

# ULSTER COUNTY PLANNING BOARD

## *Agenda - July 1, 2009*

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

### The Referral Review Process Committee Will Meet at 6:30

Melinda Beuf, Rich Praetorius, Mark Watkins and Tom Wilkin

#### 1. ROLL CALL

#### 2. PREVIOUS MINUTES

#### 3. FINANCIAL REPORT

<b>Account</b>	<b>Budgeted</b>	<b>Expended</b>	<b>Balance</b>
Payroll	\$ 629,432	\$ 278,060	\$ 351,372
Office Equipment	\$ 6,520	\$ 0	\$ 6,520
Supplies, Travel Exp. & Fees for Professional Svc.	\$ 390,049	\$ 124,970	\$ 265,079
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<b>Totals</b>	<b>\$1,026,001</b>	<b>\$403,030</b>	<b>\$ 622,971</b>

#### *Revenue Report - 2009*

<b>Account</b>	<b>Total Actuals</b>
Transportation	\$ 65,288
Planning: Minor Sales	\$ 104
Administrative Fees	\$ 4,000

#### 4. PUBLIC COMMENT

#### 5. COMMUNITY REPORT

#### 6. COMMUNICATIONS – See Separate Page

#### 7. OLD BUSINESS

- Ag District Additions Update
- Retreat Scheduled - Thursday, July 30<sup>th</sup> @ SUNY Ulster – Howard St. John Conference Room
- Ulster County Greenway Compact Grant

#### 8. NEW BUSINESS

- Environmental Notice Bulletin – *See Separate Agenda*
- Zoning Referrals – *See Separate Zoning Agenda*

#### 9. ADJOURNMENT

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

## COMMUNICATIONS

- a. NYS Office of Parks, Recreation and Historic Preservation – Property has been listed on the State Register of Historic places and has been nominated to the National Register in Washington, DC.
  - ◆ New Paltz Downtown Historic District  
Main/ N&S Chestnut/ Church/ N Front/ Plattekill
- b. Rezoning for the parcel known as Highland Square - Town of Lloyd Town Board –Declaration as Lead Agency and SEQR Positive Declaration. The Town Board has identified areas of environmental concerns and has adopted a positive declaration indicating that a draft environmental impact statement (DEIS) will be prepared. The Town Board has determined that public scoping will be required and directs the Applicant (DES Development, LLC) to submit a draft scope for consideration by the Town Board.
- c. Town of Marlborough Planning Board declared intent to become Lead Agency – Carriage House (Michael Rhodes) project located on 44/55 in Milton, NY. Remove existing old garage, improve entrance to DOT standards, erect a 12-bay auto storage with 4-bay auto repair commercial garage, 13 space black-top parking area. Erect one sign, plantings and general landscaping.

# Ulster County Planning Board Agenda

7/1/2009



## Gardiner

Referral Number: **2009120** SBL: Acreage: 0.00

Name: **Driveway Length**

Referral Type: Amend Zoning Statute

Description: Delete maximum driveway length requirement from statute

Project Location:

RECOMMENDATION \_\_\_\_\_

MOTION \_\_\_\_\_

ABSTENTIONS \_\_\_\_\_

SECOND \_\_\_\_\_

## Kingston City

Referral Number: **2009121** SBL: Acreage: 0.00

Name: **City Code 405-26**

Referral Type: Amend Zoning Statute

Description: Repeal and replace 405-26 Flood Hazard Overlay District with new version

Project Location:

RECOMMENDATION \_\_\_\_\_

MOTION \_\_\_\_\_

ABSTENTIONS \_\_\_\_\_

SECOND \_\_\_\_\_

## Lloyd

Referral Number: **2009110** SBL: **87.4-5-25** Acreage: 0.00

Name: **Install Antenna on Existing Tower**

Referral Type: Site Plan

Description: Collocation of six antennae and coaxial lines on an existing tower. Also install radio equipment on same tower and existing accessory building.

Project Location: 1040 Reservoir Rd

RECOMMENDATION \_\_\_\_\_

MOTION \_\_\_\_\_

ABSTENTIONS \_\_\_\_\_

SECOND \_\_\_\_\_

## Lloyd

Referral Number: **2009123** SBL: **88.69-8-1** Acreage: 0.02

Name: **88-94 Vineyard Ave**

Referral Type: Special Permit

Description: Special Permit for mixed use structure w/ residential on first floor

Project Location: 88-94 Vineyard Ave

RECOMMENDATION \_\_\_\_\_

MOTION \_\_\_\_\_

ABSTENTIONS \_\_\_\_\_

SECOND \_\_\_\_\_

# ~ Ulster County Planning Board Agenda ~

## Lloyd

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Referral Number: **2009124**      **SBL:**    **88.69-8-1**      **Acreage:**    0.02  
Name:            **88-94 Vineyard Ave**  
Referral Type:    Special Permit  
Description:      Convert two-story vacant building for mixed use

Project Location: 88-94 Vineyard Ave

RECOMMENDATION \_\_\_\_\_

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

SECOND \_\_\_\_\_

## Saugerties Town

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Referral Number: **2009109**      **SBL:**    **17.3-5-4**      **Acreage:**    0.00  
Name:            **SBA Network Service, Inc.**  
Referral Type:    Site Plan  
Description:      150' monopole cellular telecommunications facility

Project Location: 859 Route 212

RECOMMENDATION \_\_\_\_\_

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

SECOND \_\_\_\_\_

## Saugerties Town

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Referral Number: **2009113**      **SBL:**    **17.3-2-15.2, 16, 17**      **Acreage:**    81.66  
Name:            **Sensitive Area Overlay Parcels**  
Referral Type:    Amend Zoning Map  
Description:      Add parcels to SA overlay

Project Location: Near Route 212

RECOMMENDATION \_\_\_\_\_

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

SECOND \_\_\_\_\_

## Ulster

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Referral Number: **2009117**      **SBL:**    **48.42-3-5**      **Acreage:**    0.17  
Name:            **Olive Garden**  
Referral Type:    Site Plan  
Description:      Establish a 7,500 s.f. restaurant in Northwest corner of Kings Mall

Project Location: 400 Kings Mall Court

RECOMMENDATION \_\_\_\_\_

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

SECOND \_\_\_\_\_

## Ulster

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Referral Number: **2009118**      **SBL:**    **47.2-4-20.1**      **Acreage:**    0.03  
Name:            **Barnyard Feed and Pet Supply**  
Referral Type:    Site Plan  
Description:      1480 SF addition to existing storage building

Project Location: 462 Route 28

RECOMMENDATION \_\_\_\_\_

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

SECOND \_\_\_\_\_

# ~ Ulster County Planning Board Agenda ~

## Wawarsing

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Referral Number: **2009112**      **SBL:**    **83.3-1-15**      **Acreage:**    0.00  
Name:            **Jo-Nann Realty, Inc**  
Referral Type:    Variance-Area  
Description:      Setback variance

Project Location: 8085 Route 209 Ellenville, NY

RECOMMENDATION \_\_\_\_\_

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

SECOND \_\_\_\_\_

## Woodstock

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Referral Number: **2009111**      **SBL:**    **27.4-4-24**      **Acreage:**    2.79  
Name:            **Greta Nicholas**  
Referral Type:    Variance-Area  
Description:      Square footage variance for accessory apartment

Project Location: 657 Zena Road

RECOMMENDATION \_\_\_\_\_

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

SECOND \_\_\_\_\_

## Woodstock

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Referral Number: **2009119**      **SBL:**    **26.15-2-5**      **Acreage:**    0.28  
Name:            **Ohayo Properties**  
Referral Type:    Variance-Area  
Description:      minimum lot size variance

Project Location: 317 Wittenberg Rd., Bearsville

RECOMMENDATION \_\_\_\_\_

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

SECOND \_\_\_\_\_