

Ulster County Planning Board Minutes



4/2/2008

Ellenville

Referral Number **2008051** Received: 3/18/2008
Name: **87 Canal Street - Accessory Apartments** Type of Referral: **Special Permit**
Description: Renovate retail space on ground floor & create 3 accessory apartments on 2nd floor
Project Location: 87 Canal Street
Recommendation: **Required Modifications**
Motion: Pecora Abstentions: Hooper
Second: Hudson
Vote: Yes 16 No 0

Gardiner

Referral Number **2008052** Received: 3/18/2008
Name: **Town of Gardiner Transition Law** Type of Referral: **Amend Zoning Statute**
Description: Local Law Exempting Certain Applications from Local Law 1 of 2008-
Project Location:
Recommendation: **No County Impact - Non-Binding Comments**
Motion: Watkins Abstentions: Beuf
Second: Pecora
Vote: Yes 16 No 0

Gardiner

Referral Number **2008053** Received: 3/18/2008
Name: **Town of Gardiner** Type of Referral: **Amend Zoning Statute**
Description: Definitions - amendment of Subdivision of Lands
Project Location:
Recommendation: **No County Impact - Non-Binding Comments**
Motion: Anderson Abstentions: Beuf
Second: Kalb
Vote: Yes 16 No 0

Kingston City

Referral Number **2008059** Received: 3/24/2008
Name: **MEG Properties, LLC** Type of Referral: **Variance-Use**
Description: Use Variance to allow 2-family dwelling
Project Location: 14 Elmendorf Street
Recommendation: **No County Impact**
Motion: Pecora Abstentions:
Second: Anderson
Vote: Yes 17 No 0

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Kingston City

Referral Number **2008062** Received: 3/27/2008
Name: **Alshaary Apartments** Type of Referral: **Special Permit**
Description: Establish residential use in C-2/Mixed Use Overlay Dist
Project Location: 702 Broadway
Recommendation: **No County Impact**
Motion: Pecora Abstentions:
Second: Hudson
Vote: Yes No

Kingston City

Referral Number **2008063** Received: 3/27/2008
Name: **Home Buyer Center Office Expansion** Type of Referral: **Site Plan**
Description: Enclose existing "tunnel" to create 500sf of office space on two levels
Project Location: 289 Fair Street
Recommendation: **Required Modifications**
Motion: Anderson Abstentions:
Second: Hooper
Vote: Yes No

Kingston City

Referral Number **2008064** Received: 3/27/2008
Name: **Paisano's Bakery** Type of Referral: **Site Plan**
Description: Establish bakery/renovate interior in existing commercial building
Project Location: 680 Broadway
Recommendation: **No County Impact**
Motion: Martorana Abstentions:
Second: Hudson
Vote: Yes No

Lloyd

Referral Number **2008067** Received: 3/28/2008
Name: **Bark Place of Ulster, Inc** Type of Referral: **Site Plan**
Description: Convert existing commercial use into dog and cat kennel & grooming business
Project Location: 296 Route 299
Recommendation: **Required Modifications**
Motion: Watkins Abstentions: Martorana
Second: Hudson
Vote: Yes No

Lloyd

Referral Number **2008073** Received: 3/28/2008
Name: **Bark Place of Ulster Inc** Type of Referral: **Variance-Area**
Description: Convert existing commercial use into dog and cat kennel & grooming business
Project Location: 296 Route 299
Recommendation: **No County Impact - Non-Binding Comments**
Motion: Watkins Abstentions: Martorana
Second: Anderson
Vote: Yes No

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Marbletown

Referral Number **2008070** Received: 3/31/2008
Name: **Rockcliff, LLC** Type of Referral: **Special Permit**
Description: Renovation and expansion of hotel, restaurant & retail to include a caretaker's residence
Project Location: Route 213 High Falls
Recommendation: **Required Modifications**
Motion: Anderson Abstentions: Natale
Second: Martorana
Vote: Yes No

Marbletown

Referral Number **2008071** Received: 3/31/2008
Name: **Rockcliff, LLC** Type of Referral: **Variance-Area**
Description: Pre-existing non-conforming lot - requires setbacks for expansion
Project Location: Route 213, High Falls
Recommendation: **Required Modifications**
Motion: Anderson Abstentions: Natale
Second: Martorana
Vote: Yes No

Marlborough

Referral Number **2008066** Received: 3/2/2008
Name: **Carswell Auto Sales** Type of Referral: **Site Plan**
Description: Construct 1150 SF Office & Showroom for used car sales
Project Location: Route 9W, Milton
Recommendation: **Required Modifications**
Motion: Watkins Abstentions:
Second: Hooper
Vote: Yes No

New Paltz Town

Referral Number **2008061** Received: 3/26/2008
Name: **Johnny G's Restaurant** Type of Referral: **Site Plan**
Description: Renovations and improvements to existing structure for proposed restaurant use
Project Location: 401 Main Street
Recommendation: **Required Modifications**
Motion: Martorana Abstentions:
Second: Hudson
Vote: Yes No

Olive

Referral Number **2008065** Received: 3/27/2008
Name: **Boiceville Wastewater Treatment Plant** Type of Referral: **Site Plan**
Description: Wastewater Treatment Plant
Project Location: Route 28
Recommendation: **Required Modifications**
Motion: Watkins Abstentions:
Second: Martorana No: Greitzer
Vote: Yes No

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Shandaken

Referral Number **2008054** Received: 3/17/2008
Name: **Mariner Towers II, LLC** Type of Referral: **Special Permit**
Description: Construct & Operate Celltower on property leased from Town
Project Location: Rudy Frank Extension
Recommendation: **Required Modifications**
Motion: Martorana Abstentions:
Second: Anderson
Vote: Yes No

Shandaken

Referral Number **2008055** Received: 3/17/2008
Name: **Mariner Towers II, LLC** Type of Referral: **Site Plan**
Description: Construct & Operate Celltower on Property Leased from Town
Project Location: Rudy Frank Ext
Recommendation: **Required Modifications**
Motion: Martorana Abstentions:
Second: Anderson
Vote: Yes No

Ulster

Referral Number **2008068** Received: 3/28/2008
Name: **Dena Marie Plaza** Type of Referral: **Variance-Area**
Description: Area Variance for Wall Signage - 4 signs
Project Location: 810 Miron Lane
Recommendation: **Disapprove**
Motion: Greitzer Abstentions: Budziak
Second: Pecora
Vote: Yes No

Ulster

Referral Number **2008069** Received: 3/28/2008
Name: **Kingston-Ulster Airport** Type of Referral: **Site Plan**
Description: Construction of 4-unit bulk hanger - Approx 192' x 41'
Project Location: 1161 Flatbush Road
Recommendation: **No County Impact**
Motion: Pecora Abstentions: Budziak
Second: Anderson
Vote: Yes No

Wawarsing

Referral Number **2008056** Received: 3/21/2008
Name: **Nappy Mobile Home Park** Type of Referral: **Site Plan**
Description: 157 unit expansion of existing 47 unit Mobile Home Park over 7 phases
Project Location: Route 55, Napanoch
Recommendation: **Required Modifications**
Motion: Anderson Abstentions: Matichuk
Second: Hudson
Vote: Yes No

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Woodstock

Referral Number **2008057** Received: 3/21/2008
Name: **H. Houst & Sons, Inc** Type of Referral: **Interpretation**
Description: Determine if vendor booths in parking lot would be in violation of Zoning Law, Section 5A, Displays of Merchandise
Project Location: 6-8 Maple Lane
Recommendation: **No County Impact - Non-Binding Comments**
Motion: Pecora Abstentions: Yuran
Second: Anderson
Vote: Yes No

Woodstock

Referral Number **2008058** Received: 3/21/2008
Name: **Porch & Deck Addition** Type of Referral: **Variance-Area**
Description: Variance for Area & Bulk Regulations, Minimum Yard Requirements (Front & Side Yard Setbacks)
Project Location: 988 Wittenberg Road
Recommendation: **No County Impact**
Motion: Pecora Abstentions:
Second: Beuf
Vote: Yes No

Woodstock

Referral Number **2008060** Received: 3/3/2008
Name: **Wetland & Watercourse Protection** Type of Referral: **Amend Zoning Statute**
Description: Amendment to provide for wetlands and stream protection
Project Location:
Recommendation: **Required Modifications**
Motion: Pecora Abstentions:
Second: Hooper No: Greitzer
Vote: Yes No

Woodstock

Referral Number **2008072** Received: 4/1/2008
Name: **James & Tami Kennedy** Type of Referral: **Variance-Area**
Description: Lot line revision reducing pre-existing 2.16 acre lot to 1.79 acre lot in 3.0 zone (approved by Planning Board in 1984)
Project Location: 2596 Glasco Turnpike
Recommendation: **No County Impact**
Motion: Pecora Abstentions:
Second: Anderson
Vote: Yes No