Ulster County Planning Board

Agenda – Wednesday, May 6, 2026

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

- Town of Woodstock Town Board – Accepting the objection of the Town of Woodstock Planning Board and designating the Planning Board as Lead Agency for the coordinated environmental review under the State Environmental Quality Review Act (SEQRA) for the proposed zoning amendment request concerning 5 Library Lane and 100 Tinker Street for applicant Homesick Blues LLC and Bearsville Center LLC.

- Town of Marlborough Planning Board – Lead Agency Request – Nostrano Vineyards LLC proposed Site Plan Approval and Special Use Permit for events on an existing agricultural property. Current property contains residential structures associated with the farm operation and previously approved wine tasting facility and large agricultural operations. The combined parcel is a 59.26 +/- acre parcel located in the Town's R-AG-1 District. Access to the site is Gala Lane private roadway. Proposed parking and overflow parking area identified on the plans. Existing subsurface sanitary sewer disposal system will be utilized for events. Supplemental portable toilet facilities will be utilized for larger events. Application identifies a maximum of 150 people at events. Hours of operation for Tasting Room are 11:00AM through 10:00PM. Hours of operation for proposed events will be 11:00AM to 10:30PM April through November. Site contains wetland areas which are not proposed to be impacted. Water supply on site is via on-site wells. Accessible parking is proposed to be provided. Location: 14 Gala Lane, Town of Marlborough (SBL#102.2-6-24.100 & 26.510)