

# Ulster County Planning Board Minutes



6/4/2008

## Esopus

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Referral Number **2008113** Received: 5/30/2008  
Name: **El Paso Winery** Type of Referral: **Special Permit**  
Description: Two-story addition to existing structure - 1,440 SF building footprint storage and tastings  
Project Location: 742 Broadway Ulster Park  
Recommendation: **Required Modifications**  
Motion: Martorana Abstentions: Pecora  
Second: Elwell  
Vote: Yes  No

## Esopus

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Referral Number **2008118** Received: 5/30/2008  
Name: **El Paso Winery** Type of Referral: **Special Permit**  
Description: Special Permit for "free-standing winery" use  
Project Location: 742 Broadway (Route 9W) Ulster Park  
Recommendation: **Required Modifications**  
Motion: Martorana Abstentions: Pecora  
Second: Elwell  
Vote: Yes  No

## Gardiner

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Referral Number **2008102** Received: 5/8/2008  
Name: **Zoning Map** Type of Referral: **Amend Zoning Map**  
Description: Adopt new zoning map  
Project Location:  
Recommendation: **Required Modifications**  
Motion: Pecora Abstentions: Beuf  
Second: Hudson  
Vote: Yes  No

## Marbletown

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Referral Number **2008103** Received: 5/12/2008  
Name: **ILillicit Discharges** Type of Referral: **Other Special Authorization**  
Description: Amended stormwater law  
Project Location:  
Recommendation: **No County Impact**  
Motion: Hudson Abstentions:  
Second: Pecora  
Vote: Yes  No

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## **New Paltz Town**

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Referral Number      **2008104**      Received:      5/19/2008  
Name:      **Poughkeepsie Properties**      Type of Referral:      **Variance-Use**  
Description:      Convert workshop to artist studio (allow two uses on one property)  
Project Location:      111 Horsenden Road  
Recommendation:      **No County Impact - Non-Binding Comments**  
Motion:      Martorana      Abstentions:  
Second:      Elwell  
Vote:      Yes  No

## **New Paltz Town**

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Referral Number      **2008116**      Received:      5/30/2008  
Name:      **Split Rock Farm**      Type of Referral:      **Site Plan**  
Description:      mobile farm stand  
Project Location:      192 Route 2999  
Recommendation:      **Required Modifications**  
Motion:      Martorana      Abstentions:  
Second:      Hudson  
Vote:      Yes  No

## **New Paltz Town**

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Referral Number      **2008117**      Received:      5/30/2008  
Name:      **Verizon Wireless**      Type of Referral:      **Site Plan**  
Description:      Modify existing arrangement of antennas on existing tower  
Project Location:      700 N. Ohioville Road  
Recommendation:      **No County Impact**  
Motion:      Pecora      Abstentions:  
Second:      Hudson  
Vote:      Yes  No

## **Saugerties Town**

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Referral Number      **2008112**      Received:      5/29/2008  
Name:      **Anderson Center For Autism**      Type of Referral:      **Site Plan**  
Description:      Convert former commercial use to educational facility  
Project Location:      3038 Route 9W  
Recommendation:      **Required Modifications**  
Motion:      Martorana      Abstentions:      Praetorius  
Second:      Hudson  
Vote:      Yes  No

## **Saugerties Village**

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Referral Number      **2008114**      Received:      5/30/2008  
Name:      **Bottini Fuels**      Type of Referral:      **Special Permit**  
Description:      Special Permit for propane tank  
Project Location:      240 Ulster Avenue  
Recommendation:      **Required Modifications**  
Motion:      Elwell      Abstentions:      Praetorius  
Second:      Kalb  
Vote:      Yes  No

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## Saugerties Village

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Referral Number      **2008115**      Received:      5/30/2008  
Name:      **Bottini Fuels**      Type of Referral:      **Site Plan**  
Description:      locate 30,000 gallon fuel tank at existing fuel companies' site  
Project Location:      240 Ulster Avenue  
Recommendation:      **Required Modifications**  
Motion:      Martorana      Abstentions:  
Second:      Hudson  
Vote:      Yes  No

## Wawarsing

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Referral Number      **2008110**      Received:      5/21/2008  
Name:      **Napanoch Valley Mall, LLC**      Type of Referral:      **Variance-Use**  
Description:      Request for outdoor flea market  
Project Location:      Route 209 - Napanoch  
Recommendation:      **Required Modifications**  
Motion:      Martorana      Abstentions:  
Second:      Praetorius  
Vote:      Yes  No

## Woodstock

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Referral Number      **2008105**      Received:      5/19/2008  
Name:      **Photosensualis**      Type of Referral:      **Variance-Area**  
Description:      Allow parking in front yard setback  
Project Location:      15 Rock City Road  
Recommendation:      **No County Impact**  
Motion:      Pecora      Abstentions:  
Second:      Praetorius  
Vote:      Yes  No

## Woodstock

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Referral Number      **2008106**      Received:      5/19/2008  
Name:      **Parking Variances**      Type of Referral:      **Variance-Area**  
Description:      Allow parking spaces in front yard setback  
Project Location:      138 Tinker Street  
Recommendation:      **Disapprove**  
Motion:      Greitzer      Abstentions:  
Second:      Yuran  
Vote:      Yes  No

## Woodstock

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Referral Number      **2008107**      Received:      5/19/2008  
Name:      **Arbor**      Type of Referral:      **Variance-Area**  
Description:      Front Yard variance for construction of arbor  
Project Location:      10 Lower Byrdcliffe Rd  
Recommendation:      **No County Impact**  
Motion:      Pecora      Abstentions:  
Second:      Praetorius  
Vote:      Yes  No

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## Woodstock

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Referral Number      **2008108**      Received:      5/19/2008  
Name:      **Photosensualis**      Type of Referral:      **Site Plan**  
Description:      Modify Access and Parking for existing site - change site from retail to retail/gallery use  
Project Location:      15 Rock City Road  
Recommendation:      **No County Impact**  
Motion:      Pecora      Abstentions:  
Second:      Praetorius  
Vote:      Yes  No

## Woodstock

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Referral Number      **2008109**      Received:      5/22/2008  
Name:      **Addition to House**      Type of Referral:      **Variance-Area**  
Description:      Front Yard setback variance for 16'x20' addition to existing residence  
Project Location:      564 Zena Road  
Recommendation:      **No County Impact**  
Motion:      Pecora      Abstentions:  
Second:      Praetorius  
Vote:      Yes  No

## Woodstock

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Referral Number      **2008111**      Received:      5/28/2008  
Name:      **138 Tinker St, LLC**      Type of Referral:      **Site Plan**  
Description:      Convert Residence to Restaurant Use  
Project Location:      138 Tinker Street  
Recommendation:      **Required Modifications**  
Motion:      Elwell      Abstentions:  
Second:      Pecora  
Vote:      Yes  No