

ULSTER COUNTY PLANNING BOARD

Agenda – April 3, 2013

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

The Executive Committee Will Meet at 6:30PM

1. **ROLL CALL**
2. **APPROVAL OF MINUTES**
3. **FINANCIAL REPORT** - (See separate worksheet)
4. **PUBLIC COMMENT**
5. **COMMUNITY REPORT**
6. **COMMUNICATIONS**
NYS Office of Parks, Recreation & Historic Preservation
 - Property listed on National Register of Historic Places – Judge Jonathan Hasbrouck House, 20 Elwyn Lane, Woodstock, NY

 - Property listed on the State Register of Historic Places and forwarded nomination to the Keeper of the National Register in Washington, DC – Joachim Schoonmaker Farm, 41 Garden Lane, Accord, NY
7. **OLD BUSINESS**
 - a. Greenway Update
 - b. SEQRA – DRAFT Full EAF Workbook available for public review and comment
8. **SPECIAL TOPICS DISCUSSION**
9. **NEW BUSINESS**
 - a. Environmental Notice Bulletin & Grant Opportunities– *See Separate Agenda*
10. **ZONING REFERRALS** – *See Separate Zoning Agenda*
11. **ADJOURNMENT**

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

Ulster County Planning Board Agenda

4/3/2013



Gardiner

Name: **Kettleboro Properties, LLC**

Referral Number: **2013058** SBL: **94.1-2-59**

Acreage: **19.00** SR:

Referral Type: **Site Plan**

Zone: **RA**

Within 500: **YES**

Description: **Bed and Breakfast**

Project Location: **321 State Route 208**

RECOMMENDATION: _____

MOTION: _____ ABSTENTIONS: _____

SECOND: _____

Gardiner

Name: **PE Colucci Veterinary Hospital**

Referral Number: **2013059** SBL: **94.1-4-31**

Acreage: **0.94** SR:

Referral Type: **Variance-Area**

Zone: **RA**

Within 500: **YES**

Description: **Convert single family home to vet clinic**

Project Location: **141 Dsuinberre Road**

RECOMMENDATION: _____

MOTION: _____ ABSTENTIONS: _____

SECOND: _____

Hurley

Name: **New Child Care Center**

Referral Number: **2013040** SBL: **55.12-11-62**

Acreage: **0.57** SR:

Referral Type: **Site Plan**

Zone: **B-1**

Within 500: **YES**

Description: **Construct 4,370 sq. ft. building to house a daycare center**

Project Location: **629 Lucas Avenue Ext**

RECOMMENDATION: _____

MOTION: _____ ABSTENTIONS: _____

SECOND: _____

Kingston City

Name: **131 St. James Street**

Referral Number: **2013060** SBL: **56.91-4-8**

Acreage: **0.00** SR:

Referral Type: **Amend Zoning Map**

Zone: **R-6**

Within 500: **NA**

Description: **Rezone from R-6 to O-2 (convert to law office)**

Project Location: **131 St. James Street**

RECOMMENDATION: _____

MOTION: _____ ABSTENTIONS: _____

SECOND: _____

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Marbletown

Name: **Ulster County Historical Society**
Referral Number: **2013056** SBL: **55.3-2-20** Acreage: **1.00** SR:
Referral Type: **Site Plan** Zone: **A-2** Within 500: **YES**
Description: **Replacement of broken sign (conforming)**

Project Location: **2682 Route 209**

RECOMMENDATION: _____

MOTION: _____ ABSTENTIONS: _____

SECOND: _____

Rosendale

Name: **Earth Designs**
Referral Number: **2013049** SBL: **62.82-4-28** Acreage: **0.20** SR:
Referral Type: **Variance-Use** Zone: **R3/B1** Within 500: **YES**
Description: **split zone parcel (B-1/R-3) for professional landscape design business**

Project Location: **363 Main Street**

RECOMMENDATION: _____

MOTION: _____ ABSTENTIONS: _____

SECOND: _____

Rosendale

Name: **Earth Designs**
Referral Number: **2013050** SBL: **62.82-4-28** Acreage: **0.20** SR:
Referral Type: **Special Permit** Zone: **R3/B1** Within 500: **YES**
Description: **Convert existing for meeting space, equipment, and materials storage**

Project Location: **363 Main Street**

RECOMMENDATION: _____

MOTION: _____ ABSTENTIONS: _____

SECOND: _____

Saugerties Village

Name: **Sawyer Motors**
Referral Number: **2013041** SBL: **18.53-1-9** Acreage: **0.00** SR:
Referral Type: **Variance-Area** Zone: **I-1** Within 500: **YES**
Description: **4.8' side-yard variance for commercial expansion**

Project Location: **166 Ulster Avenue**

RECOMMENDATION: _____

MOTION: _____ ABSTENTIONS: _____

SECOND: _____

Saugerties Village

Name: **Sawyer Motors**
Referral Number: **2013042** SBL: **18.53-1-9** Acreage: **0.00** SR:
Referral Type: **Site Plan** Zone: **I-1** Within 500: **YES**
Description: **40'x32' addition to Sawyer Motors service area for trucks**

Project Location: **166 Ulster Avenue**

RECOMMENDATION: _____

MOTION: _____ ABSTENTIONS: _____

SECOND: _____

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Saugerties Village

Name: **Partition Street Project**

Referral Number: **2013043** SBL: **18.279-3-10.11** Acreage: **7.89** SR:

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

Description: **0.21 acres being conveyed to adjoining parcel**

Project Location: **South Partition Street**

RECOMMENDATION: _____

MOTION: _____ ABSTENTIONS: _____

SECOND: _____

Saugerties Village

Name: **Partition Street Project**

Referral Number: **2013044** SBL: **18.279-3-10.11** Acreage: **7.89** SR:

Referral Type: **Variance-Use** Zone: **Planned** Within 500: **YES**

Description: **Allow gravel rather than paved overflow lot**

Project Location: **South Partition Street**

RECOMMENDATION: _____

MOTION: _____ ABSTENTIONS: _____

SECOND: _____

Saugerties Village

Name: **Partition Street Project**

Referral Number: **2013045** SBL: **18.279-3-10.11** Acreage: **7.89** SR:

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

Description: **Site plan amendments - parking, access, curbing, lighting, stormwater, and public viewing access**

Project Location: **South Partition Street**

RECOMMENDATION: _____

MOTION: _____ ABSTENTIONS: _____

SECOND: _____

Shawangunk

Name: **Iron Sword**

Referral Number: **2013046** SBL: **106.4-2-7** Acreage: **9.50** SR:

Referral Type: **Special Permit** Zone: **RAG-2** Within 500: **YES**

Description: **Allow for conversion of home to office space**

Project Location: **2359 NYS Route 300**

RECOMMENDATION: _____

MOTION: _____ ABSTENTIONS: _____

SECOND: _____

Shawangunk

Name: **Iron Sword**

Referral Number: **2013047** SBL: **106.4-2-7** Acreage: **9.50** SR:

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

Description: **Convert single family home to office space**

Project Location: **2359 NYS Route 300**

RECOMMENDATION: _____

MOTION: _____ ABSTENTIONS: _____

SECOND: _____

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Shawangunk

Name: **Babvani**

Referral Number: **2013055** SBL: **98.1-2-24.211** Acreage: **49.52** SR:

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

Description: **2nd house on lot**

Project Location: **3853 Route 52 Pine Bush**

RECOMMENDATION: _____

MOTION: _____ ABSTENTIONS: _____

SECOND: _____

Shawangunk

Name: **Brimstone Hill Road, LLC**

Referral Number: **2013061** SBL: **99.3-1-11.24** Acreage: **14.00** SR:

Referral Type: **Subdivision** Zone: **RAG-2/R** Within 500: **YES**

Description: **5-lot subdivision**

Project Location: **211 Brimstone Hill Road**

RECOMMENDATION: _____

MOTION: _____ ABSTENTIONS: _____

SECOND: _____

Ulster

Name: **Volkswagen of Kingston**

Referral Number: **2013048** SBL: **48.7-1-23.1** Acreage: **0.00** SR:

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

Description: **4'6" variance to expand façade of existing building**

Project Location: **1249 Ulster Avenue**

RECOMMENDATION: _____

MOTION: _____ ABSTENTIONS: _____

SECOND: _____

Ulster

Name: **Volkswagen of Kingston**

Referral Number: **2013051** SBL: **48.7-1-23.1** Acreage: **0.00** SR:

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

Description: **Construct new façade and 2,580 sq. ft. addition to existing car dealership**

Project Location: **1249 Ulster Avenue**

RECOMMENDATION: _____

MOTION: _____ ABSTENTIONS: _____

SECOND: _____

Ulster

Name: **Kyriacou-Carbone Timber Harvest**

Referral Number: **2013052** SBL: **47.4-1-20.120** Acreage: **03.00** SR:

Referral Type: **Special Permit** Zone: **R-60** Within 500: **YES**

Description: **Selective timber harvest of approximately 909 trees**

Project Location: **End of Stickles Terrace**

RECOMMENDATION: _____

MOTION: _____ ABSTENTIONS: _____

SECOND: _____

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Ulster

Name: **Timber Harvest - Lands of Lisa Alt**

Referral Number: **2013053** SBL: **39.138-1-5.100** Acreage: **45.70** SR:

Referral Type: **Special Permit** Zone: **R-60** Within 500: **YES**

Description: **Selective timber harvest of 235 trees**

Project Location: **677 Sawkill Road**

RECOMMENDATION: _____

MOTION: _____ ABSTENTIONS: _____

SECOND: _____

Ulster

Name: **McDonald's Rebuild**

Referral Number: **2013054** SBL: **48.08-1-17** Acreage: **0.95** SR:

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

Description: **Demolish and reconstruct McDonald's**

Project Location: **1232-1236 Ulster Avenue**

RECOMMENDATION: _____

MOTION: _____ ABSTENTIONS: _____

SECOND: _____

Ulster

Name: **McDoanld's Rebuild**

Referral Number: **2013057** SBL: **48.1-1-17** Acreage: **0.95** SR:

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

Description: **Front yard, lighting, parking stall size, signage, and parking grade variances**

Project Location: **1232-1236 Ulster Avenue (9W)**

RECOMMENDATION: _____

MOTION: _____ ABSTENTIONS: _____

SECOND: _____