

# Ulster County Planning Board Minutes



5/7/2008

## Esopus

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Referral Number **2008074** Received: 4/11/2008  
Name: **Cellco/Verizon** Type of Referral: **Special Permit**  
Description: Special Permit to allow cellular communications facility  
Project Location: 670 Broadway  
Recommendation: **Required Modifications**  
Motion: Martorana Abstentions: Pecora  
Second: Hudson  
Vote: Yes  16 No  0

## Esopus

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Referral Number **2008075** Received: 4/11/2008  
Name: **Cellco/Verizon Wireless** Type of Referral: **Site Plan**  
Description: 140' Tall Monopole Telcommunications facility  
Project Location: 670 Broadway  
Recommendation: **Required Modifications**  
Motion: Martorana Abstentions: Pecora  
Second: Hudson  
Vote: Yes  16 No  0

## Esopus

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Referral Number **2008084** Received: 4/25/2008  
Name: **Wood N Wheels - Action Paint Ball** Type of Referral: **Site Plan**  
Description: Enclose and enlarge existing paint ball field  
Project Location: Route 9W, Esopus  
Recommendation: **No County Impact**  
Motion: Martorana Abstentions: Pecora  
Second: Hooper  
Vote: Yes  16 No  0

## Kingston City

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Referral Number **2008079** Received: 4/17/2008  
Name: **Josh Kramb** Type of Referral: **Amend Zoning Map**  
Description: Re-zone from C2 to RT in order to build single family home  
Project Location: 21-25 Post St./10 Hunter Street  
Recommendation: **No County Impact**  
Motion: Greitzer Abstentions:  
Second: Hudson  
Vote: Yes  17 No  0

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## Kingston City

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Referral Number **2008086** Received: 4/30/2008  
Name: **Tri-Star Signage** Type of Referral: **Site Plan**  
Description: Modifications to existing signage  
Project Location: 516 Albany Avenue  
Recommendation: **Required Modifications**  
Motion: Elwell Abstentions:  
Second: Hooper  
Vote: Yes  No

## Kingston City

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Referral Number **2008087** Received: 4/30/2008  
Name: **Mathilda Relocation** Type of Referral: **Site Plan**  
Description: Relocate tugboat Mathilda to the street property line  
Project Location: 50 Rondout Landing  
Recommendation: **No County Impact**  
Motion: Hudson Abstentions:  
Second: Hooper  
Vote: Yes  No

## Lloyd

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Referral Number **2008078** Received: 4/16/2008  
Name: **Open Development Area** Type of Referral: **Other Special Authorization**  
Description: Establish several parcels as an open development area per Town Law, Section 280-a(4)  
Project Location: New paltz Road  
Recommendation: **Required Modifications**  
Motion: Greitzer Abstentions:  
Second: Elwell  
Vote: Yes  No

## Lloyd

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Referral Number **2008096** Received: 5/5/2008  
Name: **Mark Elia** Type of Referral: **Site Plan**  
Description: Construct 4-family retail property on .52 acre  
Project Location: 3 Elting Place  
Recommendation: **Required Modifications**  
Motion: Elwell Abstentions: Martorana  
Second: Hooper  
Vote: Yes  No

## Lloyd

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Referral Number **2008097** Received: 5/5/2008  
Name: **Mark Elia** Type of Referral: **Special Permit**  
Description: Special permit to allow ground floor residential use  
Project Location: 3 Elting Place  
Recommendation: **Required Modifications**  
Motion: Elwell Abstentions:  
Second: Hooper  
Vote: Yes  No

# ~Ulster County Planning Board Minutes~

## Lloyd

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Referral Number      **2008098**      Received:      5/5/2008  
Name:      **Michael Loewenthal B&B**      Type of Referral:      **Special Permit**  
Description:      Special Use Permit to allow owner operated bed & breakfast  
Project Location:      430 North Riverside Rd  
Recommendation:      **Required Modifications**  
Motion:      Elwell      Abstentions:  
Second:      Hooper  
Vote:      Yes  No

## Lloyd

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Referral Number      **2008099**      Received:      5/5/2008  
Name:      **ADC Ulster LLC**      Type of Referral:      **Special Permit**  
Description:      Timber Harvesting  
Project Location:      301 Upper North Road  
Recommendation:      **No County Impact**  
Motion:      Finkle      Abstentions:  
Second:      Pritchard  
Vote:      Yes  No

## Lloyd

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Referral Number      **2008100**      Received:      5/5/2008  
Name:      **Salvatore Bullaro**      Type of Referral:      **Special Permit**  
Description:      Special Use Permit for raising livestock on 46.80 acres  
Project Location:      3 Via Borgetto  
Recommendation:      **No County Impact**  
Motion:      Hooper      Abstentions:  
Second:      Elwell      No: Matichuk  
Vote:      Yes  No

## Lloyd

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Referral Number      **2008101**      Received:      5/5/2008  
Name:      **Vineyard Commons**      Type of Referral:      **Site Plan**  
Description:      Proposed 185 units for senior adult community (Revised from June 2007 Plan)  
Project Location:      Vineyard Avenue  
Recommendation:      **Required Modifications**  
Motion:      Hooper      Abstentions:      Martorana  
Second:      Elwell  
Vote:      Yes  No

## Marbletown

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Referral Number      **2008091**      Received:      5/5/2008  
Name:      **Ron Sharkey**      Type of Referral:      **Special Permit**  
Description:      Convert existing barn to 3 season 1,000 SF retail use - also - proposed construction of 2,500 SF building for retail use  
Project Location:      Route 213 & Bruceville Rd High Falls  
Recommendation:      **Required Modifications**  
Motion:      Beuf      Abstentions:      Natale  
Second:      Hudson  
Vote:      Yes  No

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## Marbletown

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Referral Number: **2008092** Received: 5/5/2008  
Name: **Ron Sharkey** Type of Referral: **Site Plan**  
Description: Convert existing barn to 3 season 1,000 SF retail use - also - proposed construction of 2,500 SF building for retail use  
Project Location: Route 213 & Bruceville Rd High Falls  
Recommendation: **Required Modifications**  
Motion: Beuf Abstentions: Natale  
Second: Hudson  
Vote: Yes  16 No  0

## Marbletown

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Referral Number: **2008093** Received: 5/5/2008  
Name: **4306 3rd Ave LLC** Type of Referral: **Site Plan**  
Description: Renovate and add 150 SF to rear of existing building  
Project Location: 10 Old Route 213 High Falls  
Recommendation: **Required Modifications**  
Motion: Elwell Abstentions: Natale  
Second: Hudson  
Vote: Yes  16 No  0

## Marbletown

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Referral Number: **2008094** Received: 5/5/2008  
Name: **4306 3rd Ave LLC** Type of Referral: **Special Permit**  
Description: Change of Use for existing building previously a gas station for proposed retail use  
Project Location: 10 Old Route 213 High Falls  
Recommendation: **Required Modifications**  
Motion: Elwell Abstentions:  
Second: Hudson  
Vote: Yes  17 No  0

## Marbletown

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Referral Number: **2008095** Received: 5/5/2008  
Name: **4306 3rd Ave LLC** Type of Referral: **Variance-Area**  
Description: Pre-existing, non-conforming lot on .90 acre  
Project Location: 10 Old Route 213 High Falls  
Recommendation: **No County Impact**  
Motion: Elwell Abstentions:  
Second: Hudson  
Vote: Yes  17 No  0

## New Paltz Town

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Referral Number: **2008082** Received: 4/22/2008  
Name: **Split Rock Farm** Type of Referral: **Variance-Area**  
Description: height variance for deer fencing - 8' desired protect pumpkin crop  
Project Location: 192 Route 299  
Recommendation: **No County Impact - Non-Binding Comments**  
Motion: Elwell Abstentions:  
Second: Beuf  
Vote: Yes  17 No  0

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## **New Paltz Village**

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Referral Number      **2008085**      Received:      5/7/2008  
Name:      **Adele & David Ruger**      Type of Referral:      **Site Plan**  
Description:      Construct four attached residential units on same site as single 6 bedroom unit  
Project Location:      15 Mulberry Street  
Recommendation:      **No County Impact**  
Motion:      Abstentions:  
Second:  
Vote:      Yes  0      No  0

## **New Paltz Village**

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Referral Number      **2008089**      Received:      5/1/2008  
Name:      **Elting Memorial Library**      Type of Referral:      **Site Plan**  
Description:      Construct a fence and benches for reading garden  
Project Location:      93 Main Street  
Recommendation:      **No County Impact**  
Motion:      Martorana      Abstentions:  
Second:      Hooper  
Vote:      Yes  17      No  0

## **New Paltz Village**

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Referral Number      **2008090**      Received:      5/1/2008  
Name:      **Cheese & Meats Inc**      Type of Referral:      **Special Permit**  
Description:      Allow for farmers market at existing site  
Project Location:      27-29 Main Street  
Recommendation:      **Incomplete**  
Motion:      Martorana      Abstentions:  
Second:      Hooper  
Vote:      Yes  17      No  0

## **Olive**

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Referral Number      **2008083**      Received:      4/24/2008  
Name:      **Donald Kenly**      Type of Referral:      **Site Plan**  
Description:      Change of commercial use in existing commercial structure  
Project Location:      Route 213 Olivebridge  
Recommendation:      **Required Modifications**  
Motion:      Greitzer      Abstentions:  
Second:      Hudson  
Vote:      Yes  17      No  0

## **Wawarsing**

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Referral Number      **2008076**      Received:      4/14/2008  
Name:      **Louis and Bohdanna Feliciano**      Type of Referral:      **Variance-Use**  
Description:      operate charter bus company where not allowed per 112-18 J  
Project Location:      6490 Route 209  
Recommendation:      **Required Modifications**  
Motion:      Greitzer      Abstentions:  
Second:      Pecora  
Vote:      Yes  17      No  0

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## Wawarsing

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Referral Number      **2008080**      Received:      4/18/2008  
Name:      **64 SF sign**      Type of Referral:      **Special Permit**  
Description:      special permit for off-premise sign/billboard  
Project Location:      Corner of Nevele Road and Route 209  
Recommendation:      **Required Modifications**  
Motion:      Greitzer      Abstentions:  
Second:      Anderson      No: Hokanson  
Vote:      Yes  No

## Wawarsing

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Referral Number      **2008081**      Received:      4/18/2008  
Name:      **64 SF sign**      Type of Referral:      **Site Plan**  
Description:      Site plan to install 64 sf billboard/offpremise sign  
Project Location:      Nevele Road and Route 209  
Recommendation:      **Required Modifications**  
Motion:      Greitzer      Abstentions:  
Second:      Anderson      No: Hokanson  
Vote:      Yes  No

## Wawarsing

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Referral Number      **2008088**      Received:      4/15/2008  
Name:      **Casmith, LLC/SBA Towers**      Type of Referral:      **Site Plan**  
Description:      Construct 280 foot Telecommunications Tower  
Project Location:      189 Tice Road  
Recommendation:      **Incomplete**  
Motion:      Elwell      Abstentions:      Matichuk  
Second:      Martorana  
Vote:      Yes  No

## Woodstock

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Referral Number      **2008077**      Received:      4/8/2008  
Name:      **Vendor Booths**      Type of Referral:      **Variance-Area**  
Description:      Request area variance from section 5y, outdoor display of merchandise  
Project Location:      6-8 Maple Lane/16 Mill Hill Road  
Recommendation:      **No County Impact**  
Motion:      Pecora      Abstentions:  
Second:      Hudson  
Vote:      Yes  No