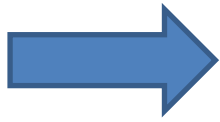
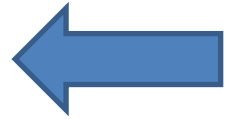


ULSTER COUNTY PLANNING BOARD

Agenda – Wednesday, February 5, 2025



**The Ulster County Planning Board Meeting
7:00 p.m. Legislative Chambers, 6th Floor
County Office Building**



The Executive Committee Will Not Meet

- 1. ROLL CALL**
- 2. APPROVAL OF MINUTES**
- 3. EDUCATION & TRAINING OPPORTUNITIES**
- 4. COMMUNITY REPORTS**
- 5. PLANNING BOARD REPORTS**
 - a. Chairperson Report
 - DEC Wetlands Update
 - b. Committee Reports
- 6. PLANNING DEPARTMENT REPORTS**
 - a. Financial Report
 - b. Environmental Notice Bulletin & Grant Opportunities– *See Separate Agenda*
 - c. Communications – See Reverse of Page
 - d. Director/Staff Reports
- 7. SPECIAL TOPICS DISCUSSION**
 - a. Presentation of Agricultural Protection Plan Update
- 8. PUBLIC COMMENT**
- 9. ZONING REFERRALS – *See Separate Zoning Agenda***
- 10. ADJOURNMENT**

COMMUNICATIONS

- NYS Parks, Recreation & Historic Preservation – Property to be considered for nomination to the National and State Registers of Historic Places:
 - Home for the Aged in Ulster County, 80 Washington Avenue, Kingston, NY
- Town of Marlborough Planning Board – Lead Agency Request – Mount Rose Equestrian. Proposed resort hotel use with vacation and tourist buildings on 26.51 +/- acre combined parcel. Site plan and special use permit is before the Planning Board to create an agrotourism resort with accommodations for overnight guests and associated amenities. Site will include agricultural and fruit farming, equine use is including boarding, lessons, recreational activities such as swimming, spa activities, pickle ball, tennis, a proposed farm stand with resort shop is proposed. A portion of one of the existing barns is to be renovated as a welcoming lobby. The project proposes to be a site which hosts weddings, corporate retreats, wellness retreats, family reunions and similar gatherings. The site proposes to utilize portable restroom facilities during events. The site traffic study identifies that the venues anticipated capacity is 200 people. Overflow parking is proposed to be constructed on site on a turf/grass area. The site is served by the Town of Marlborough's municipal water system and existing structures are on subsurface sanitary sewer disposal systems. Access to the site is from Mount Rose Road, a town road that is a no outlet road from NYS Route 9W. The site is located at 20 Mount Rose Road, Marlborough, NY (SBL#109.1-4-57, 58, 71 & 56.1) in the R-1 zoning district adjoining the HD zone on the east.