

Ulster County Planning Board Agenda

6/5/2024



Esopus

Name: **Lighthouse Village**
Referral Number: **2024082** SBL: **56.83-4-10.123** Acreage: **13.30** Disturbed **10.00**
Referral Type: **Special Permit** Zone: **R-12/GC1** Within 500: **YES**
Project Location: **158-189 Clay Rd and 364 Broadway**
Water: Public/Municipal Sewer: Public/Municipal Ag. Dist: **No**
Description: **71-unit apartment complex. 23, 1-bedroom. 48, 2-bedroom.8 buildings. 10,000 square feet for recreation.**

Notes _____

Decision Record

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

Esopus

Name: **Lighthouse Village**
Referral Number: **2024083** SBL: **56.83-4-10.123** Acreage: **13.30** Disturbed **10.00**
Referral Type: **Site Plan Review** Zone: **R-12/GC1** Within 500: **YES**
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Kingston City

Name: **21 Bluestone Ct.**
Referral Number: **2024084** SBL: **56.88-4-7** Acreage: **2.70** Disturbed
Referral Type: **Zoning Map Amendment** Zone: **SD-MF** Within 500: **NA**
Project Location: **21 Bluestone Ct.**
Water: Public/Municipal Sewer: Public/Municipal Ag. Dist: **No**
Description: **Rezone from SD-MF to T3N for 15 single-family homes.**

Notes _____

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Marbletown

Name: **Local Law 3 of 2024**
Referral Number: **2024075** SBL: Acreage: **0.00** Disturbed
Referral Type: **Zoning Statute Amendment** Zone: Within 500: **NA**
Project Location: **Townwide**
Water: NA Sewer: NA Ag. Dist: **No**
Description: **Regulating adult use cannabis retail dispensaries and modification to commercial telecommunications services facilities.**

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Marbletown

Name: **Meadowlark Farm and Music Fair**
Referral Number: **2024076** SBL: **69.2-5-13** Acreage: **115.00** Disturbed **0.00**
Referral Type: **Special Permit** Zone: **R-1** Within **500**: **YES**
Project Location: **3012 State Route 213 East**
Water: Private Well Sewer: Individual Septic Ag. Dist: Yes
Description: **Farm and Music Festival. Ag and Markets certified for up to 2000 attendees.**

Notes _____

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Marbletown

Name: **Meadowlark Farm and Music Fair**
Referral Number: **2024077** SBL: **69.2-5-13** Acreage: **115.00** Disturbed
Referral Type: **Site Plan Review** Zone: **R-1** Within **500**: **YES**
Project Location: **3012 State Route 213 East**
Water: Private Well Sewer: Individual Septic Ag. Dist: Yes
Description: **Farm and Music Festival. Ag and Markets certified for up to 2000 attendees.**

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Marbletown

Name: **Meadowlark Fair Camping**
Referral Number: **2024078** SBL: **69.2-5-13** Acreage: **115.00** Disturbed
Referral Type: **Special Permit** Zone: **R-1** Within **500**: **YES**
Project Location: **3012 State Route 213 east**
Water: Private Well Sewer: Individual Septic Ag. Dist: Yes
Description: **Overnight camping for event with 50 tent sites and 5 RV/Trailer sites**

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Marbletown

Name: **Meadowlark Fair Camping**
Referral Number: **2024079** SBL: **69.2-5-13** Acreage: **115.00** Disturbed
Referral Type: **Site Plan Review** Zone: **R-1** Within **500**: **YES**
Project Location: **3012 State Route 213 east**
Water: Private Well Sewer: Individual Septic Ag. Dist: Yes
Description: **Overnight camping for event with 50 tent sites and 5 RV/Trailer sites**

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Marlborough

Name: **Buttermilk Falls Resort**
Referral Number: **2024085** SBL: **103.1-2-12.2,13,1** Acreage: **62.00** Disturbed
Referral Type: **Special Permit** Zone: **R-1/HD** Within 500: **YES**
Project Location: **220 North Road**
Water: Public/Municipal Sewer: Public/Municipal Ag. Dist: No
Description: **Add 65-room hotel, 35 individual cabins, 60-seat restaurant, 300-seat banquet hall. Parking.**

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Marlborough

Name: **Buttermilk Falls Resort**
Referral Number: **2024086** SBL: **103.1-2-12.2,13,1** Acreage: **62.00** Disturbed
Referral Type: **Site Plan Review** Zone: **R-1/HD** Within 500: **YES**
Project Location: **220 North Road**
Water: Public/Municipal Sewer: Public/Municipal Ag. Dist: No
Description: **Add 65-room hotel, 35 individual cabins, 60-seat restaurant, 300-seat banquet hall. Parking.**

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Rosendale

Name: **Local Law 6 of 2024**
Referral Number: **2024073** SBL: Acreage: **0.00** Disturbed
Referral Type: **Other Special Authorization** Zone: Within 500: **NA**
Project Location: **Townwide**
Water: NA Sewer: NA Ag. Dist: No
Description: **Moratorium on camp or camping uses for 180 days.**

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Saugerties Town

Name: **Route 32 Supply LLC**
Referral Number: **2024074** SBL: **8.2-5-33.100** Acreage: **2.40** Disturbed 0.10
Referral Type: **Site Plan Review** Zone: **LDR/SA/G** Within 500: **YES**
Project Location: **3736 Route 32**
Water: Private Well Sewer: Individual Septic Ag. Dist: No
Description: **Construct storage building (24' x 40') for dry storage. No electric or plumbing proposed.**

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Saugerties Village

Name: **124 Partition St.**
Referral Number: **2024071** SBL: **182.263-11-18.11** Acreage: **0.74** Disturbed
Referral Type: **Site Plan Review** Zone: **B-1** Within 500: **YES**
Project Location: **124 Partition Street**
Water: **Public/Municipal** Sewer: **Public/Municipal** Ag. Dist: **No**
Description: **Outdoor Dining**

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Saugerties Village

Name: **Sawyer Motors**
Referral Number: **2024072** SBL: **18.53-1-9** Acreage: **2.05** Disturbed **0.00**
Referral Type: **Site Plan Review** Zone: **I-1** Within 500: **YES**
Project Location: **166 Ulster Avenue**
Water: **Public/Municipal** Sewer: **Public/Municipal** Ag. Dist: **No**
Description: **2-bay addition to existing dealership/service center for servicing electric vehicles.**

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Wawarsing

Name: **Dormitory Replacement**
Referral Number: **2024080** SBL: **82.3-2-18** Acreage: Disturbed
Referral Type: **Site Plan Review** Zone: **RU** Within 500: **YES**
Project Location: **6660 Route 52, Greenfield Park**
Water: **Private Well** Sewer: **Individual Septic** Ag. Dist: **No**
Description: **Replace two existing dormitory buildings with one single new structure with almost identical footprint to existing. 28' x 120'**

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Wawarsing

Name: **Dahlia Lake Florist**
Referral Number: **2024081** SBL: **76.13-3-16.2** Acreage: **0.38** Disturbed
Referral Type: **Site Plan Review** Zone: **MU** Within 500: **YES**
Project Location: **Between 6320 and 6328 Route 209 Kerhonkson**
Water: **Public/Municipal** Sewer: **Public/Municipal** Ag. Dist: **No**
Description: **Construct new building and parking area for flower and gift shop use.**

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Woodstock

Name: **Berserkers LLC**
Referral Number: **2024070** SBL: **27.55-1-17** Acreage: **0.51** Disturbed
Referral Type: **Area Variance** Zone: **HC** Within **500**: **YES**
Project Location: **39 Mill Hill Rd**
Water: Public/Municipal **Sewer**: Public/Municipal **Ag. Dist**: No
Description: **Boutique hotel (15 room) with café and market requires variance from maximum coverage (15%, wants 25%) and loading berth requirement.**

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