

ULSTER COUNTY PLANNING BOARD

Agenda – March 7, 2012

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

The ByLaws & GreenwayCommitties Will Meet at 6:30 PM

Mr. Watkins, Ms. Pecora, Mr. Wilkin, Ms. Elwell, Mr. Konior, Mr. Baden Ms. Hokanson, Mr. Budziak & Mr. Hakim

Others board members who would like to join the Greenway Committee are welcome to attend

- 1. ROLL CALL**
- 2. PREVIOUS MINUTES**
- 3. FINANCIAL REPORT** - (See separate worksheet)
- 4. PUBLIC COMMENT**
- 5. COMMUNITY REPORT**
- 6. COMMUNICATIONS** (See Flipside)
- 7. ZONING REFERRALS** – *See Separate Zoning Agenda*
- 8. OLD BUSINESS**
 - a. DEP SEQRA Update
 - b. Transportation Update
- 9. NEW BUSINESS**
 - a. **Discussion New SEQRA Forms**
 - b. **Consolidated Funding Application Workshop scheduled for March 29, 2012 6-8PM at SUNY Ulster in the College Lounge**
 - 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

COMMUNICATIONS

- Town of Lloyd – Received FEIS for Mountainside Woods (Referral is on Agenda)
- Received Recorded Extinguishment of the Twin Creeks Stormwater Management District #1: Town of Ulster

Historic Districts being considered by the State Review Board – NYS Office of Parks, Recreation and Historic Preservation – for nomination to the National and State Registers of Historic Places:

1. Pine Hill Historic District
2. Ellenville Downtown Historic District – Canal, Center, Liberty, Main & Market Sts.

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3/7/2012



Gardiner

Name: **Mohonk Preserve Inc.**

Referral Number: **2012044** SBL: **5.2-1-1,85.3-2-42**, Acreage: **31.00** SR:

Referral Type: **Special Permit and Site Plan Review** Zone: **Spo, Sp1**, Within 500: **YES**

Description: **Expand existing nature preserve visitor center/convert existing single family home for office space**

Project Location: **Route 44/55**

RECOMMENDATION: _____

MOTION: _____ ABSTENTIONS: _____

SECOND: _____

Kingston City

Name: **Stavo/Wolf-tec**

Referral Number: **2012038** SBL: **48.074-3-29.11** Acreage: **22.10** SR:

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

Description: **Move lot line southward 300 feet**

Project Location: **132 Flatbush Avenue**

RECOMMENDATION: _____

MOTION: _____ ABSTENTIONS: _____

SECOND: _____

Kingston City

Name: **Stavo/Wolf-tec**

Referral Number: **2012039** SBL: **48.074-3-29.111** Acreage: **22.10** SR:

Referral Type: **Site Plan** Zone: **M-1** Within 500: **YES**

Description: **Reuse of manufacturing buildings, 2,640 sq. ft. addition to building on Lot #1 is planned. Building connector will be removed.**

Project Location: **132 Flatbush Avenue**

RECOMMENDATION: _____

MOTION: _____ ABSTENTIONS: _____

SECOND: _____

Kingston City

Name: **287 W. O'Reilly Street**

Referral Number: **2012040** SBL: **56.41-2-16** Acreage: **0.50** SR:

Referral Type: **Subdivision** Zone: **RRR** Within 500: **YES**

Description: **Subdivision of one lot to create two lots. Lots are slightly under the lot and bulk requirement in the zoning code for the RRR zone.**

Project Location: **287 West O'Reilly Street**

RECOMMENDATION: _____

MOTION: _____ ABSTENTIONS: _____

SECOND: _____

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Kingston City

Name: **184 Hurley Ave**

Referral Number: **2012041** SBL: **48.312-3-1** Acreage: **0.75** SR:

Referral Type: **Site Plan** Zone: **O-2** Within 500: **YES**

Description: **Construct 1 modular style building to house 7 apartments. Site currently has multi-family building with 8 apartments.**

Project Location: **184 Hurley Avenue**

RECOMMENDATION: _____

MOTION: _____ ABSTENTIONS: _____

SECOND: _____

Kingston City

Name: **Stavo/Wolf-Tec**

Referral Number: **2012042** SBL: **48.74-3-29.111** Acreage: **22.15** SR:

Referral Type: **Variance-Area** Zone: **M-1** Within 500: **YES**

Description: **Front-yard, rear-yard, and parking variances**

Project Location: **132 Flatbush Avenue**

RECOMMENDATION: _____

MOTION: _____ ABSTENTIONS: _____

SECOND: _____

Lloyd

Name: **Mountainside Woods**

Referral Number: **2012037** SBL: **87.4-5-1.2** Acreage: **59.73** SR:

Referral Type: **Amend Zoning Map** Zone: **R-1** Within 500: **NA**

Description: **Amend from R-1 to R-1/4 Zone**

Project Location: **Hilltop Lane and Vista Drive**

RECOMMENDATION: _____

MOTION: _____ ABSTENTIONS: _____

SECOND: _____

New Paltz Town

Name: **Burger King**

Referral Number: **2012034** SBL: **86.12-1-48.1** Acreage: **1.06** SR:

Referral Type: **Site Plan** Zone: **B-2** Within 500: **YES**

Description: **Renovate existing burger king. Remove existing 300 sf greenhouse and repacking it with green space. New facade, signage, interior seating**

Project Location: **238-240 Main Street**

RECOMMENDATION: _____

MOTION: _____ ABSTENTIONS: _____

SECOND: _____

New Paltz Town

Name: **Generator**

Referral Number: **2012053** SBL: **86.12-6-6.110** Acreage: **17.05** SR:

Referral Type: **Site Plan** Zone: **B-2** Within 500: **YES**

Description: **Install back-up generator - rear of existing medical facility on concrete pad**

Project Location: **279 Main Street**

RECOMMENDATION: _____

MOTION: _____ ABSTENTIONS: _____

SECOND: _____

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New Paltz Village

Name: **Kniffen Annexation**

Referral Number: **2012033** SBL: **86.8-2-58.110** Acreage: **0.00** SR:

Referral Type: **Amend Zoning Statute and Map** Zone: **Within 500: NA**

Description: **Apply zoning to newly annexed parcel - interim and overlay zoning proposed**

Project Location: **81 Henry W. Dubois**

RECOMMENDATION: _____

MOTION: _____ ABSTENTIONS: _____

SECOND: _____

Plattekill

Name: **Anthony's Route 32 Barbershop**

Referral Number: **2012035** SBL: **101.1-6-1.1** Acreage: **0.00** SR:

Referral Type: **Special Permit and Site Plan Revie** Zone: **BD60** Within 500: **YES**

Description: **Utilize 140 square feet of existing 2,400 sq. ft existing single family dwelling for a one-chair barber shop**

Project Location: **2 Orchard Drive**

RECOMMENDATION: _____

MOTION: _____ ABSTENTIONS: _____

SECOND: _____

Rochester

Name: **Saunderskill Farm Market Addition**

Referral Number: **2012043** SBL: **76.2-5-4.210** Acreage: **22.00** SR:

Referral Type: **Special Permit** Zone: **AB-3** Within 500: **YES**

Description: **1,672 SF addition of retail to existing retail farm market
New 1,680 SF covered loading dock for retail**

Project Location: **5100 Route 209, Accord**

RECOMMENDATION: _____

MOTION: _____ ABSTENTIONS: _____

SECOND: _____

Rochester

Name: **T-Mobile Northeast**

Referral Number: **2012052** SBL: **68.3-2-47.110** Acreage: **0.01** SR:

Referral Type: **Special Permit and Site Plan Revie** Zone: **R-2** Within 500: **NO**

Description: **Install equipment cabins on concrete pad and co-ocation of antenna array on existing tower**

Project Location: **82 City Hall Road Accord**

RECOMMENDATION: _____

MOTION: _____ ABSTENTIONS: _____

SECOND: _____

Saugerties Town

Name: **32/212 Site Plan**

Referral Number: **2012045** SBL: **17.16-2-26** Acreage: **0.00** SR:

Referral Type: **Site Plan** Zone: **GB** Within 500: **YES**

Description: **Construct 6,000 square foot, 3 tennant, retail building. 32 parking spaces**

Project Location: **338 Route 212**

RECOMMENDATION: _____

MOTION: _____ ABSTENTIONS: _____

SECOND: _____

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Shawangunk

Name: **Mother's Day Spa Home Occupation**
Referral Number: **2012036** SBL: **100.3-1-21.110** Acreage: **2.00** SR:
Referral Type: **Special Permit** Zone: **Rag-4** Within 500: **YES**
Description: **Home occupation for medical office**

Project Location: **814 Hoagerburgh Road**

RECOMMENDATION: _____

MOTION: _____ ABSTENTIONS: _____

SECOND: _____

Ulster

Name: **Ulster Gardens**
Referral Number: **2012046** SBL: **48.58-7-21.100** Acreage: **51.16** SR:
Referral Type: **Subdivision and Site Plan Review** Zone: **R-10,R-3** Within 500: **YES**
Description: **Subdivide 51.16 acre into parcels - 4.53 and 46.63**
Construct - 112-unit sr.living community and 52 multi-family development
Project Location: **662 East Chester Street By-Pass**

RECOMMENDATION: _____

MOTION: _____ ABSTENTIONS: _____

SECOND: _____

Ulster

Name: **Millens Recycling Facility**
Referral Number: **2012047** SBL: **48.66-2-2.100** Acreage: **4.20** SR:
Referral Type: **Site Plan** Zone: **OM** Within 500: **YES**
Description: **Demolish portion of existing facility and reconstruct smaller facility on same footprint - scrap metal and transfer facility**
Project Location: **2-4 Kieffer Lane**

RECOMMENDATION: _____

MOTION: _____ ABSTENTIONS: _____

SECOND: _____

Ulster

Name: **Peacebomb Honest Foods and Stuff**
Referral Number: **2012048** SBL: **48.13-3-16.100** Acreage: **0.85** SR:
Referral Type: **Site Plan** Zone: **HC** Within 500: **YES**
Description: **Construction of two, 1,590 square foot geodesic domes for sale of local organic retail and greenhouse**
Project Location: **268 Forest Hills Drive**

RECOMMENDATION: _____

MOTION: _____ ABSTENTIONS: _____

SECOND: _____

Ulster

Name: **Panera Bread Drive-Thru**
Referral Number: **2012049** SBL: **48.42-3-1.100** Acreage: **0.00** SR:
Referral Type: **Site Plan** Zone: **RC** Within 500: **YES**
Description: **Drive-thru for existing panera bread**
Project Location: **1164 Ulster Avenue (John Clark Drive)**

RECOMMENDATION: _____

MOTION: _____ ABSTENTIONS: _____

SECOND: _____

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Ulster

Name: **Grossman Bargain Outlet**

Referral Number: **2012050** SBL: **48.42-3-14** Acreage: **2.56** SR:

Referral Type: **Site Plan** Zone: **RC** Within 500: **YES**

Description: **Construct 7,500 SF addition to existing 13,137 sf retail outlet**

Project Location: **1051 Ulster Avenue**

RECOMMENDATION: _____

MOTION: _____ ABSTENTIONS: _____

SECOND: _____

Ulster

Name: **Rhinebeck Brewing Company, Inc.**

Referral Number: **2012051** SBL: **47.4-1-26** Acreage: **40.20** SR:

Referral Type: **Site Plan** Zone: **R-60** Within 500: **YES**

Description: **Convert existing buildnig for use as micro brewery**

Project Location: **287 Station Hill Road**

RECOMMENDATION: _____

MOTION: _____ ABSTENTIONS: _____

SECOND: _____