



September 23, 2024

Town of Ulster Planning Board
Rory Lee, Chair
584 East Chester Street
Kingston, NY 12401

**Re: 1530 Route 9W (Tax IDs 48.8-1-1.110, 48.8-1-1.120)
Letter of Intent – Site Plan Review and Special Use Permit Application**

Dear Chairperson Lee and members of the Planning Board:

On behalf of our client, Whitestone Development Partners, we respectfully submit the attached materials for the Planning Board meeting on August 6, 2024, for Site Plan Review, lot line combination, and Special Use Permit application to facilitate the construction of multi-family housing at 1530 Route 9W Lake Katrine, New York.

Project Description

This project intends to construct 298 total units of multi-family apartments and townhomes on the 69.34-acre property at 1530 Route 9W Lake Katrine, New York. This proposal consists of demolishing the existing structures and pavement on site and constructing two (2) 4-story apartment buildings each housing \pm 74-units and fifteen (15) 2-story, townhome style, apartment buildings each housing 10-units.

Additional site improvements include a +/- 7,850 SF clubhouse, pedestrian sidewalk access, recreation space with trails, and onsite parking.

Site Plan, Special Use Permit, and Lot Line Adjustment Application:

In support of our application, we have enclosed the following:

1. Letter of Intent
2. Civil Plan Set (includes Survey / Lot Line Combination Map)
3. Signed SEQRA Full Environmental Assessment Form (FEAF)
4. Site Plan/Special Use Permit Application
5. Architectural Elevations
6. Engineer's Report & Traffic Impact Study
7. Fee and Escrow Calculations

Zoning Analysis

The proposed project is located within the Regional Commercial District (R-C) in the Town of Ulster. According to the Town of Ulster zoning ordinance, multifamily dwellings are permitted use requiring a special use permit and site plan approval in the R-C district.

The R-C district permits a diverse mix of residential, business, commercial, office, institutional, educational, cultural, and entertainment uses. The existing use of the property is primarily recreational. The project provides needed multifamily housing to help facilitate the mixed uses of the Regional Commercial District. This project provides an opportunity to revitalize these commercial spaces by creating multifamily units within walking distance of numerous businesses.

Comprehensive Plan

The Town of Ulster Comprehensive Plan emphasizes the need for mixed-use development to facilitate residential and commercial growth. According to the plan, “The RC-Regional Commercial District is the most permissive commercial business district in the Town of Ulster. As the name implies, this district is meant to serve the retail needs of the surrounding region, and development in the past decade has defined the Town’s portion of the US Route 9W corridor as a major retail shopping destination. The Regional Commercial District allows many of the uses permitted within the LC & HC Districts. It is more permissive in that it allows multiple dwellings, horse stables, manufacturing – large, restaurant w/ off-complex, and riding academies.” The flexibility of uses in this district provides a unique opportunity for the new residents of the proposed multifamily housing to strengthen the local community.

The Comprehensive Plan also focuses on the Town of Ulster’s commitment to New Urbanism and Traditional Neighborhood Design. The core elements of this design plan include walkable communities with moderate to high residential densities and a mixed-use core, with the intent of connecting families to local shops, businesses, theaters, schools, parks, and other important services close to home. The proposed project will allow residents to have close access to the mixed-use center featuring a variety of retail, cultural, professional, and institutional uses available to serve the community’s needs.

We look forward to presenting this application on October 8, 2024. If you have any questions or require additional information, please contact me at Thaut@passero.com or (585) 325-1000.

Thank you for your consideration,

Sincerely,



Trevor D Haut, PE
Project Manager