

# Ulster County Planning Board Agenda

3/5/2025



## New Paltz Village

Name: **Water Street Trails, LLC**  
Referral Number: **2025023** SBL: **86.41-1-29** Acreage: **0.83** Disturbed  
Referral Type: **Site Plan Review** Zone: **G** Within 500: **YES**  
Project Location: **11 Water Street**  
**Water:** Public/Municipal **Sewer:** Public/Municipal **Ag. Dist:** No  
Description: **Site plan amendment of approved plan. EV-charging location and lighting update.**

Notes \_\_\_\_\_

### Decision Record

Decision: \_\_\_\_\_

Motion: \_\_\_\_\_

Second: \_\_\_\_\_

Abstentions: \_\_\_\_\_

Recusals: \_\_\_\_\_

## New Paltz Village

Name: **147,149/151/ N. Chestnut St.**  
Referral Number: **2025025** SBL: **78.82-1-12.100** Acreage: **4.74** Disturbed 4.74  
Referral Type: **Area Variance** Zone: **NBR** Within 500: **YES**  
Project Location: **147-149 & 151 N. Chestnut St. (NYS Route 32)**  
**Water:** Public/Municipal **Sewer:** Public/Municipal **Ag. Dist:** No  
Description: **Side-yard setback variancve for proposed mixed-use structure.**

Notes \_\_\_\_\_

### Decision Record

Decision: \_\_\_\_\_

Motion: \_\_\_\_\_

Second: \_\_\_\_\_

Abstentions: \_\_\_\_\_

Recusals: \_\_\_\_\_

## New Paltz Village

Name: **147,149/151/ N. Chestnut St.**  
Referral Number: **2025026** SBL: **78.82-1-12.100** Acreage: **4.74** Disturbed 4.74  
Referral Type: **Special Permit** Zone: **NBR** Within 500: **YES**  
Project Location: **147-149 & 151 N. Chestnut St. (NYS Route 32)**  
**Water:** Public/Municipal **Sewer:** Public/Municipal **Ag. Dist:** No  
Description: **128-unit multifamily m ixed-usew building with 8,7000 sq. ft. of commercila space and 2-lot merger.**

Notes \_\_\_\_\_

### Decision Record

Decision: \_\_\_\_\_

Motion: \_\_\_\_\_

Second: \_\_\_\_\_

Abstentions: \_\_\_\_\_

Recusals: \_\_\_\_\_

## New Paltz Village

Name: **147,149/151/ N. Chestnut St.**  
Referral Number: **2025027** SBL: **78.82-1-12.100** Acreage: **4.74** Disturbed 4.74  
Referral Type: **Site Plan Review** Zone: **NBR** Within 500: **YES**  
Project Location: **147-149 & 151 N. Chestnut St. (NYS Route 32)**  
**Water:** Public/Municipal **Sewer:** Public/Municipal **Ag. Dist:** No  
Description: **128-unit multifamily m ixed-usew building with 8,7000 sq. ft. of commercila space and 2-lot merger.**

Notes \_\_\_\_\_

### Decision Record

Decision: \_\_\_\_\_

Motion: \_\_\_\_\_

Second: \_\_\_\_\_

Abstentions: \_\_\_\_\_

Recusals: \_\_\_\_\_

# ~ Ulster County Planning Board Agenda ~

## Saugerties Town

Name: **Total Tennis**  
Referral Number: **2025024** SBL: **8.4-6-5.100** Acreage: **73.50** Disturbed **0.00**  
Referral Type: **Site Plan Review** Zone: **MDR/SA** Within **500**: **YES**  
Project Location: **1811 Old Kings Highway**  
Water: **Private Well** Sewer: Sewer: **Ag. Dist:** **No**  
Description: **Construct 5,290 sq. ft. building over an existing pickle ball court.**

Notes \_\_\_\_\_  
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### Decision Record

Decision: \_\_\_\_\_  
Motion: \_\_\_\_\_  
Second: \_\_\_\_\_  
Abstentions: \_\_\_\_\_  
Recusals: \_\_\_\_\_

## Shandaken

Name: **Robert Drake**  
Referral Number: **2025028** SBL: **14.13-1-65** Acreage: **0.29** Disturbed  
Referral Type: **Area Variance** Zone: **HC** Within **500**: **YES**  
Project Location: **46 Route 214**  
Water: **Private Well** Sewer: **Individual Septic** Ag. Dist: **No**  
Description: **15' variance for addition to first floor of building to house utilities currently located in basement.**

Notes \_\_\_\_\_  
\_\_\_\_\_

### Decision Record

Decision: \_\_\_\_\_  
Motion: \_\_\_\_\_  
Second: \_\_\_\_\_  
Abstentions: \_\_\_\_\_  
Recusals: \_\_\_\_\_

## Shandaken

Name: **Big Indian Fire Company**  
Referral Number: **2025029** SBL: **12.7-2-32** Acreage: **0.00** Disturbed  
Referral Type: **Area Variance** Zone: **HB** Within **500**: **YES**  
Project Location: **8 Firehouse Rd. Big Indian**  
Water: **Private Well** Sewer: **Individual Septic** Ag. Dist: **No**  
Description: **7.4' x 5.3" LED sign for property along route 28.**

Notes \_\_\_\_\_  
\_\_\_\_\_

### Decision Record

Decision: \_\_\_\_\_  
Motion: \_\_\_\_\_  
Second: \_\_\_\_\_  
Abstentions: \_\_\_\_\_  
Recusals: \_\_\_\_\_