

ULSTER COUNTY PLANNING BOARD
Agenda - May 6, 2009

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

The Executive Committee Will Meet at 6:30

1. ROLL CALL

2. PREVIOUS MINUTES

3. FINANCIAL REPORT

Account	Budgeted	Expended	Balance
Payroll	\$ 629,432	\$ 135,026	\$ 494,406
Office Equipment	\$ 6,520	\$ 0	\$ 6,520
Supplies, Travel Exp. & Fees for Professional Svc.	\$ 390,049	\$ 98,313	\$ 291,736
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Totals	\$1,026,001	\$300,842	\$ 725,159

Revenue Report - 2009

Account	Total Actuals
Transportation	\$ 65,288
Planning: Minor Sales	\$ 70
Administrative Fees	\$ 4,000

4. PUBLIC COMMENT

5. COMMUNITY REPORT

6. COMMUNICATIONS – See Separate Page

7. OLD BUSINESS

- a. Main Street Presentation

8. NEW BUSINESS

- a. Environmental Notice Bulletin – *See Separate Agenda*
- b. Zoning Referrals – *See Separate Zoning Agenda*

9. ADJOURNMENT

COMMUNICATIONS

- a. Received courtesy copy of Letter from NYSDEC to Rick Steele, Manager of Hudson River Valley Resorts regarding Hudson River Valley Resort, Canopy Development (a/k/a William's Lake) Final Scoping Document. The letter states that DEC has reviewed comments received from the public and interested and involved agencies on the SEQR draft scoping document circulated Sept. 2008. Based on review, additional significant or relevant environmental impacts were identified and a final written scope produced. The Final Scope is available on the DEC website:
<http://www.dec.ny.gov/permits/6061.html>
- b. Town of Rosendale – Public Hearing notice for Proposed Local Law #3 of 2009 Revising Chapter 75 “Zoning” of the Town Code by adding Article XII (requiring escrow deposits from applicants) in order to provide professional review expense reimbursement provisions for the Town Board, Planning Board and ZBA. Public hearing will be held May 6, 2009 at 7:30 pm at the Rosendale Community Center.
- c. Village of New Paltz Village Board declaring itself Lead Agency (SEQR notifications) The Board of Trustees of the Village of New Paltz has made preliminary classification of these Actions as Unlisted Actions. Part I of the short form EAF was enclosed.
 - ◆ Local Law amending §212-5 of the Village Code to replace the existing definition of “Lot” and add definitions for: excavating, filling, grading, parcel and site.
 - ◆ Local Law amending §212-13 District Regulations – adding to 212-13 (F) B-2 Core Business District, which pertains to obtaining a permit to change or modify existing vegetative buffers and including the Shade Tree Commission's recommendations on proposed buffer modifications.
 - ◆ Local Law amending §212-23 – Site Plan Review – modifying some of the verbiage in the introductory paragraph.
 - ◆ Local Law amending §212-23(A) – Application for Site Plan Review – replacing section 212-23(A)(2) pertaining to fees.
 - ◆ Local Law amending §212-39 – Application Review Procedure – replace section 212-39(A)(3) pertaining to filing fees
- d. Ulster County has determined that the Greater Catskills Floodplain Remediation Program to be an Unlisted Action under SEQRA and has completed an Uncoordinated review of the project. In addition, it has been determined that this project will not have significant impact on the environment and a Negative Declaration has been prepared. Under the Program, Ulster County has been allotted \$2 million to purchase one or two family homes damaged by floods since April 1, 2004 and determined to be at future risk. See <http://222.dhcr.state.ny.us/Programs/FloodRemediation/> for additional information.
- e. NYSDEC requests public comments for 30 days, from April 30, 2009 through May 30, 2009 for Draft Remedial Investigation (RI) Work Plan and Interim Remedial Measure (IRM) - Utility Platers Inc site, 416 Washington Ave, Kingston. The draft RI Work Plan and IRM is available for public review at the City of Kingston Library or NYSDEC Region 3 office in New Paltz by appointment.
- f. Town of Lloyd Planning Board – Declaration of Intent to be Lead Agency – Minard Farms, LLC (n/k/a Berger Farms) Subdivision application. 25-lot subdivision situated on 3 parcels of land and composed of a total of 90 acres +/- located at South Ohioville Road and Hurds Road in the Town of Lloyd.
- g. Town of Rochester Planning Board – Coordinated Environmental Review – Declaration of Intent to be Lead Agency - Special Use Permit to construct 40'x120' Pavilion – Application for Marietta Hanley & Caroline Ciraulo, 4496 Route 209, Stone Ridge.

Ulster County Planning Board Agenda

5/6/2009



Denning

Referral Number: **2009062** SBL: **58.2-2-14** Acreage: 5.67

Name: **Albert and Diane Mues**

Referral Type: Variance-Area

Description: Minimum lot size for 2-lot subdivision

Project Location: 434 Greenville Rd, Sundown, NY

RECOMMENDATION _____

MOTION _____

ABSTENTIONS _____

SECOND _____

Esopus

Referral Number: **2009061** SBL: **64.3-2-7** Acreage: 0.00

Name: **Cynthia McVay**

Referral Type: Variance-Use

Description: Convert Barn/Studio into primary residence with smaller house on property for caretaker.

Project Location: 312 River Rd., Ulster Park

RECOMMENDATION _____

MOTION _____

ABSTENTIONS _____

SECOND _____

Gardiner

Referral Number: **2009076** SBL: **93.4, 2, 39.2** Acreage: 7.60

Name: **Gillette Creamery**

Referral Type: Site Plan

Description: A proposed site plan for a covered, loading dock, ramp and drainage system about 400 square feet in total along with added fill and stone for 23 additional parking

Project Location: 47 Steve's Lane

RECOMMENDATION _____

MOTION _____

ABSTENTIONS _____

SECOND _____

Gardiner

Referral Number: **2009079** SBL: **92.3-1-6.100** Acreage: 8.50

Name: **Artmosphere and Woodrock**

Referral Type: Special Permit

Description: special permit for single family home

Project Location: North side of Sheldon Road

RECOMMENDATION _____

MOTION _____

ABSTENTIONS _____

SECOND _____

~ Ulster County Planning Board Agenda ~

Gardiner

Referral Number: **2009080** **SBL: 94.1-4-31.110** **Acreage: 7.40**
Name: **Kimlin Propane Company, Inc**
Referral Type: Site Plan
Description: add 3 additional propane storage vessels and a 4,500 SF, 5-bay garage to an existing industrial use
Project Location: 14 Steve's Lane

RECOMMENDATION _____

MOTION _____

ABSTENTIONS _____

SECOND _____

Kingston City

Referral Number: **2009074** **SBL:** **Acreage: 0.00**
Name: **Definition of Family**
Referral Type: Amend Zoning Statute
Description: Definition makes distinction between families living together in a residence and groups occupying a boarding house, rooming house, or hotel.
Project Location:

RECOMMENDATION _____

MOTION _____

ABSTENTIONS _____

SECOND _____

Lloyd

Referral Number: **2009056** **SBL: 79.2-1-24.1** **Acreage: 2.60**
Name: **Beverly Burns and Phyllis Hart**
Referral Type: Variance-Area
Description: Legalize existing 4th apartment in existing multi-family lot.
Project Location: 339 North Elting Corners Road

RECOMMENDATION _____

MOTION _____

ABSTENTIONS _____

SECOND _____

Lloyd

Referral Number: **2009057** **SBL: 88.1-1-4.1** **Acreage: 2.00**
Name: **Joao Diaz**
Referral Type: Special Permit
Description: 2-family dwelling in R-1 zone
Project Location: North riverside Road near North Road and Rt 9W

RECOMMENDATION _____

MOTION _____

ABSTENTIONS _____

SECOND _____

Lloyd

Referral Number: **2009058** **SBL: 87.4-3-21** **Acreage: 5.30**
Name: **Salvatore J. Cusa**
Referral Type: Special Permit
Description: Special Use Permit for 2-family dwelling in R-1/2 zone
Project Location: Chodikee Lake Road at corner of New Paltz Road

RECOMMENDATION _____

MOTION _____

ABSTENTIONS _____

SECOND _____

~ Ulster County Planning Board Agenda ~

Marlborough

Referral Number: **2009067** SBL: **95.4-1-18** Acreage: 17.54
Name: **Norman & Lisa Sager**
Referral Type: Subdivision
Description: 2-lot subdivision

Project Location: 131 Bailey's Gap Rd., Highland

RECOMMENDATION _____

MOTION _____ ABSTENTIONS _____

SECOND _____

Marlborough

Referral Number: **2009077** SBL: **103.1-2-88.2** Acreage: 2.00
Name: **Stewart's Shop**
Referral Type: Site Plan
Description: Replace existing canopy and gas pumps with 20' x 46' canopy and two gas pumps.

Project Location: 1872 Route 9W and Milton Turnpike

RECOMMENDATION _____

MOTION _____ ABSTENTIONS _____

SECOND _____

Marlborough

Referral Number: **2009078** SBL: **103.1-2-88.2** Acreage: 2.00
Name: **Stewart's Shop**
Referral Type: Variance-Area
Description: Front Yard Variance on accessory (canopy) structure

Project Location: 1872 Route 9W

RECOMMENDATION _____

MOTION _____ ABSTENTIONS _____

SECOND _____

New Paltz Town

Referral Number: **2009068** SBL: _____ Acreage: 0.00
Name: **Alternate Planning Board Members**
Referral Type: Other Special Authorization
Description: Amend Zoning statute to provide for alternate members

Project Location:

RECOMMENDATION _____

MOTION _____ ABSTENTIONS _____

SECOND _____

New Paltz Town

Referral Number: **2009070** SBL: **79.1, 2, 47** Acreage: 0.70
Name: **Richard and Shelley Greener**
Referral Type: Variance-Area
Description: Front yard variance for storage shed.

Project Location: 500 N. Ohioville Road

RECOMMENDATION _____

MOTION _____ ABSTENTIONS _____

SECOND _____

~ Ulster County Planning Board Agenda ~

New Paltz Town

Referral Number: **2009071** SBL: **86.8, 5, 34** Acreage: 0.16

Name: **Mac's Iron Works**

Referral Type: Variance-Area

Description: 4.25' front yard variance and 23.9' rear yard variance for 70' wide addition to existing structure.

Project Location: 64 N. Putt Corners Road

RECOMMENDATION _____

MOTION _____

ABSTENTIONS _____

SECOND _____

New Paltz Village

Referral Number: **2009063** SBL: Acreage: 0.00

Name: **Site Plan Review Fees**

Referral Type: Amend Zoning Statute

Description: Amend Filing Fees for Site Plan Review

Project Location:

RECOMMENDATION _____

MOTION _____

ABSTENTIONS _____

SECOND _____

New Paltz Village

Referral Number: **2009064** SBL: Acreage: 0.00

Name: **Special Use Permit Fees**

Referral Type: Amend Zoning Statute

Description: Amend filing fees for special permits

Project Location:

RECOMMENDATION _____

MOTION _____

ABSTENTIONS _____

SECOND _____

New Paltz Village

Referral Number: **2009072** SBL: **86.127, 1, 1** Acreage: 0.00

Name: **26 N. Chestnut St.**

Referral Type: Special Permit

Description: Convert one unit in a four-family residence to commercial use.

Project Location: 26 N. Chestnut St

RECOMMENDATION _____

MOTION _____

ABSTENTIONS _____

SECOND _____

New Paltz Village

Referral Number: **2009073** SBL: **86.34, 6, 11** Acreage: 0.21

Name: **Rascals Bar and Grill**

Referral Type: Special Permit

Description: Convert second floor of existing restaurant for catering.

Project Location: 127 Main Street

RECOMMENDATION _____

MOTION _____

ABSTENTIONS _____

SECOND _____

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Plattekill

Referral Number: **2009075** SBL: **95.3-5-15.2** Acreage: 140.00
Name: **Rocking Horse Ranch**
Referral Type: Site Plan
Description: 2,200 square foot addition to resort to expand pool area to include ater slide and wading pools
Project Location: 600 Route 44-55

RECOMMENDATION _____

MOTION _____

ABSTENTIONS _____

SECOND _____

Rosendale

Referral Number: **2009069** SBL: **70.001, 2, 8** Acreage: 80.00
Name: **Wild Rose Subdivision**
Referral Type: Subdivision
Description: Proposal for a 22-lot subdivision.

Project Location: East and West sides of Bruceville Rd

RECOMMENDATION _____

MOTION _____

ABSTENTIONS _____

SECOND _____

Saugerties Village

Referral Number: **2009059** SBL: **18.247-12-5** Acreage: 0.37
Name: **Abraham Arguenta**
Referral Type: Area Variance
Description: Rear yard setback area variance to access back of lot.

Project Location: 100 Washington Ave

RECOMMENDATION _____

MOTION _____

ABSTENTIONS _____

SECOND _____

Saugerties Village

Referral Number: **2009060** SBL: **18.247-12-5** Acreage: 0.37
Name: **Abraham Arguenta**
Referral Type: Site Plan Review
Description: Expansion of existing structure by 20' x 34' and parking area expansion

Project Location: 140 Main Street

RECOMMENDATION _____

MOTION _____

ABSTENTIONS _____

SECOND _____

Wawarsing

Referral Number: **2009065** SBL: **81.4-2-10, 12** Acreage: 163.00
Name: **Skyway Campgrounds, Inc.**
Referral Type: Special Permit
Description: Special permit for camping facility

Project Location: 99 Mountindale Rd

RECOMMENDATION _____

MOTION _____

ABSTENTIONS _____

SECOND _____

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Wawarsing

Referral Number: **2009066** SBL: **81.4-2-10, 12** Acreage: 163.00

Name: **Skyway Campgrounds, Inc.**

Referral Type: Site Plan

Description: Expansion of campgrounds from 147 to 351 sites.

Project Location: 99 Mountindale Rd

RECOMMENDATION _____

MOTION _____

ABSTENTIONS _____

SECOND _____