

Ulster County Planning Board Agenda

5/6/2026



Gardiner

Name: **31 Deyo Drive**
Referral Number: **2026043** SBL: **94.3-5-4** Acreage: **5.50** Disturbed
Referral Type: **Area Variance** Zone: **RA** Within 500: **YES**
Project Location: **31 Deyo Drive**
Water: **NA** Sewer: **NA** Ag. Dist: **No**
Description: **Solar array in front yard**

Decision Record

Decision: _____

Motion: _____

Second: _____

Abstentions: _____

Recusals: _____

Notes _____

Gardiner

Name: **Aurora Property, LLC**
Referral Number: **2026044** SBL: **93.68-2-20** Acreage: **0.60** Disturbed
Referral Type: **Area Variance** Zone: **HM** Within 500: **YES**
Project Location: **129 Milk Street**
Water: **Private Well** Sewer: **Public/Municipal** Ag. Dist: **No**
Description: **Increase residential density from four, two-bedroom apartments to six. (3.0 dwelling units to 4.5)**

Decision Record

Decision: _____

Motion: _____

Second: _____

Abstentions: _____

Recusals: _____

Notes _____

Lloyd

Name: **Local Law A of 2026**
Referral Number: **2026039** SBL: _____ Acreage: **0.00** Disturbed
Referral Type: **Zoning Statute Amendment** Zone: _____ Within 500: **YES**
Project Location: **Town Wide**
Water: **NA** Sewer: **NA** Ag. Dist: **No**
Description: **Definition of "Heavy Industry"**

Decision Record

Decision: _____

Motion: _____

Second: _____

Abstentions: _____

Recusals: _____

Notes _____

Marlborough

Name: **Nostrano Vineyard**
Referral Number: **2026046** SBL: **102.2-6-24.100** Acreage: **59.26** Disturbed
Referral Type: **Site Plan Review** Zone: **R-ag-1** Within 500: **YES**
Project Location: **14 Gala Lane**
Water: **Private Well** Sewer: **Individual Septic** Ag. Dist: **No**
Description: **Use property for events. No new construction.**

Decision Record

Decision: _____

Motion: _____

Second: _____

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Recusals: _____

Notes _____

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New Paltz Town

Name: **Farmer's Choice**
 Referral Number: **2026048** SBL: **87.9-1-12** Acreage: **0.60** Disturbed
 Referral Type: **Area Variance** Zone: **B2** Within 500: **YES**
 Project Location: **1 Old Route 299**
 Water: **Public/Municipal** Sewer: **Public/Municipal** Ag. Dist: **No**
 Description: **Sign Variance - 156.25 sq. ft. where 32 sq. ft. is maximum allowed**

Notes _____

Decision Record

Decision: _____
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 Recusals: _____

Rochester

Name: **Granite LLC and Verizon Wireless**
 Referral Number: **2026045** SBL: **76.4-1-56.200** Acreage: **25.00** Disturbed
 Referral Type: **Area Variance** Zone: **R-5** Within 500: **YES**
 Project Location: **439-445 Granite Rd**
 Water: **NA** Sewer: **NA** Ag. Dist: **No**
 Description: **Height and setback variance for wireless telecommunications facility**

Notes _____

Decision Record

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 Recusals: _____

Saugerties Town

Name: **Solo Holidays, LLC**
 Referral Number: **2026041** SBL: **27.2-8-28** Acreage: **75.36** Disturbed 9.00
 Referral Type: **Subdivision** Zone: **MDR/GO** Within 500: **YES**
 Project Location: **Glasco Tpk and Route 212**
 Water: **Private Well** Sewer: **Individual Septic** Ag. Dist: **No**
 Description: **9-lot subdivision.**

Notes _____

Decision Record

Decision: _____
 Motion: _____
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 Recusals: _____

Saugerties Town

Name: **TowerCo**
 Referral Number: **2026042** SBL: **8.4-9-33** Acreage: **18.60** Disturbed
 Referral Type: **Site Plan Review** Zone: **MDR/SA/** Within 500: **YES**
 Project Location: **167 Mt. Airy Rd**
 Water: _____ Sewer: _____ Ag. Dist: **No**
 Description: **Replace existing 185' wireless telecommunications tower with 195' self-supported monopole tower**

Notes _____

Decision Record

Decision: _____
 Motion: _____
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 Recusals: _____

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Saugerties Village

Name: **1 Overbaugh Street**
Referral Number: **2026049** SBL: **18.78-7-14** Acreage: **0.41** Disturbed
Referral Type: **Area Variance** Zone: **R3** Within 500: **YES**
Project Location: **1 Overbaugh Street**
Water:Public/Municipal **Sewer:** Public/Municipal **Ag. Dist:** No
Description: **Residential Side-yard Variance**

Notes _____

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Recusals: _____

Ulster

Name: **Popeye's**
Referral Number: **2026047** SBL: **48.42-3-9.210** Acreage: **0.00** Disturbed
Referral Type: **Site Plan Review** Zone: **RC** Within 500: **YES**
Project Location: **20 Massa Drive**
Water:Public/Municipal **Sewer:** Public/Municipal **Ag. Dist:** No
Description: **Updates to exterior of existing franchise business including lighting and signage**

Notes _____

Decision Record

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Recusals: _____

Wawarsing

Name: **Congregation Chabad Dutchess**
Referral Number: **2026037** SBL: **82.3-2-23.100** Acreage: **105.66** Disturbed 7.50
Referral Type: **Special Permit** Zone: **RU/Camp** Within 500: **YES**
Project Location: **6678-6686 Route 52**
Water:Private Well **Sewer:** Individual Septic **Ag. Dist:** No
Description: **Overnight camp using existing structures plus construction of 9 cabin, main building, and other amenities.**

Notes _____

Decision Record

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Recusals: _____

Wawarsing

Name: **Congregation Chabad Dutchess**
Referral Number: **2026038** SBL: **82.3-2-23.100** Acreage: **105.66** Disturbed 7.50
Referral Type: **Site Plan Review** Zone: **RU/Camp** Within 500: **YES**
Project Location: **6678-6686 Route 52**
Water:Private Well **Sewer:** Individual Septic **Ag. Dist:** No
Description: **Overnight camp using existing structures plus construction of 9 cabin, main building, and other amenities.**

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Wawarsing

Name: **Repeal of 55+ Law**
Referral Number: **2026040** SBL: _____ Acreage: **0.00** Disturbed
Referral Type: **Zoning Statute Amendment** Zone: _____ **Within 500: NA**
Project Location: **Town Wide**
Water: NA Sewer: **NA** Ag. Dist: _____ No
Description: **Repeals 55+ housing law (LL #2 of 2025)**

Decision Record

Decision: _____

Motion: _____

Second: _____

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Recusals: _____

Notes _____
