

Ulster County Planning Board Agenda

7/12/2023



Kingston Town

Name: **Galderisi/SJS Equities**
Referral Number: **2023095** SBL: **38.4-1-17.10** Acreage: **3.92** Acreage Disturbed:
Referral Type: **Site Plan Review** Zone: **MU-1** Within 500: **YES**
Project Location: **NYS Route 28 near Beesmer Rd.**
Water: Private Well **Sewer:** Individual Septic **Ag. Dist:** No
Description: **1,656 square foot warehouse structure - existing pool business storage of goods and materials.**

Notes _____

Decision Record

Decision: _____

Motion: _____

Second: _____

Abstentions: _____

Recusals: _____

Lloyd

Name: **Peppino's Area Variance**
Referral Number: **2023089** SBL: **86.4-1-22.100** Acreage: **4.62** Acreage Disturbed: 0.30
Referral Type: **Area Variance** Zone: **AG** Within 500: **YES**
Project Location: **304 Station Road**
Water: Private Well **Sewer:** Individual Septic **Ag. Dist:** No
Description: **5% building coverage and 27% lot coverage variance. Proposed 70' x 165' building for produce storage.**

Notes _____

Decision Record

Decision: _____

Motion: _____

Second: _____

Abstentions: _____

Recusals: _____

Lloyd

Name: **Peppino's Site Plan**
Referral Number: **2023090** SBL: **86.4-1-22.100** Acreage: **4.62** Acreage Disturbed: 0.30
Referral Type: **Site Plan Review** Zone: **Ag** Within 500:
Project Location: **304 Station Road**
Water: Private Well **Sewer:** Individual Septic **Ag. Dist:** No
Description: **11,550 sq ft steel framed building on existing pad for commercial food supply business.**

Notes _____

Decision Record

Decision: _____

Motion: _____

Second: _____

Abstentions: _____

Recusals: _____

Marbletown

Name: **Meadowlark 2023**
Referral Number: **2023098** 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:** Yes
Description: **Agricultural Event with average daily attendance of 500 persons. Live music, farmers market, artisan fair, and on-site limited camping.**

Notes _____

Decision Record

Decision: _____

Motion: _____

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Recusals: _____

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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 _____

Decision Record

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

Marlborough

Name: **Zoning Map Amendment**
Referral Number: **2023088** SBL: **109.1-3-13,14.** Acreage: **27.00** Acreage Disturbed:
Referral Type: **Zoning Map Amendment** Zone: **I and R-1** Within 500: **YES**
Project Location: **Dock Street and Hudson Way**
Water: Sewer: Ag. Dist: **No**
Description: **Re-zone 4 parcels to R-1 and I to R zone**

Notes _____

Decision Record

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

Marlborough

Name: **Zelda Matilda, Inc.**
Referral Number: **2023091** SBL: **95.4-3-1.210** Acreage: **4.57** Acreage Disturbed: **0.00**
Referral Type: **Site Plan Review** Zone: **R-AG-1** Within 500: **YES**
Project Location: **255 Milton Cross Road**
Water: Private Well Sewer: Individual Septic Ag. Dist: **Yes**
Description: **Re-use of existing 7,000 square foot building formerly used as a juice bottling plant for warehouse use and whole distribution.**

Notes _____

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Decision: _____
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Recusals: _____

Marlborough

Name: **Site Plan for Todd DiOrio**
Referral Number: **2023096** SBL: **108.12-3-4** Acreage: **0.12** Acreage Disturbed:
Referral Type: **Site Plan Review** Zone: **C** Within 500: **YES**
Project Location: **25 Western Avenue**
Water: Public/Municipal Sewer: Ag. Dist: **No**
Description: **Expansion of restaurant portion of building from 448 square feet to 1232 square feet**

Notes _____

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Recusals: _____

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Rochester

Name: **Inness**
 Referral Number: **2023101** SBL: **77.1-1-1.100** Acreage: **142.00** Acreage Disturbed: **0.07**
 Referral Type: **Special Permit** Zone: **AR-3** Within 500: **YES**
 Project Location: **10 Bank St**
 Water: **Private Well** Sewer: **Individual Septic** Ag. Dist: **Yes**
 Description: **Add utility/storage building to existing resort. 1,800 sq. ft. No improvements for lighting, water/sewer, parking, or plumbing proposed.**

Notes _____

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

Rochester

Name: **Inness**
 Referral Number: **2023102** SBL: **77.1-1-1.100** Acreage: **141.00** Acreage Disturbed: **0.07**
 Referral Type: **Site Plan Review** Zone: **AR-3** Within 500: **YES**
 Project Location: **10 Bank St**
 Water: **Private Well** Sewer: **Individual Septic** Ag. Dist: **Yes**
 Description: **Add utility/storage building to existing resort. 1,800 sq. ft. No improvements for lighting, water/sewer, parking, or plumbing proposed.**

Notes _____

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Saugerties Town

Name: **Archtop Fiber, LLC**
 Referral Number: **2023087** SBL: **8.4-9-18** Acreage: **0.34** Acreage Disturbed:
 Referral Type: **Site Plan Review** Zone: **GB/AQ** Within 500: **YES**
 Project Location: **165 Old Route 32**
 Water: **Private Well** Sewer: **Individual Septic** Ag. Dist: **No**
 Description: **Centralized hub site - 25' x 25' easement with 9' x 15' shelter to house utility equipment and generator on separate concrete pads. Existing driveway**

Notes _____

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Saugerties Town

Name: **The Villa Residences**
 Referral Number: **2023093** SBL: **29.5-5-13.100** Acreage: **29.30** Acreage Disturbed: **9.40**
 Referral Type: **Zoning Map Amendment** Zone: **LDR** Within 500: **YES**
 Project Location: **49 Spaulding Lane**
 Water: **Public/Municipal** Sewer: **Public/Municipal** Ag. Dist: **No**
 Description: **Zoning Petition - LDR to HDR for 122-unit, 130-bedroom affordable senior housing development**

Notes _____

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Recusals: _____

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Saugerties Town

Name: **The Villa Residences**
Referral Number: **2023094** SBL: **29.5-5-13.100** Acreage: **29.30** Acreage Disturbed: **9.50**
Referral Type: **Site Plan Review** Zone: **LDR** Within 500: **YES**
Project Location: **49 Spaulding lane**
Water: Public/Municipal Sewer: Public/Municipal Ag. Dist: **No**
Description: **122-unit, 130-bedroom affordable senior housing development.**

Notes _____

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Saugerties Village

Name: **310 Main Street**
Referral Number: **2023086** SBL: **18.263-1-2** Acreage: **0.24** Acreage Disturbed:
Referral Type: **Special Permit** Zone: **B-1** Within 500: **YES**
Project Location: **310 Main Street**
Water: Public/Municipal Sewer: Public/Municipal Ag. Dist: **No**
Description: **Convert existing structure to hotel use**

Notes _____

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Recusals: _____

Saugerties Village

Name: **105-107 Partition Street, LLC**
Referral Number: **2023092** SBL: **18.263-3-24.1** Acreage: **0.05** Acreage Disturbed: **0.05**
Referral Type: **Special Permit** Zone: **B1/HRB** Within 500: **YES**
Project Location: **105-107 Partition Street**
Water: Public/Municipal Sewer: Public/Municipal Ag. Dist: **No**
Description: **Three-story addition to rear of existing with first floor commercial and four apartments on 2nd and third stories.**

Notes _____

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Recusals: _____

Shandaken

Name: **Fence Variance**
Referral Number: **2023099** SBL: **12.-1-22.100** Acreage: **1.50** Acreage Disturbed:
Referral Type: **Area Variance** Zone: **1.5** Within 500: **YES**
Project Location: **457 Oliverea Rd**
Water: Private Well Sewer: Individual Septic Ag. Dist: **No**
Description: **4' tall fence 17' off center line of Oliverea Road**

Notes _____

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Shawangunk

Name: **Debra and Stephen DeEntremont**
Referral Number: **2023100** SBL: **98.1-2-9** Acreage: **1.55** Acreage Disturbed: **0.00**
Referral Type: **Area Variance** Zone: **RS-1** Within 500: **YES**
Project Location: **123 Clark Road**
Water: **Private Well** Sewer: **Individual Septic** Ag. Dist: **No**
Description: **Renovate detached garage to a bedroom and bath with breezeway. Lot area area 5.448, lot width 42.52 rear yard of 53'**

Notes _____

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Wawarsing

Name: **Camp Regulations**
Referral Number: **2023085** SBL: Acreage: **0.00** Acreage Disturbed:
Referral Type: **Zoning Statute Amendment** Zone: Within 500: **NA**
Project Location: **Townwide**
Water: Sewer: Ag. Dist: **No**
Description: **Amendments to camp regulations in the Town**

Notes _____

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Recusals: _____

Wawarsing

Name: **Colonial Motel**
Referral Number: **2023097** SBL: **75.4-1-49** Acreage: **93.33** Acreage Disturbed: **0.03**
Referral Type: **Site Plan Review** Zone: **AD** Within 500: **YES**
Project Location: **6812 Route 209**
Water: **Public/Municipal** Sewer: **Individual Septic** Ag. Dist: **No**
Description: **Renovation/Reconstruction due to fire. Two, 2-story, 8-unit buildings for motel upgrade. Septic to be updated.**

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