

Ulster County Planning Board Agenda

12/6/2023



Denning

Name: **Honzo Haven**
Referral Number: **2023184** SBL: **58.2-2-8.2** Acreage: **10.60** Acreage Disturbed:
Referral Type: **Special Permit** Zone: **Rural** Within 500: **YES**
Project Location: **Next to 467 Greenville Rd, Sundown**
Water: Private Well **Sewer:** Individual Septic **Ag. Dist:** No
Description: **Wellness/culutral center 40'x30 structure, 2-story, used by 8-10 people on weekends.**

Notes _____

Decision Record

Decision: _____

Motion: _____

Second: _____

Abstentions: _____

Recusals: _____

Denning

Name: **Honzo Haven**
Referral Number: **2023185** SBL: **58.2-2-8.2** Acreage: **10.60** Acreage Disturbed:
Referral Type: **Site Plan Review** Zone: **Rural** Within 500: **YES**
Project Location: **Next to 467 Greenville Rd, Sundown**
Water: Private Well **Sewer:** Individual Septic **Ag. Dist:** No
Description: **Wellness/cultural center 40'x30 structure, 2-story, used by 8-10 people on weekends.**

Notes _____

Decision Record

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Recusals: _____

Gardiner

Name: **Local Law # 5,6,7**
Referral Number: **2023182** SBL: Acreage: **0.00** Acreage Disturbed:
Referral Type: **Zoning Statute Amendment** Zone: Within 500: **NA**
Project Location: **Townwide**
Water: NA **Sewer:** NA **Ag. Dist:** No
Description: **Authorization for local Map, ADU unit allowances, zoning and subdivision changes incorporating NRI into review process**

Notes _____

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Recusals: _____

Marlborough

Name: **Vito Triolo**
Referral Number: **2023179** SBL: **108.4-3-28** Acreage: **0.29** Acreage Disturbed:
Referral Type: **Site Plan Review** Zone: **C-1** Within 500: **YES**
Project Location: **1326 Route 9W Marlboro**
Water: Public/Municipal **Sewer:** Public/Municipal **Ag. Dist:** No
Description: **Add two apartments to third floor of existing three-story structure**

Notes _____

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Recusals: _____

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Plattekill

Name: **Kismet House**
Referral Number: **2023183** SBL: **94.4-2-6** Acreage: **62.50** Acreage Disturbed: **0.50**
Referral Type: **Site Plan Review** Zone: **RR-1.5** Within 500: **YES**
Project Location: **1467 Route 44/55**
Water: **Private Well** Sewer: **Individual Septic** Ag. Dist: **Yes**
Description: **Convert existing farm to hospitality/resort use/recreation use**

Notes _____

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Rochester

Name: **Local Law 14 of 2023**
Referral Number: **2023177** SBL: Acreage: **0.00** Acreage Disturbed:
Referral Type: **Zoning Map Amendment** Zone: Within 500: **YES**
Project Location: **Town-wide**
Water: **NA** Sewer: **NA** Ag. Dist: **No**
Description: **Adopt Economic Enterprise, Floodplain Overlay, and Historic Preservation Overlay Districts**

Notes _____

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Recusals: _____

Shandaken

Name: **APFU LLC**
Referral Number: **2023178** SBL: **13.-2-1.112** Acreage: **4.30** Acreage Disturbed:
Referral Type: **Area Variance** Zone: **R-1.5** Within 500: **YES**
Project Location: **Adjacent to 6280 Route 28**
Water: **Private Well** Sewer: **Individual Septic** Ag. Dist: **No**
Description: **Three area variances to construct 7-unit, multi-family, structure.**

Notes _____

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Ulster

Name: **Ipark 87**
Referral Number: **2023163** SBL: **48.7-1-290.27** Acreage: **128.47** Acreage Disturbed: **20.00**
Referral Type: **Site Plan Review** Zone: **OM** Within 500: **YES**
Project Location: **Boices Lane and Enterprise Drive**
Water: **Public/Municipal** Sewer: **Public/Municipal** Ag. Dist: **No**
Description: **Mixed-used Development of East Campus of former IBM facility including residential and commercial uses.**

Notes _____

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Ulster

Name: **lpark 87**
Referral Number: **2023180** SBL: _____ Acreage: **128.47** Acreage Disturbed: _____
Referral Type: **Subdivision** Zone: **OM/ROD** Within **500**: **YES**
Project Location: **Boices Lane and Enterprise Drive**
Water: _____ **Sewer:** _____ **Ag. Dist:** _____ **No**
Description: **Resubdivision of Ulster East Campus for Residential Phase**

Decision Record

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