

# Ulster County Planning Board Agenda

10/2/2024



## Esopus

Name: **Ball & Claw**  
Referral Number: **2024132** SBL: **56.60-5-13** Acreage: **0.75** Disturbed **0.00**  
Referral Type: **Site Plan Review** Zone: **BC** Within 500: **YES**  
Project Location: **213 Broadway**  
Water: Public/Municipal Sewer: Public/Municipal Ag. Dist: **No**  
Description: **Convert existing structure for use as antique store and coffee shop.**

### Decision Record

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

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

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

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

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

Notes \_\_\_\_\_

## Gardiner

Name: **Local Law #5 of 2024**  
Referral Number: **2024133** SBL: \_\_\_\_\_ Acreage: **0.00** Disturbed \_\_\_\_\_  
Referral Type: **Zoning Statute Amendment** Zone: **SP** Within 500: **NA**  
Project Location: **SP zone**  
Water: NA Sewer: \_\_\_\_\_ Ag. Dist: **No**  
Description: **Amendment to SP District Standards**

### Decision Record

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

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

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

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

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

Notes \_\_\_\_\_

## Lloyd

Name: **Local Law D of 2024**  
Referral Number: **2024136** 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: **Adult Use Cannabis Dispensery and Lounges Law**

### Decision Record

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

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

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

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

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

Notes \_\_\_\_\_

## Lloyd

Name: **Local Law E of 2024**  
Referral Number: **2024137** SBL: \_\_\_\_\_ Acreage: **0.00** Disturbed \_\_\_\_\_  
Referral Type: **Zoning Statute Amendment** Zone: \_\_\_\_\_ Within 500: **YES**  
Project Location: **Townwide**  
Water: NA Sewer: NA Ag. Dist: **No**  
Description: **Accessory Apartment Zoning Amendments**

### Decision Record

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

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

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

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

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

Notes \_\_\_\_\_

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## Lloyd

Name: **Local Law F of 2024**  
Referral Number: **2024138** SBL: \_\_\_\_\_ Acreage: **3.54** Disturbed \_\_\_\_\_  
Referral Type: **Zoning Map Amendment** Zone: \_\_\_\_\_ Within 500: **YES**  
Project Location: **Townwide**  
Water: **NA** Sewer: **NA** Ag. Dist: \_\_\_\_\_ No  
Description: **Updated Zoning Map - alignment of zoning with actual use and comprehensive plan to encourage multifamily in the hamlet area with W/S.**

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

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

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

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

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

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

## Marlborough

Name: **Marlborough Resort Lattintown**  
Referral Number: **2024122** SBL: **102.4-3-8.320** Acreage: **152.40** Disturbed **41.40**  
Referral Type: **Special Permit** Zone: **R-AG-1** Within 500: **YES**  
Project Location: **626 Lattintown Rd (CR11) 255 Ridge Rd**  
Water: **Private Well** Sewer: **Individual Septic** Ag. Dist: \_\_\_\_\_ Yes  
Description: **Convert lodge/B&B/recreational use to Resort Hotel Use.**

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

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

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

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

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

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

## Marlborough

Name: **Marlborough Resort Lattintown**  
Referral Number: **2024123** SBL: **102.4-3-8.320** Acreage: **152.40** Disturbed **41.40**  
Referral Type: **Site Plan Review** Zone: **R-ag-1** Within 500: **YES**  
Project Location: **626 Lattintown Rd (CR11) 255 Ridge Rd**  
Water: **Private Centralized** Sewer: **Private Centralized** Ag. Dist: \_\_\_\_\_ Yes  
Description: **Convert lodge/B&B/recreational use to Resort Hotel Use.**

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

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

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

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

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

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

## Marlborough

Name: **Marlborough Resort Lattintown**  
Referral Number: **2024134** SBL: **102.4-3-8.320, 10** Acreage: **152.50** Disturbed \_\_\_\_\_  
Referral Type: **Area Variance** Zone: **R-ag-1** Within 500: **YES**  
Project Location: **626 Lattintown Rd and 255 Ridge Road**  
Water: **Public/Municipal** Sewer: **Private Centralized** Ag. Dist: \_\_\_\_\_ No  
Description: **Front yard variance from 50' front-yard setback from Ridge Rd. Requesting 11.38' variance.**

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

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

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

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

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

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

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## Marlborough

Name: **Summit Drive Properties, LLC**  
Referral Number: **2024135** SBL: **108.4-6-29.311** Acreage: **7.32** Disturbed **3.18**  
Referral Type: **Site Plan Review** Zone: **R** Within 500: **YES**  
Project Location: **Summit Drive**  
Water: Public/Municipal Sewer: Public/Municipal Ag. Dist: **No**  
Description: **Construct four, 6-unit, multifamily buildings each with 2 bedrooms. (48 total).**

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

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

## New Paltz Village

Name: **The Herbal Confectionary, LLC**  
Referral Number: **2024130** SBL: **86.33-3-1** Acreage: **0.63** Disturbed **0.00**  
Referral Type: **Special Permit** Zone: **G** Within 500: **YES**  
Project Location: **3 Water St.**  
Water: Public/Municipal Sewer: Public/Municipal Ag. Dist: **No**  
Description: **Adult use cannabis dispensary - existing structure, amended site plan.**

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

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

## New Paltz Village

Name: **Ther Herbal Confectionary, LLC**  
Referral Number: **2024131** SBL: \_\_\_\_\_ Acreage: **0.00** Disturbed \_\_\_\_\_  
Referral Type: **Site Plan Review** Zone: \_\_\_\_\_ Within 500: **YES**  
Project Location: \_\_\_\_\_  
Water: Public/Municipal Sewer: Public/Municipal Ag. Dist: **No**  
Description: **Adult use cannabis dispensary - existing structure, amended site plan.**

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

### Decision Record

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

## New Paltz Village

Name: **191 Main Street**  
Referral Number: **2024141** SBL: **86.35-1-1** Acreage: **0.57** Disturbed \_\_\_\_\_  
Referral Type: **Site Plan Review** Zone: **B-2** Within 500: **YES**  
Project Location: **191 Main Street**  
Water: Public/Municipal Sewer: Public/Municipal Ag. Dist: **No**  
Description: **Add ramp/sidewalk connection to Main Street from Existing Bank**

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

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

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## Rochester

Name: **Local K of 2024**  
Referral Number: **2024129** SBL: \_\_\_\_\_ Acreage: **0.00** Disturbed \_\_\_\_\_  
Referral Type: **Zoning Map Amendment** Zone: \_\_\_\_\_ Within 500: **NA**  
Project Location: **Town Wide**  
Water: **NA** Sewer: **NA** Ag. Dist: \_\_\_\_\_ No  
Description: **Zoning Map Amendments result of update to rest of zoning statute.**

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

### Decision Record

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

## Rosendale

Name: **Accessory Dwelling Unit**  
Referral Number: **2024139** SBL: **62.82-5-30** Acreage: **0.00** Disturbed \_\_\_\_\_  
Referral Type: **Use Variance** Zone: **R-3** Within 500: **YES**  
Project Location: **316 Main Street**  
Water: **Public/Municipal** Sewer: **Public/Municipal** Ag. Dist: \_\_\_\_\_ No  
Description: **Use variance to allow an accessory apartment to an existing multifamily residence.**

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

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

## Shandaken

Name: **APFU, LLC**  
Referral Number: **2024116** SBL: **13.-2-1.112** Acreage: **4.30** Disturbed **0.20**  
Referral Type: **Special Permit** Zone: **R-1.5** Within 500: **YES**  
Project Location: **6180 Rte 28**  
Water: **Private Well** Sewer: **Individual Septic** Ag. Dist: \_\_\_\_\_ No  
Description: **4-family building.**

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

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

## Shandaken

Name: **APFU, LLC**  
Referral Number: **2024117** SBL: **13.-2-1.112** Acreage: **4.30** Disturbed **0.20**  
Referral Type: **Site Plan Review** Zone: **R-1.5** Within 500: **YES**  
Project Location: **6180 Rte 28**  
Water: **Private Well** Sewer: **Individual Septic** Ag. Dist: \_\_\_\_\_ No  
Description: **4-family building**

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

### Decision Record

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

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## Shawangunk

Name: **Russek**  
Referral Number: **2024127** SBL: **104.1-3-27** Acreage: **2.40** Disturbed **0.68**  
Referral Type: **Special Permit** Zone: **SB** Within 500: **YES**  
Project Location: **Weed Rd and NYS Route 52, Walker Valley**  
Water: **Private Well** Sewer: **Individual Septic** Ag. Dist: **No**  
Description: **Multi-Use Commercial building with 1 apartment on second floor.**

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

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

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

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

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

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

## Shawangunk

Name: **Russek**  
Referral Number: **2024128** SBL: **104.1-3-27** Acreage: **2.40** Disturbed **0.68**  
Referral Type: **Site Plan Review** Zone: **SB** Within 500: **YES**  
Project Location: **Weed Rd and NYS Route 52, Walker Valley**  
Water: **Private Well** Sewer: **Individual Septic** Ag. Dist: **No**  
Description: **Multi-Use Commercial building with 1 apartment on second floor.**

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

### Decision Record

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

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

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

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

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

## Woodstock

Name: **Cannabis Retail Zoning Law Amendment**  
Referral Number: **2024140** 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: **Amendment to buffer requirements for adult cannabis retail.**

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

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

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

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

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

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