

# Ulster County Planning Board Minutes



7/7/2010

## Esopus

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Referral Number      **2010116**      Received:      6/9/2010  
Name:      **Lemus Addition**      Type of Referral:      **Variance-Area**  
Description:      14' rear yard set back variance - addition to Port Ewen Diner  
Project Location:      295 Broadway Ulster Park 12487  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Hokanson  
Second:      Elwell  
Vote:      Yes  No       Recusals:      Pecora

## Esopus

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Referral Number      **2010117**      Received:      6/9/2010  
Name:      **Firehouse Addition**      Type of Referral:      **Variance-Area**  
Description:      12' rear yard variance needed for addition to existing firehouse  
Project Location:      24 Maple Street Rifton  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Hokanson  
Second:      Katz  
Vote:      Yes  No       Recusals:

## Gardiner

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Referral Number      **2010118**      Received:      6/11/2010  
Name:      **Minimum lot size amendments**      Type of Referral:      **Amend Zoning Statute**  
Description:      Amendment to minimum lot sizes in HM, HR, and open space developments  
Project Location:      town wide  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Baden  
Second:      Pecora  
Vote:      Yes  No       Recusals:      Katz

## Gardiner

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Referral Number      **2010119**      Received:      6/18/2010  
Name:      **Catskill/Delaware Interconnection**      Type of Referral:      **Site Plan**  
Description:      Construct sub-surface flow and pressure controls structures to allow interconnection of Delaware and Catskill aqueduc  
Project Location:      Armato Lane and Route 208  
Recommendation:      **Incomplete**      Abstentions:  
Motion:      Hokanson  
Second:      Baden  
Vote:      Yes  No       Recusals:

# ~Ulster County Planning Board Minutes~

## Gardiner

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Referral Number      **2010142**      Received:      6/30/2010  
Name:      **128 Main Street**      Type of Referral:      **Variance-Area**  
Description:      Minimum lot size and parking variances  
Project Location:      128 Main Street, Gardiner  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Pecora  
Second:      Elwell  
Vote:      Yes  **16**      No  **0**      Recusals:      Katz

## Hurley

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Referral Number      **2010120**      Received:      6/16/2010  
Name:      **Black Bear Hollow, LLC**      Type of Referral:      **Subdivision**  
Description:      2-lot subdivision, one 50 acres for mobile home park, 1 4 acres for single family home (all existing)  
Project Location:      1 Oak Tree Lane off Station Road  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Hokanson  
Second:      Elwell  
Vote:      Yes  **17**      No  **0**      Recusals:

## Hurley

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Referral Number      **2010121**      Received:      6/16/2010  
Name:      **Swimming Pool**      Type of Referral:      **Special Permit**  
Description:      Accessory in ground pool on adjacent lot to existing single family home  
Project Location:      Zandhoek Road  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Pecora  
Second:      Baden  
Vote:      Yes  **17**      No  **0**      Recusals:

## Hurley

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Referral Number      **2010122**      Received:      6/16/2010  
Name:      **Cedar Ridge Subdivision**      Type of Referral:      **Subdivision**  
Description:      19 lot subdivision on Lucas Avenue Ext/CR-1 7 lots in hurley, 12 in Town of Ulster  
Project Location:      574-606 Lucas Avenue  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Marion  
Second:      Hokanson  
Vote:      Yes  **17**      No  **0**      Recusals:

## Hurley

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Referral Number      **2010143**      Received:      6/15/2010  
Name:      **Sprague Carport**      Type of Referral:      **Variance-Area**  
Description:      7' front yard and 42' side yard variance for addition of carport  
Project Location:      155 Glenford Wittenburg Road, Glenford  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Marion  
Second:      Katz  
Vote:      Yes  **17**      No  **0**      Recusals:

# ~Ulster County Planning Board Minutes~

## Kingston City

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Referral Number      **2010134**      Received:      6/22/2010  
Name:      **Copy Hut**      Type of Referral:      **Site Plan**  
Description:      Add 1,893 square foot, 2-story addition to existing one-story building  
Project Location:      508-510 Albany Avenue (and Westrum Street)  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Katz  
Second:      Pecora  
Vote:      Yes  17      No  0      Recusals:

## Marlborough

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Referral Number      **2010123**      Received:      6/11/2010  
Name:      **True Value**      Type of Referral:      **Site Plan**  
Description:      4,374 square foot addition to existing structure  
Project Location:      1837 Route 9W Milton, NY  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Hokanson  
Second:      Elwell  
Vote:      Yes  16      No  0      Recusals:      Marion

## Marlborough

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Referral Number      **2010124**      Received:      6/15/2010  
Name:      **Decibel Standards**      Type of Referral:      **Amend Zoning Statute**  
Description:      Reduction of decibel standards for recreation and commercial uses from 75 to 65 decibels  
Project Location:  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Pecora  
Second:      Katz  
Vote:      Yes  17      No  0      Recusals:

## Marlborough

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Referral Number      **2010125**      Received:      6/21/2010  
Name:      **Bayside Construction and Amodeo**      Type of Referral:      **Amend Zoning Map**  
Description:      Rezone parcels from R-1 to mix of HD and R to construct 73 multi-family dwellings, 18 two-family dwellings, and 12,6  
Project Location:      Route 9W and Purdy Avenue adjacent  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Hokanson  
Second:      Katz  
Vote:      Yes  17      No  0      Recusals:

## Marlborough

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Referral Number      **2010139**      Received:      6/25/2010  
Name:      **Cotter Road, LLC**      Type of Referral:      **Subdivision**  
Description:      2-lot subdivision for 2 new single family homes with individual wells and septic  
Project Location:      CR-14 and intersection of hampton Road  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Hokanson  
Second:      Elwell  
Vote:      Yes  17      No  0      Recusals:

# ~Ulster County Planning Board Minutes~

## Marlborough

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Referral Number      **2010140**      Received:      6/25/2010  
Name:      **Sunrise Ridge Subdivision**      Type of Referral:      **Subdivision**  
Description:      8-lot subdivision, in agricultural district, 8 4-bedroom single family homes some lots with municipal water, some with w  
Project Location:  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Kinnin  
Second:      Baden  
Vote:      Yes  17      No  0      Recusals:

## Marlborough

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Referral Number      **2010141**      Received:      6/30/2010  
Name:      **Lands of Peter L. Neckles**      Type of Referral:      **Subdivision**  
Description:      2-lot subdivision - existing single family homes  
Project Location:      10 Mountain Road, Marlboro  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Elwell  
Second:      Finkle  
Vote:      Yes  17      No  0      Recusals:

## New Paltz Town

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Referral Number      **2010126**      Received:      6/11/2010  
Name:      **Shop Rite Plaza Sign Plan**      Type of Referral:      **Site Plan**  
Description:      Replace existing common sign with monument directory sign  
Project Location:      258-268 Main Street New paltz  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Finkle  
Second:      Marion  
Vote:      Yes  17      No  0      Recusals:

## New Paltz Town

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Referral Number      **2010127**      Received:      6/10/2010  
Name:      **Eckles**      Type of Referral:      **Variance-Area**  
Description:      6' front yard variance for addition to existing single family home  
Project Location:      214 Route 32 North  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Pecora  
Second:      Baden  
Vote:      Yes  17      No  0      Recusals:

## New Paltz Town

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Referral Number      **2010128**      Received:      6/10/2010  
Name:      **Wine/Ransom**      Type of Referral:      **Variance-Area**  
Description:      8' high deer fencing around entirety of property (4' variance)  
Project Location:      505 and 507 Albany Post Road  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Pecora  
Second:      Baden  
Vote:      Yes  16      No  0      Recusals:      Hokanson

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### Plattekill

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Referral Number      **2010129**      Received:      6/11/2010  
Name:      **Hudson Valley Flyers Club**      Type of Referral:      **Site Plan**  
Description:      Relocate an existing hanger to an alternate portion of the property  
Project Location:      156 Freetown Road, Plattekill  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Hokanson  
Second:      Marion  
Vote:      Yes  **16**      No  **0**      Recusals:      Wilkin

### Rochester

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Referral Number      **2010133**      Received:      6/22/2010  
Name:      **Kelder Subdivision**      Type of Referral:      **Subdivision**  
Description:      5 lot subdivision of 54.3 acres. Parcel is in UC Ag District #3  
Project Location:      Pine Tree Road, Franklin Lane, Lower Whitefield Rd  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Hokanson  
Second:      Marion  
Vote:      Yes  **16**      No  **0**      Recusals:      Baden

### Rochester

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Referral Number      **2010136**      Received:      6/25/2010  
Name:      **Body of Truth Spa**      Type of Referral:      **Special Permit**  
Description:      Expansion of existing spa facility  
Project Location:      Kyserike Road  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Katz      No: Greitzer  
Second:      Elwell  
Vote:      Yes  **15**      No  **1**      Recusals:      Baden

### Rochester

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Referral Number      **2010137**      Received:      6/25/2010  
Name:      **Melissa Davidson**      Type of Referral:      **Subdivision**  
Description:      2-lot subdivision, retain existing homes, new gravel driveway to Route 209  
Project Location:      Route 209 near Mettakahonts Road  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Hokanson  
Second:      Elwell  
Vote:      Yes  **16**      No  **0**      Recusals:      Baden

### Rochester

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Referral Number      **2010138**      Received:      6/25/2010  
Name:      **Hollengold Farms**      Type of Referral:      **Site Plan**  
Description:      Utilize existing barn as farm stand, botanical art workshop, and education workshops on farming. Adjacent parcel to  
Project Location:      222 Lower Whitefield Road  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Hokanson  
Second:      Elwell  
Vote:      Yes  **16**      No  **0**      Recusals:      Baden

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## Saugerties Village

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Referral Number      **2010131**      Received:      6/1/2010  
Name:      **The Family Lodge**      Type of Referral:      **Variance-Area**  
Description:      Maximum lot coverage variance - 7.4% increase  
Project Location:      108 Main Street  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Hokanson  
Second:      Elwell  
Vote:      Yes  No       Recusals:      Frederick

## Saugerties Village

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Referral Number      **2010144**      Received:      6/1/2010  
Name:      **The Family Lodge**      Type of Referral:      **Site Plan**  
Description:      Existign senior residence - Add stairway, new handicapped entrance - compliance with NYS Health Department and  
Project Location:      108 Main Street  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Finkle  
Second:      Pecora  
Vote:      Yes  No       Recusals:      Frederick

## Ulster

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Referral Number      **2010132**      Received:      6/11/2010  
Name:      **Summary of Permitted Uses**      Type of Referral:      **Amend Zoning Statute**  
Description:      Repeal summary of permitted uses and table of lot and bulk requirements with new versions  
Project Location:  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Pecora  
Second:      Kinnin  
Vote:      Yes  No       Recusals:      Budziak

## Ulster

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Referral Number      **2010135**      Received:      6/11/2010  
Name:      **Prestige Kia**      Type of Referral:      **Site Plan**  
Description:      16,950 square foot addition for office and service center  
Project Location:      400-416 Old Neighborhood Road  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Hokanson  
Second:      Pecora  
Vote:      Yes  No       Recusals:      Budziak