

# Ulster County Planning Board Agenda

9/6/2023



## Gardiner

Name: **Full Circle Amended Site Plan**  
Referral Number: **2023136** SBL: **93.2-1-46.100** Acreage: **4.78** Acreage Disturbed: **2.30**  
Referral Type: **Site Plan Review** Zone: **HM** Within 500: **YES**  
Project Location: **277-291 Bruynswick Road**  
**Water:** Private Well **Sewer:** Individual Septic **Ag. Dist:** No  
Description: **Modification of proposed site plan - rotation of two buildings, two additional buildings, and relocate bathrooms.**

Notes \_\_\_\_\_

<b>Decision Record</b>
Decision: _____
Motion: _____
Second: _____
Abstentions: _____
Recusals: _____

## Gardiner

Name: **Get Wild for Water**  
Referral Number: **2023137** SBL: **94.3-4-20** Acreage: **2.20** Acreage Disturbed: **0.60**  
Referral Type: **Site Plan Review** Zone: **HC** Within 500: **YES**  
Project Location: **2235 Route 44/55**  
**Water:** Private Well **Sewer:** Individual Septic **Ag. Dist:** No  
Description: **2,546 square foot addition to existing building.**

Notes \_\_\_\_\_

<b>Decision Record</b>
Decision: _____
Motion: _____
Second: _____
Abstentions: _____
Recusals: _____

## Marbletown

Name: **Chapel Farm Multi-Family**  
Referral Number: **2023139** SBL: **78.1-1-22.111** Acreage: **561.90** Acreage Disturbed: **0.00**  
Referral Type: **Special Permit** Zone: **A-4** Within 500: **YES**  
Project Location: **563 Mohonk Road**  
**Water:** Private Well **Sewer:** Individual Septic **Ag. Dist:** No  
Description: **Two-family residence replacing existing single family (within same footprint) for employee housing at Mohonk Mountain House. Existing well and septic.**

Notes \_\_\_\_\_

<b>Decision Record</b>
Decision: _____
Motion: _____
Second: _____
Abstentions: _____
Recusals: _____

## Marbletown

Name: **Wool and Folk Festival**  
Referral Number: **2023140** SBL: **69.2-5-13** Acreage: **115.00** Acreage Disturbed: \_\_\_\_\_  
Referral Type: **Special Permit** Zone: **R-1** Within 500: **YES**  
Project Location: **3012 State Route 213**  
**Water:** Private Well **Sewer:** Individual Septic **Ag. Dist:** No  
Description: **Farmers Market and Artisan Fair**

Notes \_\_\_\_\_

<b>Decision Record</b>
Decision: _____
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## New Paltz Village

Name: **98 N. Chestnut St.**  
Referral Number: **2023135** SBL: **86.26-2-31** Acreage: **1.00** Acreage Disturbed: **0.00**  
Referral Type: **Special Permit** Zone: **NBR** Within 500: **YES**  
Project Location: **98 N. Chestnut T.**  
Water: **Public/Municipal** Sewer: **Public/Municipal** Ag. Dist: **No**  
Description: **Convert existing building and update site for use as a NYS sponsored Cannabis dispensary.**

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

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

## Rochester

Name: **Moratorium Extension**  
Referral Number: **2023127** SBL: \_\_\_\_\_ Acreage: **0.00** Acreage Disturbed: \_\_\_\_\_  
Referral Type: **Other Special Authorization** Zone: \_\_\_\_\_ Within 500: **NA**  
Project Location: **Townwide**  
Water: **NA** Sewer: \_\_\_\_\_ Ag. Dist: **No**  
Description: **Moratorium on Actions Subject to Building Permit, Site Plan, Special Use Permits, or Subdivision Review"**

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

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

## Rosendale

Name: **Montauk Catch Club**  
Referral Number: **2023138** SBL: **63.5-2-5** Acreage: **0.34** Acreage Disturbed: \_\_\_\_\_  
Referral Type: **Site Plan Review** Zone: \_\_\_\_\_ Within 500: **YES**  
Project Location: **2608 Route 32**  
Water: **Private Well** Sewer: **Individual Septic** Ag. Dist: **No**  
Description: **Renovate existing structure for seafood market and dining/eating establishment.**

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

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

## Saugerties Town

Name: **Toto**  
Referral Number: **2023130** SBL: **9.3-7-46** Acreage: **82.40** Acreage Disturbed: **7.05**  
Referral Type: **Special Permit** Zone: **MDR/SA** Within 500: **YES**  
Project Location: **280 Malden Tpk**  
Water: **Private Well** Sewer: **Individual Septic** Ag. Dist: **No**  
Description: **Large-scale solar facility 2.5 MW**

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

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

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## Saugerties Town

Name: **Toto**  
Referral Number: **2023131** SBL: **9.3-7-46** Acreage: **82.40** Acreage Disturbed: 7.05  
Referral Type: **Site Plan Review** Zone: **MDR/SA** Within 500: **YES**  
Project Location: **280 Malden Tpke**  
**Water:** Private Well **Sewer:** Individual Septic **Ag. Dist:** No  
Description: **Large-scale solar facility 2.5 MW**

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

### Decision Record

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

## Saugerties Town

Name: **Bronze Age**  
Referral Number: **2023132** SBL: **28.2-3-23** Acreage: **39.70** Acreage Disturbed: 4.30  
Referral Type: **Special Permit** Zone: **I/AQ** Within 500: **YES**  
Project Location: **895 Kings Highway**  
**Water:** Public/Municipal **Sewer:** Public/Municipal **Ag. Dist:** No  
Description: **1.5 MW solar array**

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

Decision: \_\_\_\_\_  
Motion: \_\_\_\_\_  
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Recusals: \_\_\_\_\_

## Saugerties Town

Name: **Bronze Age**  
Referral Number: **2023133** SBL: **28.2-3-23** Acreage: **39.70** Acreage Disturbed: 4.30  
Referral Type: **Site Plan Review** Zone: **I/AQ** Within 500: **YES**  
Project Location: **895 Kings Highway**  
**Water:** Public/Municipal **Sewer:** Public/Municipal **Ag. Dist:** No  
Description: **1.5 MW solar array**

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

Decision: \_\_\_\_\_  
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Abstentions: \_\_\_\_\_  
Recusals: \_\_\_\_\_

## Shandaken

Name: **Pine Hill Mobil**  
Referral Number: **2023114** SBL: **4.46-3-10** Acreage: **0.00** Acreage Disturbed:  
Referral Type: **Special Permit** Zone: Within 500: **YES**  
Project Location: **9014-9022 Route 28 Pine Hill**  
**Water:** Public/Municipal **Sewer:** Public/Municipal **Ag. Dist:** No  
Description: **Demolish existing and construct convenience store with full service and Dunkin' Donuts drive-thru**

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

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

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## Shawangunk

Name: **Darla Hall**  
Referral Number: **2023129** SBL: **106.50-1-35** Acreage: **0.68** Acreage Disturbed:  
Referral Type: **Use Variance** Zone: **HWG** Within 500: **YES**  
Project Location: **Route 208 between Baumer and Chase Road**  
**Water:**Private Well **Sewer:** Individual Septic **Ag. Dist:** No  
Description: **Second Story to detached garage for ADU use.**

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

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

## Ulster

Name: **New Kingdom Hall**  
Referral Number: **2023128** SBL: **48.66-2-3.200** Acreage: **4.23** Acreage Disturbed: 1.90  
Referral Type: **Site Plan Review** Zone: **OM** Within 500: **YES**  
Project Location: **298 Memorial Drive**  
**Water:**Public/Municipal **Sewer:** Public/Municipal **Ag. Dist:** No  
Description: **Proposes to construct a new approx. 5,000 sq ft, one story building and associated infrastructure and parking for a new Kingdom Hall**

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

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

## Wawarsing

Name: **Camp Chaviva Expansion 2023**  
Referral Number: **2023134** SBL: **74.3-2-43** Acreage: **83.31** Acreage Disturbed: 2.00  
Referral Type: **Site Plan Review** Zone: **RU** Within 500: **YES**  
Project Location: **1106 Ulster Heights Rd**  
**Water:**Private Well **Sewer:** Individual Septic **Ag. Dist:** No  
Description: **Relocation of approved summer camp elements and proposed expansion including more housing, a porch, and synagogue**

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

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