

# Ulster County Planning Board Minutes



8/5/2009

## Esopus

Referral Number **2009133** Received: 7/9/2009  
Name: **Barbara Giampietro** Type of Referral: **Variance-Area**  
Description: Variance to permit more square footage than what is currently allowed for an accessory apartment.  
Project Location: 444 New Salem Road  
Recommendation: **No County Impact**  
Motion: Watkins Abstentions: Pecora  
Second: Beuf  
Vote: Yes  No

## Esopus

Referral Number **2009134** Received: 7/9/2009  
Name: **Flood Damage Prevention Law** Type of Referral: **Other Special Authorization**  
Description: Proposed law to bring the Town's flood insurance program and local development regulations into compliance with the stat  
Project Location:  
Recommendation: **Advisory Comments**  
Motion: Martorana Abstentions:  
Second: Elwell  
Vote: Yes  No

## Esopus

Referral Number **2009144** Received: 7/9/2009  
Name: **Building Inspector - Flood Law** Type of Referral: **Other Special Authorization**  
Description: Amendment of Chapter 50 to allow building inspector to enforce provisions of Flood Damage Prevention Law  
Project Location:  
Recommendation: **No County Impact**  
Motion: Elwell Abstentions:  
Second: Beuf  
Vote: Yes  No

## Gardiner

Referral Number **2009116** Received: 7/17/2009  
Name: **Floodplains Local Law** Type of Referral: **Other Special Authorization**  
Description: Proposed law to bring the Town's flood insurance program and local development regulations into compliance with the stat  
Project Location:  
Recommendation: **Advisory Comments**  
Motion: Elwell Abstentions:  
Second: Watkins  
Vote: Yes  No

# ~Ulster County Planning Board Minutes~

## Marbletown

---

Referral Number      **2009153**      Received:      7/22/2009  
Name:      **Flood Damage Prevention Law**      Type of Referral:      **Other Special Authorization**  
Description:      Proposed law to bring the Town's flood insurance program and local development regulations into compliance with the stat  
Project Location:  
Recommendation:      **Advisory Comments**  
Motion:      Elwell      Abstentions:  
Second:      Beuf  
Vote:      Yes  No

## Marlborough

---

Referral Number      **2009128**      Received:      6/30/2009  
Name:      **Amendments to Chapter 155**      Type of Referral:      **Amend Zoning Statute**  
Description:      Changes in zoning code related to definitions, site plan review, special use permits, violations, development fees, and non-  
Project Location:  
Recommendation:      **Required Modifications**  
Motion:      Watkins      Abstentions:      Biggins  
Second:      Beuf  
Vote:      Yes  No

## New Paltz Town

---

Referral Number      **2009158**      Received:      7/30/2009  
Name:      **Flood Damage Prevention Law**      Type of Referral:      **Other Special Authorization**  
Description:      Proposed law to bring the Town's flood insurance program and local development regulations into compliance with the stat  
Project Location:  
Recommendation:      **No County Impact**  
Motion:      Elwell      Abstentions:      Hokanson  
Second:      Beuf  
Vote:      Yes  No

## New Paltz Town

---

Referral Number      **2009159**      Received:      7/30/2009  
Name:      **Development Moratorium**      Type of Referral:      **Other Special Authorization**  
Description:      Moratorium to prevent residential development and other permits within areas of special flood hazard  
Project Location:  
Recommendation:      **Advisory Comments**  
Motion:      Elwell      Abstentions:      Hokanson  
Second:      Beuf  
Vote:      Yes  No

## New Paltz Village

---

Referral Number      **2009154**      Received:      7/24/2009  
Name:      **Cheese & Meats**      Type of Referral:      **Special Permit**  
Description:      Farmer's Market to sell goods prepared bythe applicant and produced by local farmers.  
Project Location:      27-29 Main Street  
Recommendation:      **Disapprove**  
Motion:      Pecora      Abstentions:  
Second:      Watkins  
Vote:      Yes  No

# ~Ulster County Planning Board Minutes~

## Plattekill

---

Referral Number      **2009115**      Received:      7/16/2009  
Name:      **Site Plan**      Type of Referral:      **Site Plan**  
Description:      Creation of warehouse with berths and parking lot for trucking business.  
Project Location:      1978 Route 32  
Recommendation:      **Required Modifications**  
Motion:      Pecora      Abstentions:      Wilkin  
Second:      Elwell  
Vote:      Yes  No

## Rochester

---

Referral Number      **2009137**      Received:      7/13/2009  
Name:      **Updated Zoning Code**      Type of Referral:      **Amend Zoning Statute**  
Description:      Revisions to zoning districts, development standards, and supplementary regulations were made  
Project Location:  
Recommendation:      **Required Modifications**  
Motion:      Watkins      Abstentions:      Hudson  
Second:      Martorana  
Vote:      Yes  No

## Rochester

---

Referral Number      **2009138**      Received:      7/13/2009  
Name:      **Updated Zoning Map**      Type of Referral:      **Amend Zoning Map**  
Description:      Zoning map updated to reflect changes to zoning code.  
Project Location:  
Recommendation:      **Required Modifications**  
Motion:      Pecora      Abstentions:      Hudson  
Second:      Watkins  
Vote:      Yes  No

## Rochester

---

Referral Number      **2009139**      Received:      7/13/2009  
Name:      **Update Subdivision Regulations**      Type of Referral:      **Other Special Authorization**  
Description:      Revisions related to conservation design, conservation subdivision, affordable housing, stormwater management were mad  
Project Location:  
Recommendation:      **Required Modifications**  
Motion:      Watkins      Abstentions:      Hudson  
Second:      Konior  
Vote:      Yes  No

## Rosendale

---

Referral Number      **2009129**      Received:      7/1/2009  
Name:      **William Pape**      Type of Referral:      **Site Plan**  
Description:      Convert first floor office space to an apartment. Building would then have two apartments i.e. a duplex.  
Project Location:      339 Main St  
Recommendation:      **No County Impact**  
Motion:      Finkle      Abstentions:      Greitzer  
Second:      Konior  
Vote:      Yes  No

# ~Ulster County Planning Board Minutes~

## Rosendale

---

Referral Number      **2009131**      Received:      7/8/2009  
Name:      **Creek Locks Commons**      Type of Referral:      **Subdivision**  
Description:      Subdivide 11.95 acres into two lots. Wetlands are on site.  
Project Location:      144 Creeks Locks Rd  
Recommendation:      **Required Modifications**  
Motion:      Elwell      Abstentions:      Greitzer  
Second:      Hudson  
Vote:      Yes  No

## Rosendale

---

Referral Number      **2009155**      Received:      7/29/2009  
Name:      **Flood Damage Prevention Law**      Type of Referral:      **Other Special Authorization**  
Description:      Proposed law to bring the Town's flood insurance program and local development regulations into compliance with the stat  
Project Location:  
Recommendation:      **Advisory Comments**  
Motion:      Pecora      Abstentions:      Greitzer  
Second:      Elwell  
Vote:      Yes  No

## Saugerties Town

---

Referral Number      **2009145**      Received:      7/17/2009  
Name:      **Open Space Plan**      Type of Referral:      **Other Special Authorization**  
Description:      Plan addresses agricultural, cultural, natural, and recreational resources.  
Project Location:  
Recommendation:      **Required Modifications**  
Motion:      Elwell      Abstentions:      Beuf  
Second:      Martorana  
Vote:      Yes  No

## Shandaken

---

Referral Number      **2009130**      Received:      7/2/2009  
Name:      **Brian and Roberta Scism**      Type of Referral:      **Variance-Area**  
Description:      Three front yard variances of 28.06 feet, 36.36 feet, and 29.42 feet; one height variance of 3.58 feet.  
Project Location:      1061 Old Route 28  
Recommendation:      **No County Impact**  
Motion:      Finkle      Abstentions:  
Second:      Pecora  
Vote:      Yes  No

## Shawangunk

---

Referral Number      **2009132**      Received:      7/9/2009  
Name:      **Flood Damage Prevention Law**      Type of Referral:      **Other Special Authorization**  
Description:      Proposed law to bring the Town's flood insurance program and local development regulations into compliance with the stat  
Project Location:  
Recommendation:      **Advisory Comments**  
Motion:      Elwell      Abstentions:      Watkins  
Second:      Beuf  
Vote:      Yes  No

## ~Ulster County Planning Board Minutes~

### Shawangunk

---

Referral Number      **2009135**      Received:      6/24/2009  
Name:      **Marc Mazza**      Type of Referral:      **Variance-Area**  
Description:      Area variances for frontage on Lot 1 and square footage for Lot 2.  
Project Location:      Route 208 and Blossom Lane  
Recommendation:      **No County Impact**  
Motion:      Pecora      Abstentions:      Watkins  
Second:      Finkle  
Vote:      Yes  No

### Shawangunk

---

Referral Number      **2009136**      Received:      6/24/2009  
Name:      **Marc Mazza**      Type of Referral:      **Variance-Use**  
Description:      Use variances for single family housing on Lot 1 and multi-family housing on Lot 2.  
Project Location:      Route 208 and Blossom Lane  
Recommendation:      **No County Impact**  
Motion:      Pecora      Abstentions:      Watkins  
Second:      Finkle  
Vote:      Yes  No

### Shawangunk

---

Referral Number      **2009146**      Received:      7/21/2009  
Name:      **Daniel Fischer**      Type of Referral:      **Special Permit**  
Description:      530 square foot accessory apartment - conversion of basement  
Project Location:      25 Haessig Glen, Wallkill NY  
Recommendation:      **No County Impact**  
Motion:      Pecora      Abstentions:      Watkins  
Second:      Hudson  
Vote:      Yes  No

### Shawangunk

---

Referral Number      **2009147**      Received:      7/21/2009  
Name:      **Daniel Fischer**      Type of Referral:      **Site Plan**  
Description:      530 square foot accessory apartment - conversion of basement  
Project Location:      25 Haessig Glen, Wallkill NY  
Recommendation:      **No County Impact**  
Motion:      Pecora      Abstentions:      Watkins  
Second:      Hudson  
Vote:      Yes  No

### Ulster

---

Referral Number      **2009148**      Received:      7/22/2009  
Name:      **Quick Lane & Proposed Car Dealership**      Type of Referral:      **Site Plan**  
Description:      Establish a Quick Lane franchise and an auto dealership in the old Central Hudson Building  
Project Location:      124 Route 28  
Recommendation:      **Required Modifications**  
Motion:      Elwell      Abstentions:      Budziak  
Second:      Konior  
Vote:      Yes  No

## ~Ulster County Planning Board Minutes~

### Ulster

---

Referral Number      **2009149**      Received:      7/22/2009  
Name:      **Quick Lane Wall Sign**      Type of Referral:      **Variance-Area**  
Description:      Area variance for a wall sign; total square footage of sign is 166 square feet  
Project Location:      120 Route 28  
Recommendation:      **Disapprove**  
Motion:      Elwell      Abstentions:      Budziak  
Second:      Watkins  
Vote:      Yes  No

### Ulster

---

Referral Number      **2009150**      Received:      7/22/2009  
Name:      **Quick Lane Monument-Style Sign**      Type of Referral:      **Variance-Area**  
Description:      Area variance for a 2nd pylon (monument-style) sign on site.  
Project Location:      120 Route 28  
Recommendation:      **Disapprove**  
Motion:      Elwell      Abstentions:      Budziak  
Second:      Watkins  
Vote:      Yes  No

### Ulster

---

Referral Number      **2009151**      Received:      7/22/2009  
Name:      **Kingston Tires**      Type of Referral:      **Site Plan**  
Description:      Establish a tire service center; former use a wrestling school.  
Project Location:      763 Ulster Ave  
Recommendation:      **Advisory Comments**  
Motion:      Watkins      Abstentions:      Budziak  
Second:      Konior  
Vote:      Yes  No

### Ulster

---

Referral Number      **2009152**      Received:      7/22/2009  
Name:      **Kennedy Chicken**      Type of Referral:      **Site Plan**  
Description:      Establish a fast food restaurant; former use was a retail store.  
Project Location:      896 Ulster Ave  
Recommendation:      **Required Modifications**  
Motion:      Martorana      Abstentions:      Budziak  
Second:      Konior  
Vote:      Yes  No

### Woodstock

---

Referral Number      **2009127**      Received:      6/29/2009  
Name:      **The Woods**      Type of Referral:      **Subdivision**  
Description:      Six lot subdivision built around cul du sac, with right of way to neighboring property.  
Project Location:      Van Dale Rd, Woodstock/Hurley Border  
Recommendation:      **Advisory Comments**  
Motion:      Pecora      Abstentions:      Brueckner  
Second:      Konior  
Vote:      Yes  No

## ~Ulster County Planning Board Minutes~

### Woodstock

---

Referral Number      **2009156**      Received:      7/29/2009  
Name:      **Schneider & Lefet**      Type of Referral:      **Variance-Area**  
Description:      Construct 6' high privacy fence in front yard.  
Project Location:      32 West Hurley Road  
Recommendation:      **No County Impact**  
Motion:      Pecora      Abstentions:  
Second:      Beuf  
Vote:      Yes  No

### Woodstock

---

Referral Number      **2009157**      Received:      7/29/2009  
Name:      **Curry & Rinzler**      Type of Referral:      **Variance-Area**  
Description:      Construct 7' high fence in front and side yards.  
Project Location:      2359 Glasco Tpke  
Recommendation:      **No County Impact**  
Motion:      Pecora      Abstentions:  
Second:      Beuf  
Vote:      Yes  No