

# Ulster County Planning Board Minutes



10/6/2010

## Gardiner

Referral Number **2010185** Received: 9/24/2010  
Name: **Hughes Bed and Breakfast** Type of Referral: **Site Plan**  
Description: Use four bedrooms in existing residence as b&b  
Project Location: 1564 Old Ford Road  
Recommendation: **Required Modifications** Abstentions:  
Motion: Hokanson  
Second: Elwell  
Vote: Yes  **18** No  **0** Recusals:

## Gardiner

Referral Number **2010190** Received: 9/29/2010  
Name: **P&T Gardiner, LLC** Type of Referral: **Variance-Area**  
Description: Convert second floor of existing building for apartment use and one in basement of existing.  
Project Location: 133 Main Street  
Recommendation: **Disapprove** Abstentions:  
Motion: Watkins  
Second: Hokanson  
Vote: Yes  **18** No  **0** Recusals:

## Gardiner

Referral Number **2010191** Received: 9/29/2010  
Name: **P&T Gardiner, LLC** Type of Referral: **Site Plan**  
Description: Minimum lot size, side yard variances  
Project Location: 133 Main Street  
Recommendation: **Required Modifications** Abstentions:  
Motion: Hokanson  
Second: Elwell  
Vote: Yes  **18** No  **0** Recusals:

## Hurley

Referral Number **2010172** Received: 9/23/2010  
Name: **Spinelli Carport** Type of Referral: **Site Plan**  
Description: Construct 10' x 20' carport  
Project Location: Spencer Road and O'Hayo Mountain Road  
Recommendation: **No County Impact** Abstentions:  
Motion: Watkins  
Second: Finkle  
Vote: Yes  **17** No  **0** Recusals: Brueckner

# ~Ulster County Planning Board Minutes~

## Kingston City

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Referral Number      **2010173**      Received:      9/23/2010  
Name:      **NBC Realty Subdivision**      Type of Referral:      **Subdivision**  
Description:      Subdivide 1 lot to 2 lots for sale purposes (two appx 1.8 acre lots)  
Project Location:      62-66 Dunneman Avenue  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Hokanson  
Second:      Pecora      Recusals:      Budziak  
Vote:      Yes  No

## Kingston City

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Referral Number      **2010174**      Received:      9/23/2010  
Name:      **Catskill Hudson Bank**      Type of Referral:      **Site Plan**  
Description:      Add single-drive up ATM to existing bank building.  
Project Location:      83-87 Schwenk Drive  
Recommendation:      **Required Modifications**      Abstentions:      No: Pecora  
Motion:      Finkle      No: Greitzer  
Second:      Hokanson      Recusals:  
Vote:      Yes  No

## Kingston City

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Referral Number      **2010175**      Received:      9/23/2010  
Name:      **Tim's Automotive**      Type of Referral:      **Special Permit**  
Description:      Establish full automotive repair business in existing structure  
Project Location:      Corner of Foxhall and Flatbush Ave (380 Foxhall)  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Elwell  
Second:      Marion      Recusals:  
Vote:      Yes  No

## Marlborough

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Referral Number      **2010176**      Received:      9/13/2010  
Name:      **Northern Homes of Ulster, LLC**      Type of Referral:      **Subdivision**  
Description:      3-lot subdivision of appx 46 acres  
Project Location:      Mt. Zion Road  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Pecora  
Second:      Marion      Recusals:  
Vote:      Yes  No

## New Paltz Town

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Referral Number      **2010177**      Received:      9/21/2010  
Name:      **K&E Beverage**      Type of Referral:      **Site Plan**  
Description:      Upgrade and convert existing warehouse for retail use  
Project Location:      255 Main Street  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Watkins  
Second:      Holmquist      Recusals:  
Vote:      Yes  No

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## **New Paltz Village**

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Referral Number      **2010178**      Received:      9/20/2010  
Name:      **Ariel Dental Care**      Type of Referral:      **Site Plan**  
Description:      Convert existing structure (former bookstore and restaurant) for dental use  
Project Location:      22 N. Front Street  
Recommendation:      **Advisory Comments**      Abstentions:  
Motion:      Pecora  
Second:      Marion  
Vote:      Yes  **18**      No  **0**      Recusals:

## **Rochester**

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Referral Number      **2010186**      Received:      9/24/2010  
Name:      **Streamside Estates, Inc**      Type of Referral:      **Subdivision**  
Description:      7-lot subdivision of 47 acres - single family homes with individual septic and wells  
Project Location:      Cherrytown Road, Kerhonkson  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Pecora  
Second:      Watkins  
Vote:      Yes  **17**      No  **0**      Recusals:      Baden

## **Rosendale**

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Referral Number      **2010192**      Received:      9/30/2010  
Name:      **PAAR Realty**      Type of Referral:      **Variance-Use**  
Description:      Use variance to use existing garage for sales/service/repair - no outdoor display  
Project Location:      2223 Route 32 and Kallop Road  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Hokanson  
Second:      Baden  
Vote:      Yes  **17**      No  **0**      Recusals:      Greitzer

## **Saugerties Town**

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Referral Number      **2010187**      Received:      9/24/2010  
Name:      **Ye Olde Country Inn, Inc**      Type of Referral:      **Special Permit**  
Description:      Convert single family house for b&b  
Project Location:      4 Schoolhouse Road  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Pecora  
Second:      Elwell  
Vote:      Yes  **18**      No  **0**      Recusals:

## **Shawangunk**

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Referral Number      **2010179**      Received:      9/15/2010  
Name:      **Bettens**      Type of Referral:      **Variance-Area**  
Description:      8' side-variance for portable wooden shed  
Project Location:      29 Buena Vista Road  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Baden  
Second:      Hokanson  
Vote:      Yes  **18**      No  **0**      Recusals:

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### Ulster

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Referral Number      **2010180**      Received:      9/23/2010  
Name:      **NBC Realty Subdivision**      Type of Referral:      **Subdivision**  
Description:      2-lot subdivision (1.8 acres each)  
Project Location:      62-66 Dunneman Avenue  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Hokanson  
Second:      Pecora  
Vote:      Yes  No       Recusals:      Budziak

### Ulster

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Referral Number      **2010181**      Received:      9/23/2010  
Name:      **Kingston Buick GMC**      Type of Referral:      **Special Permit and Site Plan Revi**  
Description:      24,037 SF and 3,477 SF structures for chevrolet, buick, and gmc dealerships  
Project Location:      116-167 Ulster Avenue  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Pecora  
Second:      Kinnin  
Vote:      Yes  No       Recusals:      Budziak

### Ulster

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Referral Number      **2010182**      Received:      9/23/2010  
Name:      **Revised Entrance for Cedar Kingston, LLC**      Type of Referral:      **Site Plan**  
Description:      Site plan amendment - new egress for dunkin donuts/cvs/hampton inn/taco bell plaza  
Project Location:      1037 Ulster Avenue  
Recommendation:      **Disapprove**      Abstentions:  
Motion:      Hokanson  
Second:      Pecora  
Vote:      Yes  No       Recusals:      Budziak

### Wawarsing

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Referral Number      **2010189**      Received:      9/29/2010  
Name:      **Farm Stand**      Type of Referral:      **Special Permit and Site Plan Revi**  
Description:      New 30' x 40' crushed stone parking area  
Project Location:      Old Queens Highway and Route 209 Kerhonkson  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Finkle  
Second:      Pecora  
Vote:      Yes  No       Recusals:      Constable

### Woodstock

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Referral Number      **2010183**      Received:      9/21/2010  
Name:      **Expansion of Bread Alone/Westwood Realty**      Type of Referral:      **Variance-Area**  
Description:      Expansion of existing commercial - front yard, lot coverage, and height variances needed  
Project Location:      22-24 Mill Hill Road  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Finkle  
Second:      Roxanne  
Vote:      Yes  No       Recusals:

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### Woodstock

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Referral Number      **2010184**      Received:      9/22/2010  
Name:      **Timber Harvest**      Type of Referral:      **Special Permit**  
Description:      Selective timber harvest on 28 acre area to improve forest structure and wildlife habitat  
Project Location:      Coldbrook Road, Wittenberg  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Hokanson  
Second:      Marion  
Vote:      Yes  No       Recusals:

### Woodstock

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Referral Number      **2010188**      Received:      9/27/2010  
Name:      **Woodstock Farm Animal Sanctuary**      Type of Referral:      **Variance-Area**  
Description:      Number of accessory structures variance - 10 max, has 14, proposing a rooster coop  
Project Location:      35 Van Wagner Road  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Baden  
Second:      Marion  
Vote:      Yes  No       Recusals: