

# Ulster County Planning Board Agenda

7/10/2024



## Hurley

Name: **Local Law #1 of 2024**  
Referral Number: **2024088** 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: **Retail Cannabis Law**

### Decision Record

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

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

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

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

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

Notes \_\_\_\_\_

## Kingston Town

Name: **Local Law 2 of 2024**  
Referral Number: **2024103** 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 (6 months) for mobile homes and mobile home parks and mining.**

### Decision Record

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

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

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

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

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

Notes \_\_\_\_\_

## Lloyd

Name: **Ohioville Solar A & B**  
Referral Number: **2024104** SBL: **95.1-2-1** Acreage: **138.20** Disturbed **19.20**  
Referral Type: **Special Permit** Zone: **A-1.5** **Within 500: YES**  
Project Location: **1153 Route 44-55 Clintondale**  
Water: NA Sewer: NA Ag. Dist: \_\_\_\_\_ Yes  
Description: **8 MW Community Solar**

### Decision Record

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

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

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

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

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

Notes \_\_\_\_\_

## Lloyd

Name: **Ohioville Solar A & B**  
Referral Number: **2024105** SBL: **95.1-2-1** Acreage: **138.20** Disturbed **19.20**  
Referral Type: **Site Plan Review** Zone: **A-1.5** **Within 500: YES**  
Project Location: **1153 Route 44-55 Clintondale**  
Water: NA Sewer: NA Ag. Dist: \_\_\_\_\_ Yes  
Description: **8 MW Community Solar**

### Decision Record

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

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

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

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

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

Notes \_\_\_\_\_

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## Marlborough

Name: **Marlboro on Hudson**  
Referral Number: **2024092** SBL: **108.12-8-23** Acreage: **6.29** Disturbed **2.73**  
Referral Type: **Special Permit** Zone: **R** Within 500: **YES**  
Project Location: **Hudson Circle**  
Water: Public/Municipal Sewer: Public/Municipal Ag. Dist: **No**  
Description: **Re-approval of 2018 neg dec, site plan, and special use permit for multifamily (24 unit), clubhouse and pool. Expansion of existing complex.**

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

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

## Marlborough

Name: **Marlboro on Hudson**  
Referral Number: **2024093** SBL: \_\_\_\_\_ Acreage: **6.29** Disturbed **2.73**  
Referral Type: **Site Plan Review** Zone: **R** Within 500: **YES**  
Project Location: **Hudson Circle**  
Water: Public/Municipal Sewer: Public/Municipal Ag. Dist: **No**  
Description: **Re-approval of 2018 neg dec, site plan, and special use permit for multifamily (24 unit), clubhouse and pool. Expansion of existing complex.**

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

### Decision Record

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

## New Paltz Town

Name: **Taco Bell**  
Referral Number: **2024097** SBL: **86.12-1-48.100** Acreage: **2.70** Disturbed **0.84**  
Referral Type: **Site Plan Review** Zone: **B-2** Within 500: **YES**  
Project Location: **238-240 Main Street/299**  
Water: Public/Municipal Sewer: Public/Municipal Ag. Dist: **No**  
Description: **2,192 square foot restaurant with drive-thru.**

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

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

## New Paltz Town

Name: **Burger King Remodel**  
Referral Number: **2024102** SBL: **86.12-1-48.100** Acreage: **2.70** Disturbed \_\_\_\_\_  
Referral Type: **Site Plan Review** Zone: **B-2** Within 500: **YES**  
Project Location: **238-240 Main Street**  
Water: Public/Municipal Sewer: Public/Municipal Ag. Dist: **No**  
Description: **Renovate existing fast food restaurant.**

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

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

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## Plattekill

Name: **Ohioville Solar A & B**  
Referral Number: **2024095** SBL: **95.1-2-1** Acreage: **138.20** Disturbed 19.20  
Referral Type: **Special Permit** Zone: **AG 1.5** Within 500: **YES**  
Project Location: **1153 Route 44-55 Clintondale**  
Water: Private Well Sewer: Individual Septic Ag. Dist: Yes  
Description: **8 MW community solar**

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

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

## Plattekill

Name: **Ohioville Solar A & B**  
Referral Number: **2024096** SBL: **95.1-2-1** Acreage: **138.20** Disturbed 19.20  
Referral Type: **Site Plan Review** Zone: **AG-1.5** Within 500: **YES**  
Project Location: **1153 Route 44-55 Clintondale**  
Water: Private Well Sewer: Individual Septic Ag. Dist: Yes  
Description: **8 MW community solar**

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

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

## Rochester

Name: **Local Law F of 2024**  
Referral Number: **2024089** SBL: **76.10-1-9.200** Acreage: **2.80** Disturbed  
Referral Type: **Zoning Map Amendment** Zone: **I** Within 500: **YES**  
Project Location: **40 Old Mine Road**  
Water: Private Well Sewer: Individual Septic Ag. Dist: No  
Description: **Industrial to Hamlet Zoning**

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

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

## Rosendale

Name: **Lewis Solar Farm Project**  
Referral Number: **2024098** SBL: **62.4-6-33** Acreage: **132.00** Disturbed 31.70  
Referral Type: **Site Plan Review** Zone: **A** Within 500: **YES**  
Project Location: **173 Coutan Road Tillson**  
Water: NA Sewer: NA Ag. Dist: No  
Description: **Site plan amendment for previously approved community solar farm.**

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

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

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## Rosendale

Name: **Paradilla Family Grill**  
Referral Number: **2024099** SBL: **62.82-5-18** Acreage: **0.13** Disturbed  
Referral Type: **Site Plan Review** Zone: **B!** Within 500: **YES**  
Project Location: **378 Main Street**  
Water: Public/Municipal Sewer: Public/Municipal Ag. Dist: No  
Description: **Former takeout only restaurant moving to full dining, requires site plan (requires 1 more parking spot).**

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

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

## Rosendale

Name: **Royal Blend Dispensary**  
Referral Number: **2024100** SBL: **62.16-2-19** Acreage: **0.80** Disturbed  
Referral Type: **Special Permit** Zone: **R-1** Within 500: **YES**  
Project Location: **223 Route 32**  
Water: Private Well Sewer: Individual Septic Ag. Dist: No  
Description: **Convert existing structure for use as a cannabis dispensary**

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

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

## Rosendale

Name: **Royal Blend Dispensary**  
Referral Number: **2024101** SBL: **62.16-2-19** Acreage: **0.80** Disturbed  
Referral Type: **Site Plan Review** Zone: **R-1** Within 500: **YES**  
Project Location: **223 Route 32**  
Water: Private Well Sewer: Individual Septic Ag. Dist: No  
Description: **Convert existing structure for use as a cannabis dispensary**

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

### Decision Record

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

## Saugerties Town

Name: **Lodging and Events Regulation**  
Referral Number: **2024094** 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: **Resubmittal to proposed zoning law for lodging and events regulations**

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

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

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## Ulster

Name: **Bread Alone Addition**  
Referral Number: **2024087** SBL: **39.15-4-16.1** Acreage: **5.60** Disturbed **1.40**  
Referral Type: **Site Plan Review** Zone: **HC** Within 500: **YES**  
Project Location: **2121 Ulster Avenue**  
Water: Public/Municipal Sewer: Public/Municipal Ag. Dist: **No**  
Description: **Expansion of existing production bakery - resubmittal. 13,200 square feet total.**

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

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

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

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

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

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

## Wawarsing

Name: **Short Term Rental**  
Referral Number: **2024090** 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: **Establish STR Law**

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

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

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

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

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

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