

Ulster County Planning Board Agenda

6/7/2023



Esopus

Name: **Esopus Barns Resort Hotel**
Referral Number: **2023069** SBL: **71.4-4-26** Acreage: **153.10** Acreage Disturbed: 11.60
Referral Type: **Special Permit** Zone: R-40 Within 500: YES
Project Location: **1398 and 1466 Route 9W**
Water: Private Well Sewer: Individual Septic Ag. Dist: No
Description: **60-room, 4-star hotel with pool, trails, restaurant, year-round craft/education program with artist space. Adaptive reuse of existing structures and new cabins.**

Notes _____

Decision Record

Decision: _____

Motion: _____

Second: _____

Abstentions: _____

Recusals: _____

Esopus

Name: **Esopus Barns Resort Hotel**
Referral Number: **2023070** SBL: **71.4-4-26** Acreage: **153.10** Acreage Disturbed: 11.60
Referral Type: **Site Plan Review** Zone: R-40 Within 500: YES
Project Location: **1398 and 1466 Route 9W**
Water: Private Well Sewer: Individual Septic Ag. Dist: No
Description: **60-room, 4-star hotel with pool, trails, restaurant, year-round craft/education program with artist space. Adaptive reuse of existing structures and new cabins.**

Notes _____

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Kingston City

Name: **Union Church Hill Project**
Referral Number: **2023079** SBL: **56.43-3-10** Acreage: **0.50** Acreage Disturbed: 0.50
Referral Type: **Subdivision** Zone: RT Within 500: YES
Project Location: **24/26 Hunter, 33-35,24, 38-40 W Union, 25-27 Abeel**
Water: Public/Municipal Sewer: Ag. Dist: No
Description: **Reconfiguration of 5 parcels to create residential units in existing church, and two additional new row house style buildings.**

Notes _____

Decision Record

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Recusals: _____

Kingston City

Name: **Union Church Hill Project**
Referral Number: **2023080** SBL: **56.43-3-10** Acreage: **0.50** Acreage Disturbed: 0.50
Referral Type: **Site Plan Review** Zone: RT Within 500: YES
Project Location: **24/26 Hunter, 33-35,24, 38-40 W Union, 25-27 Abeel**
Water: Public/Municipal Sewer: Public/Municipal Ag. Dist: No
Description: **Reconfiguration of 5 parcels to create residential units in existing church, and two additional new row house style buildings.**

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Marlborough

Name: **Keeboomed, Inc.**
Referral Number: **2023073** SBL: **103.3-1-17.11** Acreage: **2.00** Acreage Disturbed: **0.76**
Referral Type: **Site Plan Review** Zone: **HD** Within 500: **YES**
Project Location: **RT 9W and Old Indian Rd**
Water: **Public/Municipal** Sewer: **Individual Septic** Ag. Dist: **No**
Description: **8,000 sq. ft. warehouse and packaging facility. Office space, parking, and driveway.**

Notes _____

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Marlborough

Name: **Mazzola Holdings, LLC**
Referral Number: **2023074** SBL: **103.1-1-28.1** Acreage: **5.00** Acreage Disturbed: **0.00**
Referral Type: **Site Plan Review** Zone: **HD** Within 500: **YES**
Project Location: **1871 Route 9W Milton**
Water: **Public/Municipal** Sewer: **Public/Municipal** Ag. Dist: **No**
Description: **Change former vehicle sales and service facility to office and parking for fuel oil service business. Fenced storage areas for rent.**

Notes _____

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Recusals: _____

New Paltz Town

Name: **Accessory Apartments Law**
Referral Number: **2023077** 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: **Townwide amendment regarding the regulation of Accessory Dwelling Units (ADUs)**

Notes _____

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New Paltz Town

Name: **1 Mares Trail**
Referral Number: **2023083** SBL: **78.16-1-6.44** Acreage: **2.70** Acreage Disturbed: **0.50**
Referral Type: **Site Plan Review** Zone: **R-1** Within 500: _____
Project Location: **1 Mares Trail**
Water: **Private Well** Sewer: **Individual Septic** Ag. Dist: **No**
Description: **Site plan review for residence encroaching on wetland buffer in pre-approved subdivision**

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Rosendale

Name: **Camp Menucha**
Referral Number: **2023081** SBL: **70.1-2-32** Acreage: **21.07** Acreage Disturbed: **0.20**
Referral Type: **Special Permit** Zone: **R-1** Within **500**: **YES**
Project Location: **56 Bruceville Road High Falls, NY**
Water: Private Well Sewer: Individual Septic Ag. Dist: **No**
Description: **Add a single, three-unit dwelling for camp housing**

Notes _____

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Rosendale

Name: **Camp Menucha**
Referral Number: **2023082** SBL: **70.1-2-32** Acreage: **21.07** Acreage Disturbed: **0.20**
Referral Type: **Site Plan Review** Zone: **R-1** Within **500**: **YES**
Project Location: **56 Bruceville Road High Falls, NY**
Water: Private Well Sewer: Individual Septic Ag. Dist: **No**
Description: **Add a single, three-unit dwelling for camp housing**

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Saugerties Village

Name: **54 Montgomery St**
Referral Number: **2023071** SBL: **18.263-7-16** Acreage: **0.13** Acreage Disturbed:
Referral Type: **Area Variance** Zone: **R-2** Within **500**: **YES**
Project Location: **54 Montgomery St.**
Water: Private Well Sewer: Public/Municipal Ag. Dist: **No**
Description: **Move to 12' front yard setback in alignment with neighboring houses.**

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Saugerties Village

Name: **94 Washington Avenue**
Referral Number: **2023072** SBL: **18.247-5-14** Acreage: **0.10** Acreage Disturbed:
Referral Type: **Area Variance** Zone: **R-2** Within **500**: **YES**
Project Location: **94 Washington Avenue**
Water: Public/Municipal Sewer: Public/Municipal Ag. Dist: **No**
Description: **2' area variance from side-yard.**

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Wawarsing

Name: **Machne Rav Tov Expansion**
Referral Number: **2023075** SBL: **74.3-2-3.1** Acreage: **53.70** Acreage Disturbed: **3.50**
Referral Type: **Site Plan Review** Zone: **RU** Within 500: **YES**
Project Location: **1152 Ulster Heights Rd**
Water: **Private Well** Sewer: **Individual Septic** Ag. Dist: **No**
Description: **Amended site plan to include 10,450 SF gymnasium and (2), 6,000 SF classroom buildings.**

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Wawarsing

Name: **8081 Properties, Inc.**
Referral Number: **2023076** SBL: **83.3-1-17.110** Acreage: **1.05** Acreage Disturbed: **0.05**
Referral Type: **Area Variance** Zone: **BH** Within 500: **YES**
Project Location: **8081 Route 209**
Water: **Public/Municipal** Sewer: **Individual Septic** Ag. Dist: **No**
Description: **Side-yard variances. 13' from 25' and 10' from 25' for shed and shipping container for storage.**

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Wawarsing

Name: **On the Rocks**
Referral Number: **2023084** SBL: **98.1-2-46** Acreage: **3.20** Acreage Disturbed:
Referral Type: **Zoning Map Amendment** Zone: **RP** Within 500: **YES**
Project Location: **3984 Route 52 Cragmoor**
Water: **Private Well** Sewer: **Individual Septic** Ag. Dist: **No**
Description: **Re-use vacant structure as former use. (Eagle's Nest, Sammy Brown's etc). No longer allowed in Ridge Protection District.**

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Woodstock

Name: **Scenic Overlay District Standards Update**
Referral Number: **2023078** SBL: Acreage: **0.00** Acreage Disturbed:
Referral Type: **Zoning Statute Amendment** Zone: Within 500: **NA**
Project Location: **Townwide - Development 1200' or higher**
Water: **NA** Sewer: Ag. Dist: **No**
Description: **Scenic Overlay District Standards Update**

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