

Ulster County Planning Board



Dennis Doyle, Director

RECOMMENDATION

C Howard Post
Town of Saugerties Planning Board
4 High Street
Saugerties, N.Y. 12477

REFERRAL NO: 2026-041
DATE REVIEWED: 05/06/26

Re: Solo Holidays, LLC

Summary

The applicant is proposing a nine-lot subdivision near the intersection of Glasco Turnpike and Route 212, on the site formerly proposed as Terramor. The parcels are zoned MDR and GO.

Materials Submitted for Review:

- Referral Form
- Application with Authorizations
- Subdivision Map Set
- Town Planner's Review Memo 4/16/26
- NYSDEC JD Determinations for 27.2-8-28 & 32.110 (both negative)
- Water sample results 1/13/26

Recommendations

Conservation Easement/Open Space Protection – Required Modification

The applicant intends to develop this subdivision with minimal tree clearing. To that end, the UCPB recommends that the applicant encumber the remaining property using a mechanism such as a conservation easement to help ensure that tree clearing, habitat areas, and wetlands are disturbed as minimally as possible. The UCPB further recommends that each housing unit be identified with a "building envelope" on the final plat and/or limits of disturbance tied to a mechanism, such as a deed restriction, to clearly identify and limit clearing on the property. Enough room in the building envelope should be maintained to allow the homeowner the flexibility to establish accessory uses, including, but not limited to, an accessory dwelling unit.

Ulster County Health Department Review – Required Modification

The applicant shall obtain review and approval from the Ulster County Health Department for all proposed on-site wastewater treatment systems (septic systems). Documentation of such approval, including any required permits, design certifications, and construction specifications, shall be submitted to the reviewing authority prior to final plat endorsement and/or issuance of any building permits.

NYS DOT Review – Access – Required Modification

The applicant shall obtain review and approval from the New York State Department of Transportation (NYS DOT) for all proposed site access points to the State roadway. This review shall include, but not be limited

*2026-041 Solo Holidays, LLC
Subdivision Review*

to, sight distance verification, roadway geometry, and traffic safety considerations. The placement of a school bus stop location at the end of the proposed access is also further recommended.

SWPPP – Required Modification

The application is still pending the review and approval of the stormwater pollution prevention plan. This will require review by the Town’s engineering department and approval by the NYSDEC.

Wetlands – Require Modification

Although a negative determination has been issued by NYS DEC, the proposed wetlands remain Federal Wetlands, and the applicant has applied to the Army Corps of Engineers (ACOE) for permits. The applicant is also proposing to create additional wetlands to help mitigate the proposed disturbance. Approval by the ACOE is a condition of this plan’s approval.

Reviewing Officer



Robert A. Leibowitz, AICP
Principal Planner

Cc: Lou Kleppner, UCPB
Tim Rose, UCDOH
Michael Tinnie, NYSDOT
Tracey O’Malley, NYSDEC