

ESOPUS PLANNING BOARD
ULSTER COUNTY, NEW YORK

SITE PLAN/SPECIAL USE APPLICATION

NOTE: A site plan pursuant to §123.47 and §123.47D must accompany this application.

Purpose of Application: Site Plan Special Use Permit:

Name of Project: Castlemore Holdings Mima, LLC

Name & Address of Applicant: Juntao Yan - 21 W End Ave #2410, New York, NY 10023

Telephone No.: 917-400-1423 Email: yan.tommy@live.com
yan.tommy@live.com

Name & Address of Property Owner: Castlemore Holdings Mima, LLC - 21 W End Ave #2410

New York, NY 10023 Telephone No.: 917-400-1423

Name & Address of Surveyor/Engineer/Attorney: Matthew Towne, Willingham Engineering,
183 Main Street, New Paltz, NY 12561

Telephone No.: 845-255-0210 Email: mtowne@willinghamengineering.com

Site Location: 38 Hudson Lane, Ulster Park, NY 12487

Tax Map Identifier: Section 64.3 Block 5 Lot 2.320

Zoning District: R-40 Acreage/Lot Size: 39

Well/Septic (private/public): Private

Type of use: Tourist Cabins

Proposed use located in: () existing building () addition to existing building (x) new building

Description of proposed use including size and number of buildings, number of parking spaces and other development features: (Attach separate sheet if needed): Proposed use is Tourist Cabins with 39 cabins, maintenance buildings, on-site water supply, wastewater disposal and driveway network

Will project require permits from any Federal, State or County agencies? Yes If yes, please list agency(ies):

UCDOH for wastewater disposal and water supply. NYSDEC for wastewater disposal and stormwater management.


Signature of Applicant

09/24/2023
Date



Town of Esopus
 Planning Board
 P.O. Box 700
 Port Ewen, N.Y. 12466
 Phone (845) 339-1811 Ext 126

AGENT AUTHORIZATION

Date:

Willingham Engineering is hereby authorized to represent me/us and issue statements on my/our behalf to the Town of Esopus Planning Board during the application review process.

Project Name: Yan Property

[Signature]
 Signature - owner

 Signature - owner

State of New York)
) ss:
 County of New York

On the 28th day of February in the year 2023, before me, the undersigned notary public, personally appeared Yan Jun a0, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

[Signature]
 Notary Public

CESAR HERNANDEZ
 Notary Public - State of New York
 No. 01PE6437811
 Qualified in New York County
 My Commission Expires 08/01/2026

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Agricultural Data Statement

NOTE: §283-a of the Town Law requires any application for a Conditional Use Permit, Site Plan approval, approval of a Use or Area Variance or Subdivision approval on property within an Agricultural District containing a farm operation or on property with boundaries within 500' of a farm operation located in an Agricultural District to include an Agricultural Data Statement. All Site Plan, Conditional Use Permit, Variance and Subdivision applications requiring an Agricultural Data Statement must be referred to the Ulster County Planning Board in accordance with § 239-m, and 239-n of the NYS General Municipal Law.

Basic Data:

Name of Applicant: Castlemore Holdings Mima, LLC

Address: 38 Hudson Lane

Type of Project: (Check one or more)

Site Plan Conditional Use Permit Subdivision Variance (Use/Area)

Tax Map Identifier - Section 64.3 Block 5 Lot 2.320

Brief description of projection: Proposed Tourist Cabins with 39 cabins, maintenance buildings, on-site water supply, wastewater disposal system and driveway network

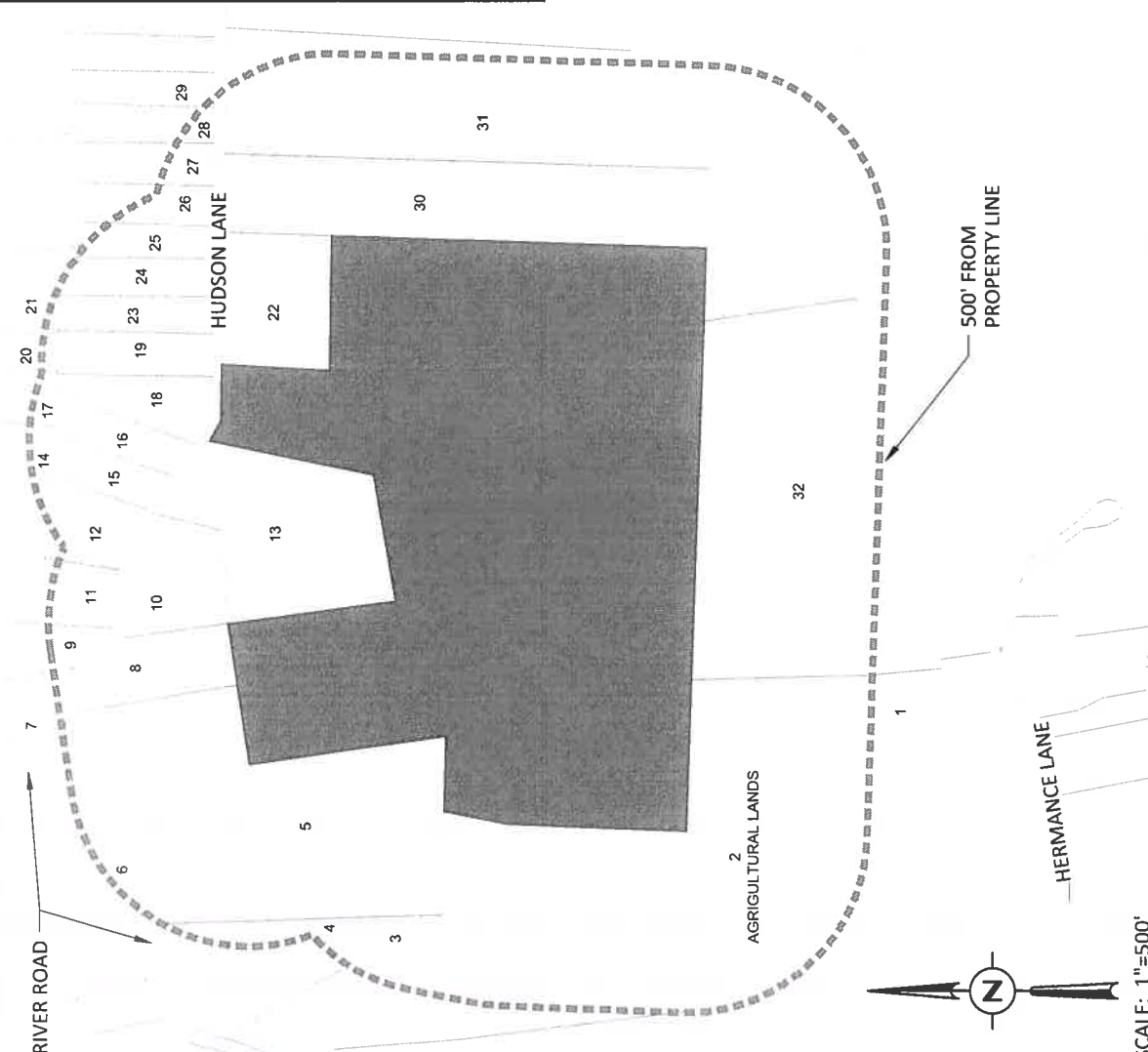
Name(s) and address(es) of owners of land within Agricultural District No. 1 containing active Farm operations and located with 500' of the project property (a copy of this form will be mailed to all such landowners).

Name	Adress	SBL No.
Lochinvar and Maura, LLC	753 Route 9W, Esopus	64.3-5-24

Please attach a copy of the tax map which shows the site of the proposed project relative to the location of the farm operations identified above. Farm Operations are defined as "...the land in agricultural production, farm buildings, equipment and farm residential buildings." (§301, Article 25-AA of the NYS Agriculture and Markets Law).

LAND OWNERS WITHIN 500'

KEY	NAME	MAILING ADDRESS	SBL NO.
1	HERMANCE	886 HOPE ST. PROVIDENCE, RI 02906	64.3.5-22.200
2	LOCHINVAR AND MAURA LLC	326 RIVER RD. ULSTER PARK, NY 12487	64.3.5-24
3	PITTSNER	354 RIVER RD. ULSTER PARK, NY 12487	64.3.5-30.210
4	PITTSNER	354 RIVER RD. ULSTER PARK, NY 12487	64.3.5-30.110
5	HAWKERS	354 RIVER RD. ULSTER PARK, NY 12487	64.3.5-1.200
6	PITTSNER	354 RIVER RD. ULSTER PARK, NY 12487	64.3.4-18
7	PITTSNER	354 RIVER RD. ULSTER PARK, NY 12487	64.3.4-100
8	KRUEGER	8 HUDSON LN. ULSTER PARK, NY 12487	64.3.4-1
9	BREWER	11 HUDSON LN. ULSTER PARK, NY 12487	64.3.4-1.200
10	KARABEC	24 HUDSON LN. ULSTER PARK, NY 12487	64.3.5-2.100
11	POESCHL & HARGROVE	19 HUDSON LN. ULSTER PARK, NY 12487	64.3.4-1.300
12	THORNE	29 HUDSON LN. ULSTER PARK, NY 12487	64.3.4-1.400
13	KARABEC	34 HUDSON LN. ULSTER PARK, NY 12487	64.3.5-2.200
14	ULSTER PARK REALTY LLC	330 THORNTON RD. ENGLEWOOD, NJ 07631	64.3.3-1
15	BARRETT	33 HUDSON LN. ULSTER PARK, NY 12487	64.3.4-2
16	DONNER	41 HUDSON LN. ULSTER PARK, NY 12487	64.3.4-3
17	CAFALDO	41 HUDSON LN. ULSTER PARK, NY 12487	64.3.5-3.100
18	CAFALDO	41 HUDSON LN. ULSTER PARK, NY 12487	64.3.4-100
19	FRANZONI	41 HUDSON LN. ULSTER PARK, NY 12487	64.3.4-100
20	CAFALDO	311 RIVER RD. ULSTER PARK, NY 12487	64.3.3-1.000
21	CAFALDO	P.O. BOX 56, ESOPUS, NY 12429	64.3.3-4
22	NORTH	44 HUDSON LN. ULSTER PARK, NY 12487	64.3.5-2.310
23	GORDON & CANTRELL	59 HUDSON LN. ULSTER PARK, NY 12487	64.3.4-7
24	BROKER	63 HUDSON LN. ULSTER PARK, NY 12487	64.3.4-8
25	RACK	67 HUDSON LN. ULSTER PARK, NY 12487	64.3.4-9
26	OSTERHOUDT	69 HUDSON LN. ULSTER PARK, NY 12487	64.3.4-10
27	SCHALLER	75 HUDSON LN. ULSTER PARK, NY 12487	64.3.4-11
28	FRYLING	79 HUDSON LN. ULSTER PARK, NY 12487	64.3.4-12
29	JOSCELYN	81 HUDSON LN. ULSTER PARK, NY 12487	64.3.4-13
30	HILKS	84 HUDSON LN. ULSTER PARK, NY 12487	64.3.4-14
31	ULSTER PARK RESERVE, INC.	53 BERRILANDS RD. SURREY, KT5 8PB	64.3.5-3



DATE	DRAWN BY
10/02/23	MLT
PROJECT NO.	
22084	
SHEET NO.	
AG	

AG DISTRICT MAP

YAN PROPERTY
 38 HUDSON LANE
 TOWN OF ESOPUS, ULSTER COUNTY, NEW YORK

183 Main Street
 New Paltz, New York 12561
 T 845.255.0210 F 845.256.8110
 www.willinghamengineering.com

willingham
 engineering

SCALE: 1"=500'