

Ulster County Planning Board Agenda

1/3/2024



Esopus

Name: **Castlemore Holdings Mima LLC**
Referral Number: **2024016** SBL: **64.3-5-2.320** Acreage: **39.00** Acreage Disturbed: 9.80
Referral Type: **Special Permit** Zone: R-40 Within 500: YES
Project Location: **38 Hudson Lane**
Water: Private Well Sewer: Individual Septic Ag. Dist: No
Description: **39 short-term occupancy cabins (31 bedrooms) on a 39-acre lot.**

Decision Record

Decision: _____

Motion: _____

Second: _____

Abstentions: _____

Recusals: _____

Notes _____

Esopus

Name: **Castlemore Holdings Mima LLC**
Referral Number: **2024017** SBL: **64.3-5-2.320** Acreage: **39.00** Acreage Disturbed: 9.80
Referral Type: **Site Plan Review** Zone: R-40 Within 500: YES
Project Location: **38 Hudson Lane**
Water: Private Well Sewer: Individual Septic Ag. Dist: No
Description: **39 short-term occupancy cabins (31 bedrooms) on a 39-acre lot.**

Decision Record

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Notes _____

Lloyd

Name: **Romeo**
Referral Number: **2024007** SBL: **88.69-9-14** Acreage: **0.09** Acreage Disturbed:
Referral Type: **Site Plan Review** Zone: CB Within 500: YES
Project Location: **25-27 Church St.**
Water: Public/Municipal Sewer: Public/Municipal Ag. Dist: No
Description: **Add second story to existing garage to construct two one-bedroom apartments with lower level covered to five storage units.**

Decision Record

Decision: _____

Motion: _____

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Abstentions: _____

Recusals: _____

Notes _____

Lloyd

Name: **Sal Cusa Duplex**
Referral Number: **2024008** SBL: **88.1-4-24** Acreage: **1.00** Acreage Disturbed:
Referral Type: **Special Permit** Zone: R-1/2 Within 500: YES
Project Location: **104 North Road**
Water: Public/Municipal Sewer: Public/Municipal Ag. Dist: No
Description: **Construct Duplex/2-family home**

Decision Record

Decision: _____

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Lloyd

Name: **Sal Cusa Duplex**
Referral Number: **2024009** SBL: **88.1-4-24** Acreage: **0.00** Acreage Disturbed:
Referral Type: **Site Plan Review** Zone: **R-1/2** Within 500: **YES**
Project Location: **104 North Rd**
Water: **Public/Municipal** Sewer: **Public/Municipal** Ag. Dist: **No**
Description: **Construct 2-family home/duplex.**

Decision Record

Decision: _____
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Notes _____

Lloyd

Name: **Local Law D of 2023**
Referral Number: **2024015** SBL: Acreage: **0.00** Acreage Disturbed:
Referral Type: **Zoning Statute Amendment** Zone: Within 500: **NA**
Project Location: **Townwide**
Water: **NA** Sewer: **NA** Ag. Dist: **No**
Description: **Short-Term Rental Law**

Decision Record

Decision: _____
Motion: _____
Second: _____
Abstentions: _____
Recusals: _____

Notes _____

Marbletown

Name: **Lexington Center Medical Office**
Referral Number: **2024003** SBL: **69.2-5-8.100** Acreage: **4.30** Acreage Disturbed:
Referral Type: **Special Permit** Zone: **B-1** Within 500: **YES**
Project Location: **10-14 Gagnon Drive Stone Ridge**
Water: **Private Well** Sewer: **Individual Septic** Ag. Dist: **No**
Description: **Re-use of existing for outpatient/ambulatory health care services office**

Decision Record

Decision: _____
Motion: _____
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Recusals: _____

Notes _____

Marbletown

Name: **Lexington Center Medical Office**
Referral Number: **2024004** SBL: **69.2-5-8.100** Acreage: **4.30** Acreage Disturbed:
Referral Type: **Site Plan Review** Zone: **B-1** Within 500: **YES**
Project Location: **10-14 Gagnon Drive Stone Ridge**
Water: **Private Well** Sewer: **Individual Septic** Ag. Dist: **No**
Description: **Re-use of existing for outpatient/ambulatory health care services office**

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Marlborough

Name: **Cannabis Retail Sales and Lounges Law**
Referral Number: **2024011** SBL: _____ Acreage: **0.00** Acreage Disturbed: _____
Referral Type: **Zoning Statute Amendment** Zone: _____ Within 500: **NA**
Project Location: **Townwide**
Water:NA **Sewer:** NA **Ag. Dist:** No
Description: **Cannabis Retail Sales and Lounges Law**

Notes _____

Decision Record

Decision: _____
Motion: _____
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Recusals: _____

Marlborough

Name: **Miscellaneous Zoning Updates**
Referral Number: **2024012** SBL: _____ Acreage: **0.00** Acreage Disturbed: _____
Referral Type: **Zoning Statute Amendment** Zone: _____ Within 500: **NA**
Project Location: **Townwide**
Water:NA **Sewer:** NA **Ag. Dist:** No
Description: **Time frame for construction for site plans and number of extensions allowed and ridgline protections**

Notes _____

Decision Record

Decision: _____
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Recusals: _____

Plattekill

Name: **Modena Developers**
Referral Number: **2024001** SBL: **94.3-1-14.1** Acreage: **50.93** Acreage Disturbed: **32.00**
Referral Type: **Special Permit** Zone: **BD-60** Within 500: **YES**
Project Location: **2021 Route 44/55**
Water:Private Well **Sewer:** Individual Septic **Ag. Dist:** Yes
Description: **451,000 square foot warehouse/distribution center**

Notes _____

Decision Record

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Recusals: _____

Plattekill

Name: **Modena Developers**
Referral Number: **2024002** SBL: **94.3-1-14.1** Acreage: **50.93** Acreage Disturbed: **32.00**
Referral Type: **Site Plan Review** Zone: **BD-60** Within 500: **YES**
Project Location: **2021 Route 44/55**
Water:Private Well **Sewer:** Individual Septic **Ag. Dist:** Yes
Description: **451,000 square foot warehouse/distribution center**

Notes _____

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Rochester

Name: **Local Law C of 2024**
Referral Number: **2024014** SBL: _____ Acreage: **0.00** Acreage Disturbed: _____
Referral Type: **Zoning Statute Amendment** Zone: _____ Within 500: **NA**
Project Location: **Townwide**
Water: **NA** Sewer: **NA** Ag. Dist: _____ No
Description: **Regulation of adult use cannabis dispensaries, consumption facilities, microbusinesses, and registered organization with dispensing.**

Notes _____

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Ulster

Name: **Bread Alone**
Referral Number: **2024005** SBL: **39.15-4-16.10** Acreage: **0.00** Acreage Disturbed: _____
Referral Type: **Site Plan Review** Zone: **HC** Within 500: **YES**
Project Location: **2121 Ulster Avenue/Route 9W**
Water: **Public/Municipal** Sewer: **Public/Municipal** Ag. Dist: _____ No
Description: **2 new flour silos for existing commercila building. 35' tall, 8' in diameter.**

Notes _____

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Wawarsing

Name: **Machaneh Trust Camp**
Referral Number: **2024010** SBL: **81.2-2-18,19** Acreage: **44.70** Acreage Disturbed: **13.00**
Referral Type: **Site Plan Review** Zone: **Rural** Within 500: **YES**
Project Location: **Synagogue Rd and Weiner Rd.**
Water: **Private Well** Sewer: **Individual Septic** Ag. Dist: _____ No
Description: **Construction of new buildings at existing camp including synagogue, kitchen and dinning hall, gym, pool house, and wastewater treatment bldg.**

Notes _____

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Wawarsing

Name: **Short-Term Rental Law**
Referral Number: **2024013** SBL: _____ Acreage: **0.00** Acreage Disturbed: _____
Referral Type: **Zoning Statute Amendment** Zone: _____ Within 500: **NA**
Project Location: **Townwide**
Water: **NA** Sewer: **NA** Ag. Dist: _____ No
Description: **Regulation of short-term rentals**

Notes _____

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Woodstock

Name: **Hotel with Restaurant**

Referral Number: **2024006** SBL: **27.55-1-17** Acreage: **0.50** Acreage Disturbed:

Referral Type: **Area Variance** Zone: **HC** Within **500**: **YES**

Project Location: **39 Mill Hill Road**

Water:Public/Municipal **Sewer:** Public/Municipal **Ag. Dist:** No

Description: **Demolish old service station, construct 19-room hotel with café. Variances for lot density, lot coverage, third full story above grade.**

Notes _____

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