

# Ulster County Planning Board Agenda

10/4/2023



## Denning

Name: **Bed and Breakfast**  
Referral Number: **2023159** SBL: **50.-1-3.120** Acreage: **34.42** Acreage Disturbed:  
Referral Type: **Special Permit** Zone: Provincial **Within 500: NO**  
Project Location: **71 Taylor Rd, Claryville**  
**Water:** Private Well **Sewer:** Individual Septic **Ag. Dist:** No  
Description: **B&B with 2 bedrooms**

### Decision Record

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

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

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

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

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

Notes \_\_\_\_\_

## Denning

Name: **Bed and Breakfast**  
Referral Number: **2023160** SBL: **50.-1-3.120** Acreage: **34.42** Acreage Disturbed:  
Referral Type: **Site Plan Review** Zone: Provincial **Within 500: NO**  
Project Location: **71 Taylor Rd, Claryville**  
**Water:** Private Well **Sewer:** Individual Septic **Ag. Dist:** No  
Description: **B&B with 2 bedrooms**

### Decision Record

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

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

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

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

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

Notes \_\_\_\_\_

## Ellenville

Name: **Kosher Garage**  
Referral Number: **2023151** SBL: **83.69-2-10** Acreage: **0.36** Acreage Disturbed:  
Referral Type: **Special Permit** Zone: B-3 **Within 500: YES**  
Project Location: **15 Canal St**  
**Water:** Public/Municipal **Sewer:** Public/Municipal **Ag. Dist:** No  
Description: **Conversion of existing building to ice cream and falafel restaurant**

### Decision Record

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

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

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

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

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

Notes \_\_\_\_\_

## Ellenville

Name: **Kosher Garage**  
Referral Number: **2023152** SBL: **83.69-2-10** Acreage: **0.36** Acreage Disturbed:  
Referral Type: **Site Plan Review** Zone: B-3 **Within 500: YES**  
Project Location: **15 Canal**  
**Water:** Public/Municipal **Sewer:** Public/Municipal **Ag. Dist:** No  
Description: **Conversion of existing building to ice cream and falafel restaurant**

### Decision Record

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

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

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

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

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

Notes \_\_\_\_\_

# ~ Ulster County Planning Board Agenda ~

## Esopus

Name: **355 Broadway**  
Referral Number: **2023142** SBL: **56.76-2-27** Acreage: **0.28** Acreage Disturbed:  
Referral Type: **Special Permit** Zone: **GC-1** Within 500: **YES**  
Project Location: **355 Broadway**  
Water: **Public/Municipal** Sewer: **Public/Municipal** Ag. Dist: **No**  
Description: **Renovate building for wellness center and hotel**

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

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

## Esopus

Name: **355 Broadway**  
Referral Number: **2023143** SBL: **56.76-2-27** Acreage: **0.28** Acreage Disturbed:  
Referral Type: **Site Plan Review** Zone: **GC-1** Within 500: **YES**  
Project Location: **355 Broadway**  
Water: \_\_\_\_\_ Sewer: \_\_\_\_\_ Ag. Dist: **No**  
Description: **Renovate building for wellness center and hotel**

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

### Decision Record

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

## Kingston City

Name: **80 Washington Avenue**  
Referral Number: **2023149** SBL: **56.107-4-12** Acreage: **1.40** Acreage Disturbed:  
Referral Type: **Site Plan Review** Zone: **T4N** Within 500: **YES**  
Project Location: **80 Washington Avenue**  
Water: **Public/Municipal** Sewer: **Public/Municipal** Ag. Dist: **No**  
Description: **Renovation and expansion of existing structure. Addition of second story to establish 39 apartments. 20% affordable set-aside.**

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

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

## Kingston Town

Name: **Local Law No. 1 of 2023**  
Referral Number: **2023145** SBL: \_\_\_\_\_ Acreage: **0.00** Acreage Disturbed:  
Referral Type: **Other Special Authorization** Zone: \_\_\_\_\_ Within 500: **NA**  
Project Location: **Town-Wide**  
Water: **NA** Sewer: **NA** Ag. Dist: **No**  
Description: **Short-Term Rentals - new chapter in town code**

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

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

# ~ Ulster County Planning Board Agenda ~

## Lloyd

Name: **Surprise Photography**  
Referral Number: **2023157** SBL: **96.9-1-14** Acreage: **2.10** Acreage Disturbed:  
Referral Type: **Special Permit** Zone: **R-2** Within 500: **YES**  
Project Location: **151 Macks Lane**  
Water: Private Well Sewer: Individual Septic Ag. Dist: No  
Description: **Photography studio in accessory building**

### Decision Record

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

Notes \_\_\_\_\_  
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## Lloyd

Name: **Surprise Photography**  
Referral Number: **2023158** SBL: **96.9-1-14** Acreage: **2.10** Acreage Disturbed:  
Referral Type: **Site Plan Review** Zone: **R-2** Within 500: **YES**  
Project Location: **151 Macks Lane**  
Water: Private Well Sewer: Individual Septic Ag. Dist: No  
Description: **Photography studio in accessory building**

### Decision Record

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

Notes \_\_\_\_\_  
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## Marlborough

Name: **Multiple Dwellings Law**  
Referral Number: **2023153** SBL: Acreage: **0.00** Acreage Disturbed:  
Referral Type: **Zoning Statute Amendment** Zone: Within 500: **YES**  
Project Location: **Town Wide**  
Water: Sewer: Ag. Dist: No  
Description: **Add provision for 20 or more acres and minimum distances between multi-family structures. Follow NYS Residential Code.**

### Decision Record

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

Notes \_\_\_\_\_  
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## Marlborough

Name: **Mohegan Farms, LLC**  
Referral Number: **2023154** SBL: **95.4-3-12.2** Acreage: **0.52** Acreage Disturbed:  
Referral Type: **Special Permit** Zone: **RAG-1** Within 500: **YES**  
Project Location: **271 Milton Turnpike**  
Water: NA Sewer: NA Ag. Dist: Yes  
Description: **Change existing accessory agricultural building to non-agricultural warehousing. No water, wastewater connections or plumbing.**

### Decision Record

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

Notes \_\_\_\_\_  
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# ~ Ulster County Planning Board Agenda ~

## Marlborough

Name: **Mohegan Farms, LLC**  
Referral Number: **2023155** SBL: **95.4-3-12.2** Acreage: **0.52** Acreage Disturbed:  
Referral Type: **Site Plan Review** Zone: **RAG-1** Within 500: **YES**  
Project Location: **271 Milton Turnpike**  
Water: **NA** Sewer: **NA** Ag. Dist: **Yes**  
Description: **Change existing accessory agricultural building to non-agricultural warehousing. No water, wastewater connections or plumbing.**

Notes \_\_\_\_\_

### Decision Record

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

## New Paltz Town

Name: **Pomykala Variance**  
Referral Number: **2023146** SBL: **78.3-1-29** Acreage: **4.00** Acreage Disturbed: **0.00**  
Referral Type: **Area Variance** Zone: **A-3** Within 500: **YES**  
Project Location: **156 Mountain Rest Road**  
Water: **Private Well** Sewer: **Individual Septic** Ag. Dist: **No**  
Description: **6 foot fence in front yard**

Notes \_\_\_\_\_

### Decision Record

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

## New Paltz Town

Name: **235 Main Street**  
Referral Number: **2023150** SBL: **86.8-4-18** Acreage: **0.46** Acreage Disturbed:  
Referral Type: **Use Variance** Zone: **B-2** Within 500: **YES**  
Project Location: **235 Main Street**  
Water: **Private Well** Sewer: **Public/Municipal** Ag. Dist: **No**  
Description: **Professional office conversion to residential for dwellings on first and second floor**

Notes \_\_\_\_\_

### Decision Record

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

## New Paltz Town

Name: **Agri-Business Child Development**  
Referral Number: **2023156** SBL: **78.2-2-7.2** Acreage: **0.00** Acreage Disturbed:  
Referral Type: **Site Plan Review** Zone: **R-1** Within 500: **YES**  
Project Location: **355 Route 32**  
Water: **Private Well** Sewer: **Individual Septic** Ag. Dist: **No**  
Description: **Add 3 shade pavillions to site. Two 12x12' pavillions and one 16' x 24' pavillion.**

Notes \_\_\_\_\_

### Decision Record

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

# ~ Ulster County Planning Board Agenda ~

## Rochester

Name: **DeJager Realty Subdivision**  
Referral Number: **2023144** SBL: **77.1-2-33.510** Acreage: **93.40** Acreage Disturbed: 14.75  
Referral Type: **Subdivision** Zone: AR-3 Within 500: YES  
Project Location: **Lucas Ave @ Peninsula Lane**  
Water: Private Well Sewer: Private Centralized Ag. Dist: No  
Description: **10-lot conservation subdivision**

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

Decision: \_\_\_\_\_  
Motion: \_\_\_\_\_  
Second: \_\_\_\_\_  
Abstentions: \_\_\_\_\_  
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Recusals: \_\_\_\_\_  
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## Saugerties Town

Name: **Ulster County Habitat for Humanity**  
Referral Number: **2023147** SBL: **29.5-6-37** Acreage: **8.68** Acreage Disturbed: 3.20  
Referral Type: **Subdivision** Zone: HDR Within 500: YES  
Project Location: **Jeffrey Court**  
Water: Public/Municipal Sewer: Public/Municipal Ag. Dist: No  
Description: **11-lot single family subdivision, allotting one lot to Scenic Hudson**

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

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Motion: \_\_\_\_\_  
Second: \_\_\_\_\_  
Abstentions: \_\_\_\_\_  
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Recusals: \_\_\_\_\_  
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## Saugerties Town

Name: **Kirkpatrick**  
Referral Number: **2023148** SBL: **9.1-1-4** Acreage: **24.00** Acreage Disturbed:  
Referral Type: **Subdivision** Zone: MDR/SA/ Within 500: YES  
Project Location: **151 Wilhelm Rd.**  
Water: Private Well Sewer: Individual Septic Ag. Dist: Yes  
Description: **Two-lot subdivision, 2 single-family homes. Access in 100-year floodplain.**

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

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