



# ~Ulster County Planning Board Minutes~

## Kingston City

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Referral Number      **2009221**      Received:      10/27/2009  
Name:      **New Pylon Sign/Holiday Inn**      Type of Referral:      **Site Plan**  
Description:      Replace existing business identification signage with new signage  
Project Location:      501-503 Washington Ave  
Recommendation:      **Required Modifications**  
Motion:      Watkins      Abstentions:  
Second:      Konior  
Vote:      Yes  No

## Kingston City

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Referral Number      **2009222**      Received:      10/27/2009  
Name:      **Super 8 Motel Signage**      Type of Referral:      **Site Plan**  
Description:      Installation/re-location of business identification signage  
Project Location:      487 Washington Ave  
Recommendation:      **Advisory Comments**  
Motion:      Pecora      Abstentions:  
Second:      Konior  
Vote:      Yes  No

## Kingston City

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Referral Number      **2009223**      Received:      10/27/2009  
Name:      **Sonja Howe**      Type of Referral:      **Subdivision**  
Description:      Lot line deletion to combine two parcels under the same ownership  
Project Location:      #173 & 175-177 Hurley Ave  
Recommendation:      **No County Impact**  
Motion:      Pecora      Abstentions:  
Second:      Konior  
Vote:      Yes  No

## Kingston City

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Referral Number      **2009224**      Received:      10/27/2009  
Name:      **Kavia Corp/Mark Grunblatt**      Type of Referral:      **Special Permit**  
Description:      Establish residential use on the 2nd floor in the C-3/Mixed Use Overlay District  
Project Location:      167 Green Street  
Recommendation:      **No County Impact**  
Motion:      Pecora      Abstentions:  
Second:      Konior  
Vote:      Yes  No

## Kingston City

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Referral Number      **2009225**      Received:      10/27/2009  
Name:      **Vetere - lot line revision**      Type of Referral:      **Subdivision**  
Description:      Lot line revision to eliminate driveway encroachment  
Project Location:      215 & 235 Wilbur Ave  
Recommendation:      **No County Impact**  
Motion:      Pecora      Abstentions:  
Second:      Konior  
Vote:      Yes  No

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## Kingston City

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Referral Number      **2009226**      Received:      10/27/2009  
Name:      **Dental Office**      Type of Referral:      **Site Plan**  
Description:      Construction of 2,385 s.f. building for dental office with parking lot.  
Project Location:      150-152 Hurley Ave  
Recommendation:      **Required Modifications**  
Motion:      Watkins      Abstentions:      Greitzer  
Second:      Konior  
Vote:      Yes  No

## Kingston City

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Referral Number      **2009227**      Received:      10/27/2009  
Name:      **Kingston Landing**      Type of Referral:      **Other Special Authorization**  
Description:      Hudson Landing Regulating Design Manual (Plan)  
Project Location:  
Recommendation:      **Required Modifications**  
Motion:      Pecora      Abstentions:      Praetorius  
Second:      Konior      Budziak  
Vote:      Yes  No

## Kingston City

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Referral Number      **2009230**      Received:      10/27/2009  
Name:      **Krizek Subdivision**      Type of Referral:      **Subdivision**  
Description:      Divide parcel in two. House on rear parcel shares driveway with house on front parcel.  
Project Location:      140 Downs Street  
Recommendation:      **No County Impact**  
Motion:      Beuf      Abstentions:  
Second:      Elwell  
Vote:      Yes  No

## Kingston City

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Referral Number      **2009235**      Received:      11/18/2009  
Name:      **Top Nosh**      Type of Referral:      **Site Plan**  
Description:      Establish a restaurant in an existing commercial building  
Project Location:      375 Broadway  
Recommendation:      **No County Impact**  
Motion:      Beuf      Abstentions:  
Second:      Konior  
Vote:      Yes  No

## Kingston City

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Referral Number      **2009236**      Received:      11/18/2009  
Name:      **6 Adams St**      Type of Referral:      **Site Plan**  
Description:      Renovate existing school building for use as daycare center. Use 3rd floor for CYO and 1st floor as food pantry  
Project Location:      2 Adams St/21-23 W Pierpont St  
Recommendation:      **No County Impact**  
Motion:      Pecora      Abstentions:  
Second:      Konior  
Vote:      Yes  No

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## Kingston City

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Referral Number      **2009237**      Received:      11/18/2009  
Name:      **Boitson's Restaurant**      Type of Referral:      **Site Plan**  
Description:      Renovate existing commercial building to establish restaurant  
Project Location:      47 North Front St  
Recommendation:      **No County Impact**  
Motion:      Pecora      Abstentions:      Beuf  
Second:      Konior  
Vote:      Yes  No

## Marlborough

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Referral Number      **2009228**      Received:      10/28/2009  
Name:      **Coyote Ridge Stables**      Type of Referral:      **Special Permit/Site Plan**  
Description:      Site plan for holding rodeos, horse shows, horseback riding, and farm animal and equipment auctions  
Project Location:      Lattintown Rd  
Recommendation:      **Required Modifications**  
Motion:      Pecora      Abstentions:      Biggin  
Second:      Konior  
Vote:      Yes  No

## New Paltz Town

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Referral Number      **2009238**      Received:      11/19/2009  
Name:      **Kort Industries/KIC Chemicals**      Type of Referral:      **Special Permit**  
Description:      Replace existing building with 3000 sq. ft. building on property. Project includes addition of parking space for 5 trailer  
Project Location:      KIC Chemicals  
Recommendation:      **Required Modifications**  
Motion:      Pecora      Abstentions:      Beuf  
Second:      Greitzer  
Vote:      Yes  No

## New Paltz Town

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Referral Number      **2009241**      Received:      11/30/2009  
Name:      **Development Moratorium**      Type of Referral:      **Other Special Authorization**  
Description:      Reduction of moratorium length from 6 months to 3 for enacting flood damage prevention plan  
Project Location:  
Recommendation:      **No County Impact**  
Motion:      Elwell      Abstentions:      Hokanson  
Second:      Konior  
Vote:      Yes  No

## Shawangunk

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Referral Number      **2009232**      Received:      11/18/2009  
Name:      **James Stagliano**      Type of Referral:      **Variance-Use**  
Description:      Home occupation as an accessory use  
Project Location:      Rt 52 and Weed Rd  
Recommendation:      **No County Impact**  
Motion:      Pecora      Abstentions:      Watkins  
Second:      Konior  
Vote:      Yes  No

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## Shawangunk

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Referral Number      **2009240**      Received:      11/25/2009  
Name:      **Changes to Zoning Code**      Type of Referral:      **Amend Zoning Statute**  
Description:      Recodification of zoning law for amendments since 2001  
Project Location:  
Recommendation:      **Advisory Comments**  
Motion:      Beuf      Abstentions:      Watkins  
Second:      Konior  
Vote:      Yes  No

## Ulster

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Referral Number      **2009239**      Received:      11/20/2009  
Name:      **Hudson Landing/AVR**      Type of Referral:      **Other Special Authorization**  
Description:      Hudson Landing Regulating Design Manual (Plan)  
Project Location:      John St to City of Kingston  
Recommendation:      **Required Modifications**  
Motion:      Pecora      Abstentions:      Praetorius  
Second:      Konior      Budziak  
Vote:      Yes  No

## Wawarsing

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Referral Number      **2009231**      Received:      11/2/2009  
Name:      **Transportation Terminal & Storage**      Type of Referral:      **Special Permit**  
Description:      Transportation terminal to serve as a bus storage facility with accessory off street parking  
Project Location:      6940 Route 209  
Recommendation:      **Required Modifications**  
Motion:      Pecora      Abstentions:  
Second:      Konior  
Vote:      Yes  No

## Woodstock

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Referral Number      **2009233**      Received:      11/4/2009  
Name:      **Woodstock Commons**      Type of Referral:      **Special Permit**  
Description:      Affordable housing community with 12 residential structures. Up to 63 dwellings units planned.  
Project Location:      Between Playhouse & Elwyn Lns  
Recommendation:      **Advisory Comments**  
Motion:      Pecora      Abstentions:  
Second:      Konior  
Vote:      Yes  No

## Woodstock

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Referral Number      **2009234**      Received:      11/4/2009  
Name:      **Woodstock Commons**      Type of Referral:      **Site Plan**  
Description:      Affordable housing community with 12 residential structures. Up to 63 dwellings units planned.  
Project Location:      Between Playhouse & Elwyn Lns  
Recommendation:      **Advisory Comments**  
Motion:      Pecora      Abstentions:  
Second:      Konior  
Vote:      Yes  No