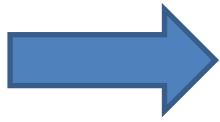
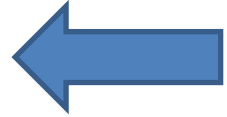


ULSTER COUNTY PLANNING BOARD

Agenda – Wednesday, October 7, 2026



**The Ulster County Planning Board Meeting
7:00 p.m. Legislative Chambers, 6th Floor
Ulster County Office Building
244 Fair Street, Kingston, NY**



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**
 - Capital Program
- 8. PUBLIC COMMENT**
- 9. ZONING REFERRALS – *See Separate Zoning Agenda***
- 10. ADJOURNMENT**

COMMUNICATIONS

- Town of Plattekill Planning Board – Lead Agency Request – Control Point Associates/Sinthan Corporation – Proposed 3,834 square foot addition to an existing 1,350 square foot structure located on a 2.08 +/- acre parcel of property on the eastern side of Route 32, approximately 350 south of the intersection with Route 44/55. The parcel is located in the Town's BD-40 Zoning District. Project site currently contains a retail use. The proposed addition is in support of additional retail space. Project proposes to revise access to the NYS Highway. Project proposes to utilize on-site well and a new subsurface sanitary sewer disposal system to serve the project. The project site is identified as being in an area adjacent to/or near National State Register Historic Places or State Eligible sites. Project site is located near a former NYSDEC remediation site. Location 2080 Route 32, Modena, NY (SBL#101.1-2-7)
- Town of Plattekill Planning Board – Lead Agency Request – Nature Family Resort (Wakabayashi) – Proposed development of a family oriented, nature-based resort use on an existing 18.8 +/- acre site. The project proposes 14 lodging units comprised of 11 cabins. A central club house/office is proposed. Club house will provide indoor amenities including indoor play area. Outdoor amenities will include a swimming pool and associated recreation areas designed to support passive and active use within a natural setting. The project is proposed to be served by on-site wells and subsurface sanitary sewer disposal system. The project site contains wetland areas. Access to the site is proposed from Cotter Road. Stormwater management facilities will be developed in order to provide water quantity and quality control. A NYSDEC Wetland Permit is identified as required for construction activities within the wetland buffer area. Health Department approvals for the potable water and subsurface sanitary sewer disposal systems will be required. A NYSDEC SPDES Permit will be required for the sanitary sewer disposal systems. Location 269 Fosler Road, Highland, NY (SBL#102.1-7-11.121)
- Town of Marlborough Planning Board – Lead Agency Request – Joel & William Truncali Subdivision and Lot Line Change – Proposed 5-lot residential subdivision of a 2.2 and 78 +/- acre combined parcel of property. Four new residential building lots are proposed with a lot line change for an existing house on a 1.05 +/- acre parcel of property. The remaining lands of 62.6 acres will remain for farming and an existing large scale solar lease. The lots will be served by on-site wells and subsurface sanitary sewer disposal systems. The project will disturb 2.55 +/- acres of property. Coverage under the NYSDEC Construction Stormwater Permit is required. Project site is located in a coastal waterfront area with a local waterfront revitalization area, contains a Class C Stream, federal jurisdictional wetland areas. The project is located in UC Ag Dist #1. Access to the lots will be from individual driveways from Bingham Rd. The existing structure is served by existing well and septic. Location: South side of Bingham Road and East side of Greenrose Drive, Milton, NY (SBL#109.002-1-26.1)
- Town of Saugerties Planning Board – Lead Agency Request – Kings Highway Contractor Storage/Tom George – Site Plan Approval and Lot Line Adjustment that would transfer a portion of land from 28.2-3-31.128 to 28.2-4-14.200. The applicant proposed to construct six buildings and 145 parking spaces to provide contractors' storage and operations. The site gains access from Kings Highway and is located within the Industrial and Aquifer Overlay districts where the minimum lot size is 2-acres and the use is permitted with site plan review. Location: 997 Kings Highway, Saugerties, NY (SBL#28.2-4-14.200 & 28.2-3-31.128)
- NYS Parks, Recreation & Historic Preservation – Property listed on National Register of Historic Places: Wilbur Historic District, 19 Dunn St, Kingston, NY