

ULSTER COUNTY PLANNING BOARD  
*Minutes – Wednesday, May 7<sup>th</sup>, 2025*

**The Ulster County Planning Board Meeting**  
**7:00 p.m. Legislative Chambers, 6<sup>th</sup> Floor**  
**County Office Building**

The Executive Committee did not meet

Chairman Baden called the meeting to order, and Mr. Leibowitz read the roll call

- 1. ROLL CALL – Present:** D. Kossar, D. Onderdonk, S. McCarthy, H. Hansen, D. Boggess, E. VanDeMark, M. Baden, J. Brown, S. Hubbard, C. Valianti, V. Markowitz, V. Messner, W. Murray, V. McLaughlin, L. Molyneaux, D. Doyle, R. Leibowitz, B. Samuelson **Excused:** R. Pecora, C. Lanzetta, J. Ferraro, F. Almquist **Guests:** D. Klein, Mark Delacorte-Clayhill Rd, Michael Gaylin-Tinker St, Barbara O’Hare-Tinker St, Eben Stiles-Tinker St, Alison Gaylin-Tinker St
  
- 2. APPROVAL OF MINUTES**  
The April 2<sup>nd</sup> minutes were approved. Motion by Mr. Molyneaux, seconded by Ms. Valianti. All were in favor.
  
- 3. EDUCATION & TRAINING OPPORTUNITIES**  
Chairman Baden noted the training opportunities sheet in the meeting folder. The NYSDOS webpage shows State training for the season. The Chairman also informed the Board they receive 15 minutes credit for training per board meeting and they are required to have 4 hours of training per year and asked them to send in certificates to the planning office. He added that any hours more than four will carry over into the next year.
  
- 4. COMMUNITY REPORTS**  
McLaughlin informed the Board that on page four of tonight’s agenda is a lot line adjustment being presented to the Village of Saugerties planning board. He also noted the new parking system will be getting off the ground sometime in early summer.

Ms. Valianti stated that in Pine Hill they are renovating a hotel built around 1885 that has been sitting for 20 years, and are working on getting it restored to a 10 unit apartment building. She added the National Trust for Historic Preservation deemed it one of the 11 most endangered historic places in the country.

Mr. Baden stated the Granery project in the Town of Rochester had an article 78 filed against the Planning Board for approval of the site plan. The challenge was that the site plan submitted to Planning Board differed from what was submitted to the Town board. It was, but they improved on the parking in the process, so the courts found in favor of the Town and the project.

Ms. Messner asked if communities have to be members of Housing Smart Community to receive county funding. Mr. Doyle stated Housing Smart Community membership is required in order to receive technical assistance under funding from the planning department, it is not required for other funding. Ms. Messner noted that Ellenville is a Housing Smart Community member, and she’d like to have Wawarsing join. Mr. Doyle said he would be willing to talk to Wawarsing.

**5. PLANNING BOARD REPORTS**

- a. Chairperson Report - None
- b. Committee Reports - None

**6. PLANNING DEPARTMENT REPORTS**

- a. Financial Report

Mr. Doyle stated the County has some concerns with what could happen at the Federal level. The Planning Department is paying down professional services contracts and continue with technical assistance work for housing. Mr. Doyle noted that we are starting the budget process now. He informed the Board that the financial report is for information only, the Board is not responsible for the budget.

Mr. McLaughlin asked about the program with Community Foundations for food security. Mr. Doyle stated the resolution says we direct funding toward infrastructure for food pantries, provide food to food pantries and provide funding for transportation for food pantries.

- b. Environmental Notice Bulletin & Grant Opportunities  
No member comment

- c. Communications

Mr. Doyle noted that the State launched a new program for road departure funds which are available to localities. He added that towns should have received a communication from UCTC to determine if communities wanted to apply for funds.

- d. Director/Staff Reports

Mr. Doyle asked Mr. Samuelson to talk about Ag Additions. Mr. Samuelson informed the Board that he went with Cornell staff on site visits. He described the properties, noting there were many interesting stories. Mr. Samuelson stated that there will be a presentation to the Ag and Farmland Protection Board on May 29<sup>th</sup> from 11:00AM-1:00PM at Cornell. Mr. Doyle added that from there the Plan goes to the Legislature to make recommendations to the NYS Ag Farmland Commissioner who will either certify or make changes.

Mr. Doyle stated the department is involved in design of a pocket park/community space associated with the Midtown Linear Park, off Cornell Street in mid-town Kingston. We've been doing community outreach including an upcoming public meeting with a mini design charette on May 13<sup>th</sup> at the Restorative Justice Center on Broadway. He added that comments received show that the community appreciates adding a park in that area and many have used the trail to get from the neighborhood to the plaza.

**7. SPECIAL TOPICS DISCUSSION**

Mr. Doyle stated we continue with design work for the rail trail in Shandaken. We are currently waiting for a determination by DEC on a wetland issue and for ORDA and DEC to allow us to make changes to plans. The trail runs about 2.5 miles from Galli Curci Road to the Belleayre Day Use Area through State forest lands.

Mr. Doyle stated that the Transportation Council is currently engaged with the Long Range Transportation Plan Update and the UCAT Route Optimization Plan

Mr. Doyle informed the Board that we hired a new Sr. Transportation Planner who started on Monday.

**8. PUBLIC COMMENT**

Shane Bartholomew and Mark Delacorte spoke regarding the 3 Clay Hill project in Kerhonkson, which Mr. Bartholomew described as an old former bar/hotel/lounge that was in blight for 20 years. He stated they want to knock it down and build 18 units of apartments with city water and sewer. Mr. Delacorte added the project will cut down on square footage and the amount of people, making less of an impact overall.

David Klein, stated he and his neighbors would like to speak regarding the project in Town of Woodstock with a bulk variance in an otherwise residential district. He lives at 16 Spear Road, directly behind the building. He said they estimate this as a prior non-conforming use, not eligible for expansion, and within 100-feet of a waterway and needs a watercourse permit. Mr. Klein stated because of size and location, the type of building would require SEQRA review. He added that he and the neighbors have communicated their displeasure to the Woodstock ZBA.

Mike Gaylin stated he lives at 232 Tinker St, which is adjacent to the IPA project, adding he's been there 26 years. Mr. Gaylin stated the area is zoned for Light Industry and he feels the new 5000 square foot structure is inappropriate for this 95% private domestic homes area. The company has been growing, meaning more noise and truck movement, and will impact quality of life.

Eben Stiles has grave concerns about this construction in his backyard. He lives at 36 Jackson Lane and the noise echoes through the neighborhood. It's bad now, but he thinks it will get worse when they expand. He is concerned about water wells and building a 5000 square foot unit in a residential neighborhood. He stated the project is completely inappropriate and hopes it doesn't pass.

Barbara O'Hare, of 38 Jackson Lane, stated she is not adjacent, but about 100' away from the project. She is interested in what the SEQRA report said, she is concerned about effluent from construction getting into the Mill Stream. She is also concerned about air and water pollution/soil contamination, and disturbing the animals, noting a bald eagle nest in the area.

**9. ZONING REFERRALS – See Separate Zoning Minutes**

The Woodstock referral (#2025052) was reviewed first. Referral for 3 Clay Hill Rd in Wawarsing (#2025054) was reviewed second.

**10. ADJOURNMENT**

The meeting adjourned at 8:42 All in favor

# Ulster County Planning Board Minutes



5/7/2025

## Gardiner

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Referral Number **2025062** Received: 4/14/2025  
Name: **Gunks Court House, LLC** Type of Referral: **Special Permit**  
Description: 11,820 square foot building with one indoor tennis court and club area.  
Project Location: Albany Post Road and State Route 44/55  
Recommendation: **Required Modifications** Abstentions:  
Motion: McLaughlin  
Second: Valianti  
Vote: Yes  15 No  0 Recusals:

## Gardiner

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Referral Number **2025063** Received: 4/14/2025  
Name: **Gunks Court House, LLC** Type of Referral: **Site Plan Review**  
Description: 11,820 square foot building with one indoor tennis court and club area.  
Project Location: Albany Post Road and State Route 44/55  
Recommendation: **Required Modifications** Abstentions:  
Motion: McLaughlin  
Second: Valianti  
Vote: Yes  15 No  0 Recusals:

## Kingston City

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Referral Number **2025057** Received: 4/22/2025  
Name: **206-208 Flatbush** Type of Referral: **Site Plan Review**  
Description: Demolition of existing senior residence and construction of new, 80-unit senior housing facility and site upgrades.  
Project Location: 206-208 Flatbush Ave.  
Recommendation: **Required Modifications** Abstentions:  
Motion: McLaughlin  
Second: Boggess  
Vote: Yes  15 No  0 Recusals:

## Kingston City

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Referral Number **2025058** Received: 4/22/2025  
Name: **615 Broadway** Type of Referral: **Site Plan Review**  
Description: Mixed-use building. 70 residential units.  
Project Location: 615 Broadway  
Recommendation: **Required Modifications** Abstentions:  
Motion: Molyneaux  
Second: Valianti  
Vote: Yes  15 No  0 Recusals:

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### Lloyd

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Referral Number      **2025051**      Received:      3/31/2025  
Name:      **88-94 Vineyard Ave**      Type of Referral:      **Area Variance**  
Description:      Area variance to allow residential apartments on first floor of existing structure.  
Project Location:      88-94 Vineyard Ave  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      McLaughlin  
Second:      Boggess  
Vote:      Yes  No       Recusals:      McCarthy

### Marlborough

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Referral Number      **2025064**      Received:      4/10/2025  
Name:      **Marlboro Mini Storage**      Type of Referral:      **Special Permit**  
Description:      Expansion of existing self-storage facility by two buildings, 30' x 200', each.  
Project Location:      1430 Route 9W  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      McLaughlin  
Second:      McCarthy  
Vote:      Yes  No       Recusals:

### Marlborough

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Referral Number      **2025065**      Received:      4/10/2025  
Name:      **Marlboro Mini Storage**      Type of Referral:      **Site Plan Review**  
Description:      Expansion of existing self-storage facility by two buildings, 30' x 200', each.  
Project Location:      1430 Route 9W  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      McLaughlin  
Second:      McCarthy  
Vote:      Yes  No       Recusals:

### New Paltz Village

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Referral Number      **2025069**      Received:      4/30/2025  
Name:      **Design Review Board**      Type of Referral:      **Other Special Authorization**  
Description:      Establish a design review board for the Village.  
Project Location:      Village Wide  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      McLaughlin  
Second:      Markowitz  
Vote:      Yes  No       Recusals:      Baden  
                          Murray

### New Paltz Village

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Referral Number      **2025070**      Received:      5/1/2025  
Name:      **Bonticou Brewing Company**      Type of Referral:      **Site Plan Review**  
Description:      Amendment to approved site plan. 115 square foot expansion for storage to existing brewing company.  
Project Location:      29 S. Chestnut St.  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      McLaughlin  
Second:      Boggess  
Vote:      Yes  No       Recusals:      Baden  
                          Murray

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## Olive

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Referral Number      **2025066**      Received:      4/12/2025  
Name:      **Local Law 2 of 2025**      Type of Referral:      **Other Special Authorization**  
Description:      Amendment to Chapter 114, Rental Properties Law regarding short-term rentals.  
Project Location:      Townwide  
Recommendation:      **Approve**      Abstentions:  
Motion:      McLaughlin  
Second:      Valianti  
Vote:      Yes  **14**      No  **0**      Recusals:      Boggess

## Plattekill

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Referral Number      **2025059**      Received:      4/22/2025  
Name:      **Cross Landscaping and Lawn Care**      Type of Referral:      **Site Plan Review**  
Description:      3,200 sq. ft. building with office and storage bins for landscaping materials.  
Project Location:      1907 Route 32  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      McLaughlin  
Second:      McCarthy  
Vote:      Yes  **14**      No  **0**      Recusals:      VanDeMark

## Plattekill

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Referral Number      **2025060**      Received:      4/23/2025  
Name:      **Deer Run Industrial Park**      Type of Referral:      **Special Permit**  
Description:      Mini-storage warehouse consisting of five, 35' x 110' long storage buildings.  
Project Location:      153 Freetown Rd  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      McLaughlin  
Second:      Boggess  
Vote:      Yes  **14**      No  **0**      Recusals:      VanDeMark

## Plattekill

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Referral Number      **2025061**      Received:      4/23/2025  
Name:      **Deer Run Industrial Park**      Type of Referral:      **Site Plan Review**  
Description:      Mini-storage warehouse consisting of five, 35' x 110' long storage buildings.  
Project Location:      153 Freetown Rd  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      McLaughlin  
Second:      Boggess  
Vote:      Yes  **14**      No  **0**      Recusals:      VanDeMark

## Rochester

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Referral Number      **2025053**      Received:      4/21/2025  
Name:      **Accord Social, LLC**      Type of Referral:      **Site Plan Review**  
Description:      Restaurant/Tavern  
Project Location:      4977 Route U.S. Route 209  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      McLaughlin  
Second:      McCarthy  
Vote:      Yes  **15**      No  **0**      Recusals:

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## Saugerties Village

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Referral Number      **2025055**      Received:      4/24/2025  
Name:      **6-8 South Partition Street**      Type of Referral:      **Subdivision**  
Description:      Lot line deletion  
Project Location:      6-8 South Partition Street  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      McLaughlin  
Second:      Boggess  
Vote:      Yes  No       Recusals:

## Saugerties Village

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Referral Number      **2025056**      Received:      4/24/2025  
Name:      **83 North St**      Type of Referral:      **Subdivision**  
Description:      Lot line adjustment - transfer portion of one lot to another.  
Project Location:      83 North St.  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      McLaughlin  
Second:      Valianti  
Vote:      Yes  No       Recusals:      NO: Baden

## Shandaken

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Referral Number      **2025049**      Received:      4/11/2025  
Name:      **54 Main St.**      Type of Referral:      **Special Permit**  
Description:      Existing structure with restaurant. Proposed Nine-room hotel on second floor.  
Project Location:      54 Main St. Phoenicia  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      McLaughlin  
Second:      VanDeMark  
Vote:      Yes  No       Recusals:      Valianti

## Shandaken

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Referral Number      **2025050**      Received:      4/11/2025  
Name:      **54 Main St.**      Type of Referral:      **Site Plan Review**  
Description:      Existing structure with restaurant. Proposed Nine-room hotel on second floor.  
Project Location:      54 Main St. Phoenicia  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      McLaughlin  
Second:      VanDeMark  
Vote:      Yes  No       Recusals:      Valianti

## Shawangunk

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Referral Number      **2025068**      Received:      4/18/2025  
Name:      **Local Law #2 of 2025**      Type of Referral:      **Zoning Statute Amendment**  
Description:      Amend short-term rental regulations.  
Project Location:      Townwide  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      McCarthy  
Second:      Markowitz  
Vote:      Yes  No       Recusals:      NO: McLaughlin

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### **Wawarsing**

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Referral Number      **2025054**      Received:      4/24/2025  
Name:      **3 Clayhill Rd**      Type of Referral:      **Area Variance**  
Description:      Expand pre-existing, nonconforming use from eleven to eighteen apartments and a height variance  
Project Location:      3 Clayhill Rd Kerhonkson  
Recommendation:      **Advisory Comments**      Abstentions:  
Motion:      McLaughlin  
Second:      VanDeMark      Recusals:      Markowitz  
Vote:      Yes  No

### **Wawarsing**

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Referral Number      **2025067**      Received:      4/17/2025  
Name:      **Rondout Creekside Development**      Type of Referral:      **Area Variance**  
Description:      Minimum lot size variance to increase dwelling units from 11 to 14.  
Project Location:      West Street, Kerhonkson  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      McLaughlin  
Second:      Boggess      Recusals:      Markowitz  
Vote:      Yes  No

### **Woodstock**

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Referral Number      **2025052**      Received:      4/30/2025  
Name:      **Storage Building**      Type of Referral:      **Area Variance**  
Description:      Area variance for placement of storage building. 87 and 94-foot infringements into the 125' side-yard setbacks. 5,000  
Project Location:      234 Tinker St.  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Boggess  
Second:      Markowitz      Recusals:  
Vote:      Yes  No