

# Ulster County Planning Board Agenda

8/6/2025



## Marlborough

Name: **Jerrico Holding, Inc.**  
Referral Number: **2025096** SBL: **108.12-2-41** Acreage: **0.11** Disturbed  
Referral Type: **Site Plan Review** Zone: **C-1** Within 500: **YES**  
Project Location: **32 Western Avenue**  
Water: Public/Municipal Sewer: Public/Municipal Ag. Dist: No  
Description: **Maintain existing single family residence at walk-out basement and covert first floor to retail.**

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

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

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

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

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

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

## Marlborough

Name: **Orchards on Hudson**  
Referral Number: **2025097** SBL: **108.4-3-29.1** Acreage: **25.20** Disturbed 15.51  
Referral Type: **Subdivision** Zone: **R** Within 500: **YES**  
Project Location: **103-137 Dock Road**  
Water: Public/Municipal Sewer: Public/Municipal Ag. Dist: No  
Description: **Subdivision for 103 unit (71 townhomes and 32 cottages) with clubhouse and pool**

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

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

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

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

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

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

## Marlborough

Name: **Orchards on Hudson**  
Referral Number: **2025098** SBL: **108.4-3-29.1** Acreage: **25.20** Disturbed 15.51  
Referral Type: **Special Permit** Zone: **R** Within 500: **YES**  
Project Location: **103-137 Dock Road**  
Water: Public/Municipal Sewer: Public/Municipal Ag. Dist: No  
Description: **Special Permit for 103 unit (71 townhomes and 32 cottages) with clubhouse and pool**

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

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

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

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

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

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

## Marlborough

Name: **Orchards on Hudson**  
Referral Number: **2025099** SBL: **108.4-3-29.1** Acreage: **25.20** Disturbed 15.51  
Referral Type: **Site Plan Review** Zone: **R** Within 500: **YES**  
Project Location: **103-137 Dock Road**  
Water: Public/Municipal Sewer: Public/Municipal Ag. Dist: No  
Description: **Site Plan Review for 103 unit (71 townhomes and 32 cottages) with clubhouse and pool**

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

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

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

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

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

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

# ~ Ulster County Planning Board Agenda ~

## New Paltz Village

Name: **Church Street Commons, LLC**  
Referral Number: **2025104** SBL: **86.34-5-25** Acreage: **1.06** Disturbed 0.10  
Referral Type: **Site Plan Review** Zone: B-3 Within 500: YES  
Project Location: **44 and 46 Church St.**  
Water: Public/Municipal Sewer: Public/Municipal Ag. Dist: No  
Description: **Merge of two lots, demolition of one building, new common driveway, construct one additional 3-unit apartment building to existing complex.**

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

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

## Rosendale

Name: **Six Bells Inn and Wedding Venue**  
Referral Number: **2025101** SBL: **62.82-4-6** Acreage: **1.00** Disturbed 0.00  
Referral Type: **Special Permit** Zone: B-1 Within 500: YES  
Project Location: **435 Main Street**  
Water: Public/Municipal Sewer: Public/Municipal Ag. Dist: No  
Description: **Host Weddings and receptions at existing inn.**

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

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

## Rosendale

Name: **Six Bells Inn and Wedding Venue**  
Referral Number: **2025102** SBL: **62.82-4-6** Acreage: **1.00** Disturbed 0.00  
Referral Type: **Site Plan Review** Zone: B-1 Within 500: YES  
Project Location: **435 Main Street**  
Water: Public/Municipal Sewer: Public/Municipal Ag. Dist: No  
Description: **Host Weddings and receptions at existing inn.**

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

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

## Saugerties Town

Name: **87 Overlook Estates**  
Referral Number: **2025100** SBL: **29.47-3-9.210** Acreage: **2.30** Disturbed 0.30  
Referral Type: **Site Plan Review** Zone: HDR/WO Within 500: YES  
Project Location: **87 Overlook Estates**  
Water: Public/Municipal Sewer: Public/Municipal Ag. Dist: No  
Description: **Add Four, four-unit apartment buildings to site with five existing buildings and fifteen existing units**

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

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Motion: \_\_\_\_\_  
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Abstentions: \_\_\_\_\_  
Recusals: \_\_\_\_\_

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Saugerties Village

Name: **46 Post St.**  
Referral Number: **2025103**   SBL: **18.263-6-9**   Acreage: **0.11** Disturbed  
Referral Type: **Area Variance**   Zone: **R-2**   Within 500: **YES**  
Project Location: **46 Post Street**  
**Water:** Public/Municipal   **Sewer:** Public/Municipal   **Ag. Dist:** No  
Description: **Build new two-family home on vacant lot requiring front yard variance.**

**Notes** \_\_\_\_\_  
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**Decision Record**

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

Name: **USLE Bruynswick Rd**  
Referral Number: **2025095**   SBL: **99.2-6-10**   Acreage: **33.80** Disturbed  
Referral Type: **Area Variance**   Zone: **RAG-4**   Within 500: **YES**  
Project Location: **2319 Bruynswick Rd**  
**Water:** NA   **Sewer:** NA   **Ag. Dist:** No  
Description: **Variance to clear cut 19.6 acres of trees and vegetation to accommodate large scale solar array. Code allows 10 acres.**

**Notes** \_\_\_\_\_  
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**Decision Record**

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

Name: **Powell Lane**  
Referral Number: **2025094**   SBL: **48.14-3-32**   Acreage: **0.27** Disturbed  
Referral Type: **Area Variance**   Zone: **HC**   Within 500: **YES**  
Project Location: **17-19 Powell Lane**  
**Water:** Public/Municipal   **Sewer:** Public/Municipal   **Ag. Dist:** No  
Description: **Prosposed prefabricated, 3,182 square foot steel building requiring multiple variances.**

**Notes** \_\_\_\_\_  
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**Decision Record**

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