

**ULSTER COUNTY PLANNING BOARD**  
***Agenda – February 1, 2012***

The Ulster County Planning Board Meeting  
7:30 p.m. – Surrogate Courtroom, 3<sup>rd</sup> Floor  
County Office Building

**The Executive Committee Will Meet at 6:45 PM**

Mr. Watkins, Ms. Pecora, Mr. Budziak, Mr. Wilkin, Ms. Elwell, & Ms. Hokanson,

- 1. ROLL CALL**
- 2. PREVIOUS MINUTES**
- 3. FINANCIAL REPORT** - (See separate worksheet)
- 4. PUBLIC COMMENT**
- 5. COMMUNITY REPORT**
- 6. COMMUNICATIONS**
- 7. ZONING REFERRALS** – *See Separate Zoning Agenda*
- 8. OLD BUSINESS**
  - a. County Attorney's Opinion - Charter Revisions (f)
  - b. Committees of the Board
  - c. Seminar Update
  - d. Membership Update
  - e. Disaster (Irene) Related Funding Update
  - f. Ready2Go Program – Southern Ulster Site Needed
- 9. NEW BUSINESS**
  - a. **Open Meetings Law (f)**
  - b. **Consolidated Funding Application – New Round**
  - c. Environmental Notice Bulletin & Grant Opportunities– *See Separate Agenda*
- 10. ADJOURNMENT**

KEY: (f) = handout will be in folder at meeting  
(m) = handout included in the mailing

# Ulster County Planning Board Agenda

2/1/2012



## Esopus

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Name: **Chickens and Coop**

Referral Number: **2012014** SBL: **56.59-6-4** Acreage: **0.11** SR:

Referral Type: **Variance-Area** Zone: R-12 Within 500: YES

Description: **Side-yard variance for existing chicken coop, fence height variance, and minimum lot size for keeping of fowl**

Project Location: **161 Hasbrouck Avenue**

RECOMMENDATION: \_\_\_\_\_

MOTION: \_\_\_\_\_ ABSTENTIONS: \_\_\_\_\_

SECOND: \_\_\_\_\_

## Esopus

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Name: **Chickens and Coop**

Referral Number: **2012015** SBL: **56.59-6-4** Acreage: **0.11** SR:

Referral Type: **Variance-Use** Zone: R-12 Within 500: YES

Description: **Use variance to allow keeping of chickens in R-12 zoning district**

Project Location: **161 Hasbrouck Avenue**

RECOMMENDATION: \_\_\_\_\_

MOTION: \_\_\_\_\_ ABSTENTIONS: \_\_\_\_\_

SECOND: \_\_\_\_\_

## Kingston City

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Name: **115 Abeel Street**

Referral Number: **2012025** SBL: **56.43-2-29.120** Acreage: **0.00** SR:

Referral Type: **Special Permit** Zone: RT Within 500: YES

Description: **Renovate existing building - reestablish 1st floor commercial use and 2 apartments on upper floors**

Project Location: **115 Abeel Street**

RECOMMENDATION: \_\_\_\_\_

MOTION: \_\_\_\_\_ ABSTENTIONS: \_\_\_\_\_

SECOND: \_\_\_\_\_

## Kingston City

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Name: **Clearwater Barn Storage**

Referral Number: **2012026** SBL: **56.43-6-6.120** Acreage: **0.12** SR:

Referral Type: **Variance - Area** Zone: RFR Within 500: YES

Description: **Three area variances for timber frame barn: front yard and both side yards**

Project Location: **50 Rondout Landing**

RECOMMENDATION: \_\_\_\_\_

MOTION: \_\_\_\_\_ ABSTENTIONS: \_\_\_\_\_

SECOND: \_\_\_\_\_

# ~ Ulster County Planning Board Agenda ~

## Kingston City

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Name: **207 Albany Avenue**  
Referral Number: **2012031** SBL: **48.317-1-15** Acreage: **0.00** SR:  
Referral Type: **Site Plan** Zone: **RRR** Within 500: **YES**  
Description: **Install pre-fabricated shed to collect clothing donations**

Project Location: **207 Albany Avenue**

RECOMMENDATION: \_\_\_\_\_

MOTION: \_\_\_\_\_ ABSTENTIONS: \_\_\_\_\_

SECOND: \_\_\_\_\_

## Marlborough

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Name: **Porpiglia Subdivision**  
Referral Number: **2012016** SBL: **102.2-2-26** Acreage: **9.41** SR:  
Referral Type: **Subdivision** Zone: **RAG-1** Within 500: **YES**  
Description: **2-lot subdivision**

Project Location: **Lattintown Road and Mulberry Lane**

RECOMMENDATION: \_\_\_\_\_

MOTION: \_\_\_\_\_ ABSTENTIONS: \_\_\_\_\_

SECOND: \_\_\_\_\_

## Marlborough

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Name: **Cricchio**  
Referral Number: **2012017** SBL: **108.12-2-47** Acreage: **0.00** SR:  
Referral Type: **Variance-Area** Zone: **C-1** Within 500: **YES**  
Description: **Four-family condo (replace existing fire-demolished structure). Requires minimum lot size variance**

Project Location: **44 Western Avenue, Marlboro**

RECOMMENDATION: \_\_\_\_\_

MOTION: \_\_\_\_\_ ABSTENTIONS: \_\_\_\_\_

SECOND: \_\_\_\_\_

## New Paltz Village

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Name: **Decks on 215 Main Street**  
Referral Number: **2012018** SBL: **86.35-1-48** Acreage: **0.76** SR:  
Referral Type: **Site Plan** Zone: **B-2** Within 500: **YES**  
Description: **Addition of two decks, roof over existing deck, and covered balcony over existing stairs**

Project Location: **215 Main Street**

RECOMMENDATION: \_\_\_\_\_

MOTION: \_\_\_\_\_ ABSTENTIONS: \_\_\_\_\_

SECOND: \_\_\_\_\_

## Rochester

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Name: **Smith Subdivision**  
Referral Number: **2012019** SBL: **76.2-2-27.13** Acreage: **0.00** SR:  
Referral Type: **Subdivision** Zone: **AR-3** Within 500: **YES**  
Description: **Subdivide existing 30.806 acre lot into two, one 24.497 acres and the other 6.309 acres**

Project Location: **Trotter Lane**

RECOMMENDATION: \_\_\_\_\_

MOTION: \_\_\_\_\_ ABSTENTIONS: \_\_\_\_\_

SECOND: \_\_\_\_\_

# ~ Ulster County Planning Board Agenda ~

## Rochester

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Name: **NYAC United Methodist Church**

Referral Number: **2012020** SBL: **69.4-2-11** Acreage: **65.00** SR:

Referral Type: **Subdivision** Zone: **AR-3** Within 500: **YES**

Description: **2-lot subdivision. Existing single-family dwelling would have its own parcel**

Project Location: **8 Epworth Lane**

RECOMMENDATION: \_\_\_\_\_

MOTION: \_\_\_\_\_ ABSTENTIONS: \_\_\_\_\_

SECOND: \_\_\_\_\_

## Saugerties Town

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Name: **Land and Sea Grill Sign**

Referral Number: **2012021** SBL: **17.1-1-1** Acreage: **0.00** SR:

Referral Type: **Variance-Area** Zone: **GB/GWO** Within 500: **YES**

Description: **Variance for new larger sign - replacing current temporary sign and current free standing sign**

Project Location: **395 Route 212**

RECOMMENDATION: \_\_\_\_\_

MOTION: \_\_\_\_\_ ABSTENTIONS: \_\_\_\_\_

SECOND: \_\_\_\_\_

## Shawangunk

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Name: **Ruff Haus**

Referral Number: **2012022** SBL: **105.1-1-15** Acreage: **5.03** SR:

Referral Type: **Special Permit and Site Plan Revie** Zone: **RAG-2** Within 500: **YES**

Description: **Convert private breeding kennel to commercial kennel (boarding, grooming, training, breeding)**

Project Location: **2827 NYS Route 52**

RECOMMENDATION: \_\_\_\_\_

MOTION: \_\_\_\_\_ ABSTENTIONS: \_\_\_\_\_

SECOND: \_\_\_\_\_

## Shawangunk

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Name: **Walkill Watertower**

Referral Number: **2012023** SBL: **106.2-4-10** Acreage: **27.50** SR:

Referral Type: **Special Permit and Site Plan Revie** Zone: **SB** Within 500: **YES**

Description: **Remove 3 antennas and 3 coaxial cables from water tower and replace with 6 new panel antennas, 12 coaxial cables and one RET cable**

Project Location: **53 Walkill Avenue (49 Walkill Ave is watertower)**

RECOMMENDATION: \_\_\_\_\_

MOTION: \_\_\_\_\_ ABSTENTIONS: \_\_\_\_\_

SECOND: \_\_\_\_\_

## Ulster

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Name: **Ulster Gardens**

Referral Number: **2012030** SBL: **48.58-7-21.100** Acreage: **51.16** SR:

Referral Type: **Variance-Area** Zone: **R-10,R-3** Within 500: **YES**

Description: **Parking variance from 410 to 164 spaces for senior and multi-family community (112 one-bedroom and 52 multi-family units)**

Project Location: **East Chester Street Bypass/Route 9W**

RECOMMENDATION: \_\_\_\_\_

MOTION: \_\_\_\_\_ ABSTENTIONS: \_\_\_\_\_

SECOND: \_\_\_\_\_

# ~ Ulster County Planning Board Agenda ~

## Wawarsing

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Name: **Camp Chaviva**

Referral Number: **2012024** SBL: **74.3-2-43** Acreage: **83.30** SR:

Referral Type: **Special Permit and Site Plan Review** Zone: **RU** Within 500: **YES**

Description: **Construct 2 new summer camp bunk houses - increase campers from 214 to 278**

Project Location: **1106 Ulster Heights Road**

RECOMMENDATION: \_\_\_\_\_

MOTION: \_\_\_\_\_ ABSTENTIONS: \_\_\_\_\_

SECOND: \_\_\_\_\_

## Wawarsing

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Name: **Scott Woods Subdivision**

Referral Number: **2012027** SBL: **66.4-2-55.1** Acreage: **15.08** SR:

Referral Type: **Subdivision** Zone: **RS-1** Within 500: **YES**

Description: **Subdivide existing 15.08 acre lot into two, one 4.68 acres and the other 10.40 acres**

Project Location: **20 DePalma Ave**

RECOMMENDATION: \_\_\_\_\_

MOTION: \_\_\_\_\_ ABSTENTIONS: \_\_\_\_\_

SECOND: \_\_\_\_\_

## Woodstock

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Name: **Cultural Facilities & Gateway Overlay District**

Referral Number: **2012028** SBL: \_\_\_\_\_ Acreage: **0.00** SR:

Referral Type: **Amend Zoning Statute** Zone: \_\_\_\_\_ Within 500: **NA**

Description: **Remove reference to "cultural facility" in Section 260-67F1b in Zoning Code**

Project Location: \_\_\_\_\_

RECOMMENDATION: \_\_\_\_\_

MOTION: \_\_\_\_\_ ABSTENTIONS: \_\_\_\_\_

SECOND: \_\_\_\_\_

## Woodstock

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Name: **Various Zoning Statute Amendments**

Referral Number: **2012029** SBL: \_\_\_\_\_ Acreage: **0.00** SR:

Referral Type: **Amedn Zoning Statute** Zone: \_\_\_\_\_ Within 500: **NA**

Description: **Various amendments - prohibited uses, purpose and intent, use variance,s environmental assessments, definitions.**

Project Location: \_\_\_\_\_

RECOMMENDATION: \_\_\_\_\_

MOTION: \_\_\_\_\_ ABSTENTIONS: \_\_\_\_\_

SECOND: \_\_\_\_\_