

# Ulster County Planning Board Minutes



6/1/2011

## Esopus

Referral Number **2011067** Received: 5/2/2011  
Name: **Port Ewen Diner** Type of Referral: **Site Plan**  
Description: 1310 square foot addition (dining, bathroom, kitchen) to existing diner  
Project Location: 295 Broadway/Route 9W  
Recommendation: **No County Impact** Abstentions:  
Motion: Hokanson  
Second: Konior  
Vote: Yes  13 No  0  
Recusals: Pecora

## Esopus

Referral Number **2011069** Received: 5/12/2011  
Name: **Peleg Bed and Breakfast** Type of Referral: **Variance-Area**  
Description: Parking lot w/ 50' side-yard setback  
Project Location: 9 Chambers Road (off RT 9W)  
Recommendation: **Advisory Comments** Abstentions:  
Motion: Hokanson  
Second: Konior  
Vote: Yes  13 No  0  
Recusals: Pecora

## Esopus

Referral Number **2011070** Received: 5/12/2011  
Name: **Intermediate Care Facility** Type of Referral: **Variance-Area**  
Description: 15' front yard variance where 30' is required for care residence  
Project Location: 315 James st  
Recommendation: **No County Impact** Abstentions:  
Motion: Katz  
Second: Konior  
Vote: Yes  13 No  0  
Recusals: Pecora

## Gardiner

Referral Number **2011068** Received: 5/4/2011  
Name: **P.E. Colucci, LLC** Type of Referral: **Special Permit and Site Plan Revi**  
Description: Construct 10,175 square foot building for health club and office space uses  
Project Location:  
Recommendation: **Advisory Comments** Abstentions:  
Motion: Baden  
Second: Konior  
Vote: Yes  14 No  0  
Recusals:

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## Kingston City

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Referral Number      **2011071**      Received:      5/17/2011  
Name:      **695 Broadway**      Type of Referral:      **Special Permit**  
Description:      Use former automotive repair shop for auto-detailing business  
Project Location:      695 Broadway (And Liberty St)  
Recommendation:      **Advisory Comments**      Abstentions:  
Motion:      Hokanson  
Second:      Elwell  
Vote:      Yes  No       Recusals:

## Kingston City

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Referral Number      **2011072**      Received:      5/17/2011  
Name:      **31 Elaine Drive**      Type of Referral:      **Subdivision**  
Description:      Two-lot subdivision for single family home (Reestablish previous lot line that had been deleted) - .753 acres and .445  
Project Location:      31 Elaine Drive  
Recommendation:      **Advisory Comments**      Abstentions:  
Motion:      Hokanson  
Second:      Konior  
Vote:      Yes  No       Recusals:

## Kingston City

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Referral Number      **2011077**      Received:      5/25/2011  
Name:      **Lloyd Park Commons**      Type of Referral:      **Site Plan**  
Description:      Construction of 34-unit apartment complex. Application prev approved in 2008 & 2010. Seeking renewed approval - n  
Project Location:      163 Hurley Avenue  
Recommendation:      **Disapprove**      Abstentions:  
Motion:      Pecora  
Second:      Elwell  
Vote:      Yes  No       Recusals:

## Marbletown

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Referral Number      **2011073**      Received:      5/19/2011  
Name:      **Key Bank**      Type of Referral:      **Site Plan**  
Description:      Add dumpster pad and fence enclosure, upgrade site lighting  
Project Location:      3565 Main Street  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Hokanson  
Second:      Budziak  
Vote:      Yes  No       Recusals:

## Marlborough

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Referral Number      **2011078**      Received:      5/25/2011  
Name:      **Mary Ann Tyler Subdivision**      Type of Referral:      **Subdivision**  
Description:      2 Lot Subdivision  
Project Location:      286 Orchard Road Highland, NY  
Recommendation:      **Disapprove**      Abstentions:  
Motion:      Watkins  
Second:      Baden  
Vote:      Yes  No       Recusals:

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## **Marlborough**

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Referral Number      **2011079**      Received:      5/25/2011  
Name:      **Deborah Jones Subdivision**      Type of Referral:      **Subdivision**  
Description:      3 Lot Subdivision  
Project Location:      348 Lattintown Road  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Katz  
Second:      Hokanson  
Vote:      Yes  No       Recusals:

## **New Paltz Town**

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Referral Number      **2011080**      Received:      5/27/2011  
Name:      **Bicycle Parking Law**      Type of Referral:      **Zoning Statute Amendment**  
Description:      Law requiring bicycle parking for certain residential and commercial site plans.  
Project Location:  
Recommendation:      **Reviewed - No Decision\***      Abstentions:  
Motion:      Watkins      No: Greitzer  
Second:      Baden      Recusals:      Hokanson  
Vote:      Yes  No

## **Plattekill**

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Referral Number      **2011074**      Received:      5/20/2011  
Name:      **Rocking Horse Ranch Expansion**      Type of Referral:      **Special Permit and Site Plan Revi**  
Description:      New main entrance/4,200 SF expansion of dining/office space  
Project Location:      600 Route 44/55  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Watkins  
Second:      Hokanson  
Vote:      Yes  No       Recusals:      Wilkin

## **Rosendale**

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Referral Number      **2011075**      Received:      5/19/2011  
Name:      **Pine Crest Self Storage**      Type of Referral:      **Subdivision**  
Description:      2-lot subdivision - 15.08 and .071 acres  
Project Location:      658 Route 32/Perrine's Bridge Road  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Watkins  
Second:      Konior  
Vote:      Yes  No       Recusals:      Greitzer