

# Ulster County Planning Board Minutes



7/6/2011

## Esopus

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Referral Number      **2011100**      Received:      7/5/2011  
Name:      **Peleg Bed and Breakfast**      Type of Referral:      **Site Plan**  
Description:      Site plan amendment - parking and landscaping plan  
Project Location:      9 Chambers road and Route 9W West Park  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Finkle  
Second:      Konior  
Vote:      Yes  No       Recusals:      Pecora

## Gardiner

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Referral Number      **2011097**      Received:      6/27/2011  
Name:      **Ireland Corners Properties, LLC**      Type of Referral:      **Variance-Area**  
Description:      Minimum lot size variance to create subdivision for two existing commercial structures  
Project Location:      Rout 44/55 and Route 208  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Pecora  
Second:      Konior  
Vote:      Yes  No       Recusals:

## Gardiner

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Referral Number      **2011098**      Received:      6/27/2011  
Name:      **Ireland Corners Properties, LLC**      Type of Referral:      **Subdivision**  
Description:      Two-lot subdivision of commercial parcel - two existing buildings  
Project Location:      Rotue 44/55 and Route 208  
Recommendation:      **Advisory Comments**      Abstentions:  
Motion:      Pecora  
Second:      Konior  
Vote:      Yes  No       Recusals:

## Gardiner

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Referral Number      **2011099**      Received:      6/27/2011  
Name:      **128 Main Street**      Type of Referral:      **Site Plan**  
Description:      Convert existing home to restaurant use  
Project Location:      128 Main Street  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Pecora  
Second:      Baden  
Vote:      Yes  No       Recusals:

# ~Ulster County Planning Board Minutes~

## Kingston City

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Referral Number      **2011076**      Received:      5/24/2011  
Name:      **Foxhall Development**      Type of Referral:      **Zoning Map Amendment**  
Description:      Re-zone from R-2 to C-2  
Project Location:      394-400 Foxhall Avenue (and Elmendorf)  
Recommendation:      **Disapprove**      Abstentions:  
Motion:      Hokanson  
Second:      Baden  
Vote:      Yes  No       Recusals:

## Kingston City

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Referral Number      **2011085**      Received:      6/22/2011  
Name:      **J&H Service Center**      Type of Referral:      **Site Plan**  
Description:      Construct canopy for gas station  
Project Location:      138 Cornell Street  
Recommendation:      **Advisory Comments**      Abstentions:  
Motion:      Katz  
Second:      Hokanson  
Vote:      Yes  No       Recusals:

## Kingston City

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Referral Number      **2011086**      Received:      6/22/2011  
Name:      **Lot line revision**      Type of Referral:      **Subdivision**  
Description:      Revise lot line to accommodate Birchwood Village's Existing Parking lot  
Project Location:      Colonial Drive and Sheehan Court off Flatbush Ave  
Recommendation:      **No County Impact**      Abstentions:      Kinnin  
Motion:      Elwell  
Second:      Baden  
Vote:      Yes  No       Recusals:

## Kingston City

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Referral Number      **2011087**      Received:      6/22/2011  
Name:      **Lot line Deletion for Stewart's Shop**      Type of Referral:      **Subdivision**  
Description:      Subdivide portion of 385 Foxhall Av and combine with 420 and \$12 of Albany Ave to create one new lot  
Project Location:      Corner of Albany Ave and Foxhall Avenue  
Recommendation:      **Disapprove**      Abstentions:  
Motion:      Hokanson  
Second:      Watkins  
Vote:      Yes  No       Recusals:

## Kingston City

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Referral Number      **2011088**      Received:      6/22/2011  
Name:      **Stewart's Shop**      Type of Referral:      **Site Plan**  
Description:      Demolish existing Stewarts and existing adjacent house for construction of new 3,000 SF Stewarts  
Project Location:      Corner of Alban Avenue and Foxhall Avenue  
Recommendation:      **Disapprove**      Abstentions:  
Motion:      Hokanson  
Second:      Watkins  
Vote:      Yes  No       Recusals:

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## Kingston City

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Referral Number      **2011089**      Received:      6/22/2011  
Name:      **Mosque**      Type of Referral:      **Site Plan**  
Description:      Construct 2,814 square foot Mosque  
Project Location:      15 Downs Street  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Hokanson  
Second:      Konior  
Vote:      Yes  No       Recusals:

## Kingston City

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Referral Number      **2011090**      Received:      6/22/2011  
Name:      **20-42 Broadway**      Type of Referral:      **Special Permit**  
Description:      Convert Second floor to apartment use  
Project Location:      20-42 Broadway  
Recommendation:      **Required Modifications**      Abstentions:      Finkle  
Motion:      Katz      No:      Kinnin  
Second:      Hokanson  
Vote:      Yes  No       Recusals:

## Kingston City

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Referral Number      **2011091**      Received:      6/22/2011  
Name:      **Dental Office Addition**      Type of Referral:      **Site Plan**  
Description:      700 SF addition to existing structure  
Project Location:      283 Hurley Avenue  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Hokanson  
Second:      Elwell  
Vote:      Yes  No       Recusals:      Greitzer

## Kingston City

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Referral Number      **2011092**      Received:      6/22/2011  
Name:      **Salvation Army Sign**      Type of Referral:      **Site Plan**  
Description:      Install double-sided internally illuminated free-standing sign  
Project Location:      35 Cedar Street  
Recommendation:      **Required Modifications**      Abstentions:      Finkle  
Motion:      Marion      No:      Pecora  
Second:      Hokanson  
Vote:      Yes  No       Recusals:

## Kingston City

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Referral Number      **2011093**      Received:      6/22/2011  
Name:      **Lot Line Deletion**      Type of Referral:      **Subdivision**  
Description:      Combine 2 parcels into one  
Project Location:      231 Catherine Street/26-28 Sycamore Street  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Pecora  
Second:      Watkins  
Vote:      Yes  No       Recusals:

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## Kingston City

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Referral Number      **2011094**      Received:      6/22/2011  
Name:      **Lot Line Revision**      Type of Referral:      **Subdivision**  
Description:      Lot line revision to construct new single family home  
Project Location:      385-387 and 391 First Avenue  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Pecora  
Second:      Baden  
Vote:      Yes  No       Recusals:

## New Paltz Town

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Referral Number      **2011082**      Received:      6/16/2011  
Name:      **New Paltz Church of Nazarene**      Type of Referral:      **Site Plan**  
Description:      Replace front entrance/lighting  
Project Location:      170 Route 32  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Pecora  
Second:      Hokanson  
Vote:      Yes  No       Recusals:

## Plattekill

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Referral Number      **2011081**      Received:      6/3/2011  
Name:      **Ostrander**      Type of Referral:      **Variance-Area**  
Description:      92.8 foot lot width variance - deleting a lot line to create two lots one with existing single family home  
Project Location:      1824 Route 32  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Hokanson  
Second:      Marion  
Vote:      Yes  No       Recusals:      Wilkin

## Rochester

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Referral Number      **2011095**      Received:      6/23/2011  
Name:      **Body of Truth Spa Expansion**      Type of Referral:      **Special Permit**  
Description:      New parking area, expansion to main house and office, pond, landscaping, new construction of gym, pavillion,, and Sa  
Project Location:      Kysterike Road opposite Rondout Valley High School  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Finkle  
Second:      Pecora  
Vote:      Yes  No       Recusals:      Baden

## Rochester

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Referral Number      **2011096**      Received:      6/24/2011  
Name:      **Smith Subdivision**      Type of Referral:      **Subdivision**  
Description:      2-lot subdivision - 24.5 and 6.3 acres respectively.  
Project Location:      Trotter Lane off 209 across from Mettakahonts Road  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Katz  
Second:      Konior  
Vote:      Yes  No       Recusals:      Baden

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### Ulster

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Referral Number      **2011083**      Received:      6/17/2011  
Name:      **Romeo GMC**      Type of Referral:      **Variance-Area**  
Description:      Wall sign variances - 4.6 SF and 164.3 SF  
Project Location:      1665 and 1673 Ulster Avenue  
Recommendation:      **Disapprove**      Abstentions:  
Motion:      Watkins  
Second:      Marion  
Vote:      Yes  No       Recusals:      Budziak

### Wawarsing

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Referral Number      **2011101**      Received:      7/1/2011  
Name:      **Retail Shop**      Type of Referral:      **Site Plan**  
Description:      Renovate existing building for retail use  
Project Location:      6397 Route 209, Kerhonkson  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Marion  
Second:      Hokanson  
Vote:      Yes  No       Recusals:

### Wawarsing

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Referral Number      **2011103**      Received:      7/1/2011  
Name:      **Office/Home Sales Display**      Type of Referral:      **Special Permit and Site Plan Rev**  
Description:      Home sales display and office for mobile home park  
Project Location:      NYS Route 209 appx 100 feet from Old Route 209  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Pecora  
Second:      Marion  
Vote:      Yes  No       Recusals: