **86.34-11-7** Acreage: **1.06** Disturbed
Referral Type: **Site Plan Review** Zone: **B-2** Within **500**: **YES**
Project Location: **186-194 Main Street**
Water: Public/Municipal **Sewer**: Public/Municipal **Ag. Dist**: No
Description: **Amemdnent to existinb buildinf façade, lighting, and sidewalk replacement.**

Notes _____

Decision Record

Decision: _____
Motion: _____
Second: _____
Abstentions: _____

Recusals: _____

New Paltz Village

Name: **Sideshow Kitchen and Bar**
Referral Number: **2026034** SBL: **86.143-1-19** Acreage: **0.41** Disturbed
Referral Type: **Site Plan Review** Zone: **B-2** Within **500**: **YES**
Project Location: **5 Plattekill Ave**
Water: Public/Municipal **Sewer**: Public/Municipal **Ag. Dist**: No
Description: **Add 144 sq. ft. outdoor bar to existing**

Notes _____

Decision Record

Decision: _____
Motion: _____
Second: _____
Abstentions: _____

Recusals: _____

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Rochester

Name: **Local Law E of 2026**
Referral Number: **2026030** SBL: _____ Acreage: **0.00** Disturbed
Referral Type: **Other Special Authorization** Zone: _____ Within 500: **NA**
Project Location: **Town**
Water: _____ **Sewer:** _____ **Ag. Dist:** _____ **No**
Description: **Temporary Moratorium on BESS Facilities.**

Decision Record

Decision: _____

Motion: _____

Second: _____

Abstentions: _____

Recusals: _____

Notes _____
