

Ulster County Planning Board Agenda

9/2/2020



Esopus

Name: **Cuney Ranch Holdings, LLC**
Referral Number: **2020084** SBL: **56.2-2-34** Acreage: **0.45** Acreage Disturbed: **0.40**
Referral Type: **Site Plan Review** Zone: **GC** Within 500: **YES**
Project Location: **377 Broadway (RT 9W)**
Water: Public/Municipal Sewer: Public/Municipal Ag. Dist: **No**
Description: **2,030 sq. ft. bakery with 16 spaces including 1 ADA compliant space.**

Decision Record

Decision: _____

Motion: _____

Second: _____

Abstentions: _____

Recusals: _____

Notes _____

Gardiner

Name: **Gardiner Industrial Development**
Referral Number: **2020089** SBL: **93.4-6-1.1** Acreage: **16.70** Acreage Disturbed:
Referral Type: **Subdivision** Zone: **CLI** Within 500: **YES**
Project Location: **Osprey Lane**
Water: Private Well Sewer: Individual Septic Ag. Dist: **No**
Description: **2-lot subdivision of 16.7 acres**

Decision Record

Decision: _____

Motion: _____

Second: _____

Abstentions: _____

Recusals: _____

Notes _____

Gardiner

Name: **169 McKinstry Rd**
Referral Number: **2020090** SBL: **93.3-2-17** Acreage: **23.00** Acreage Disturbed: **0.00**
Referral Type: **Subdivision** Zone: **RA** Within 500: **YES**
Project Location: **169 McKinstry Rd**
Water: Private Well Sewer: Individual Septic Ag. Dist: **No**
Description: **Lot line deletion/consolidation of three parcels into one.**

Decision Record

Decision: _____

Motion: _____

Second: _____

Abstentions: _____

Recusals: _____

Notes _____

Gardiner

Name: **115 Sheldon Rd**
Referral Number: **2020091** SBL: **92.3-1-6.4** Acreage: **10.76** Acreage Disturbed: **0.91**
Referral Type: **Special Permit** Zone: **SP-2** Within 500: **NO**
Project Location: **115 Sheldon Rd**
Water: Private Well Sewer: Individual Septic Ag. Dist: **No**
Description: **Single-family residence, garage, and studio in the SP-2 zoning district.**

Decision Record

Decision: _____

Motion: _____

Second: _____

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Recusals: _____

Notes _____

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Gardiner

Name: **115 Sheldon Rd**
Referral Number: **2020092** SBL: **92.3-1-6.4** Acreage: **10.76** Acreage Disturbed: **0.91**
Referral Type: **Site Plan Review** Zone: **SP-2** Within 500: **NO**
Project Location: **115 Sheldon Rd**
Water: **Private Well** Sewer: **Individual Septic** Ag. Dist: **No**
Description: **Single-family residence, garage, and studio in the SP-2 zoning district.**

Notes _____

Decision Record
Decision: _____
Motion: _____
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Abstentions: _____
Recusals: _____

Hurley

Name: **Short-term Rental Law**
Referral Number: **2020088** SBL: _____ Acreage: **0.00** Acreage Disturbed: _____
Referral Type: **Zoning Statute Amendment** Zone: _____ Within 500: **NA**
Project Location: **Townwide**
Water: **NA** Sewer: **NA** Ag. Dist: **No**
Description: **Amend zoning statute to regulate short-term rentals townwide.**

Notes _____

Decision Record
Decision: _____
Motion: _____
Second: _____
Abstentions: _____
Recusals: _____

Kingston Town

Name: **530 Route 28**
Referral Number: **2020081** SBL: **47.2-1-30** Acreage: **28.10** Acreage Disturbed: _____
Referral Type: **Special Permit** Zone: **MU-1** Within 500: **YES**
Project Location: **530 Route 28**
Water: **Private Well** Sewer: **Individual Septic** Ag. Dist: **No**
Description: **Mining/hard rock excavation at site previously permitted under Article 23, Title 27 of ELC, Mined Land Reclamation. NYSDEC is lead agency.**

Notes _____

Decision Record
Decision: _____
Motion: _____
Second: _____
Abstentions: _____
Recusals: _____

Kingston Town

Name: **530 Route 28**
Referral Number: **2020082** SBL: **47.2-1-30** Acreage: **28.10** Acreage Disturbed: _____
Referral Type: **Site Plan Review** Zone: **MU-1** Within 500: **YES**
Project Location: **530 Route 28**
Water: **Private Well** Sewer: **Individual Septic** Ag. Dist: **No**
Description: **Mining/hard rock excavation at site previously permitted under Article 23, Title 27 of ELC, Mined Land Reclamation. NYSDEC is lead agency.**

Notes _____

Decision Record
Decision: _____
Motion: _____
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Recusals: _____

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Lloyd

Name: **Local Law E of 2020**
Referral Number: **2020083** SBL: **88.17-3-2** Acreage: **0.00** Acreage Disturbed:
Referral Type: **Zoning Map Amendment** Zone: **R-2** Within 500: **YES**
Project Location: **River Rd, Willow Dock Road, Oaks Road**
Water: Sewer: Ag. Dist: No
Description: **Re-zone 7 parcels from R-2 to create Waterfront Business District.**

Decision Record

Decision: _____
Motion: _____
Second: _____
Abstentions: _____
Recusals: _____

Notes _____

New Paltz Town

Name: **360 Springtown Road**
Referral Number: **2020093** SBL: **78.2-1-6.1** Acreage: **16.40** Acreage Disturbed: **0.00**
Referral Type: **Area Variance** Zone: **FW** Within 500: **YES**
Project Location: **360 Springtown Road**
Water: **Private Well** Sewer: **Individual Septic** Ag. Dist: **Yes**
Description: **6' fence in front yard where 4' is allowed.**

Decision Record

Decision: _____
Motion: _____
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Abstentions: _____
Recusals: _____

Notes _____

New Paltz Village

Name: **54 Elting Ave.**
Referral Number: **2020086** SBL: **86.42-5-1** Acreage: **0.17** Acreage Disturbed: **0.10**
Referral Type: **Site Plan Review** Zone: **R-2** Within 500: **YES**
Project Location: **54 Elting Ave.**
Water: **Public/Municipal** Sewer: **Public/Municipal** Ag. Dist: **No**
Description: **New single-family home.**

Decision Record

Decision: _____
Motion: _____
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Recusals: _____

Notes _____

New Paltz Village

Name: **The Lalo Project**
Referral Number: **2020094** SBL: **86.34-4-1** Acreage: **2.40** Acreage Disturbed: **2.40**
Referral Type: **Site Plan Review** Zone: **B-2** Within 500: **YES**
Project Location: **Plattekill Ave, Innis and Hasbrouck Avenue**
Water: **Public/Municipal** Sewer: **Public/Municipal** Ag. Dist: **No**
Description: **Pre-referral. Mixed-commercial use project, three stories with two-level garage and 363 parking spaces.**

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Olive

Name: **Local Law #2 of 2020**
Referral Number: **2020085** SBL: _____ Acreage: **0.00** Acreage Disturbed: _____
Referral Type: **Other Special Authorization** Zone: _____ Within 500: **NA**
Project Location: **Townwide**
Water: **NA** Sewer: **NA** Ag. Dist: _____ No
Description: **Amendment to Chapter 146 with respect to wireless telecommunications facilities.**

Notes _____

Decision Record

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Motion: _____
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Recusals: _____

Plattekill

Name: **Modena Automotive**
Referral Number: **2020095** SBL: **101.1-2-1** Acreage: **1.48** Acreage Disturbed: **0.20**
Referral Type: **Special Permit** Zone: **BD-60** Within 500: **YES**
Project Location: **2032-2034 Route 32 Modena**
Water: **Private Well** Sewer: **Individual Septic** Ag. Dist: _____ No
Description: **Renovation of existing 11,700 sq. ft. warehouse for automotive repair use.**

Notes _____

Decision Record

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Recusals: _____

Plattekill

Name: **Modena Automotive**
Referral Number: **2020096** SBL: **101.1-2-1** Acreage: **1.48** Acreage Disturbed: **0.20**
Referral Type: **Site Plan Review** Zone: **BD-60** Within 500: **YES**
Project Location: **2032-2034 Route 32 Modena**
Water: **Private Well** Sewer: **Individual Septic** Ag. Dist: _____ No
Description: **Renovation of existing 11,700 sq. ft. warehouse for automotive repair use.**

Notes _____

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Recusals: _____

Rochester

Name: **Rochester Comprehensive Plan Update**
Referral Number: **2020087** SBL: _____ Acreage: **0.00** Acreage Disturbed: _____
Referral Type: **Comprehensive Plan** Zone: _____ Within 500: **NA**
Project Location: **Townwide**
Water: **NA** Sewer: **NA** Ag. Dist: _____ No
Description: **Formally adopt Historic Resources Report, Open Space Inventory, and Natural Heritage Plan to be a part of the Town's Comprehensive Plan.**

Notes _____

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Recusals: _____

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Rochester

Name: **Sleeping Giant Ice Cream**
Referral Number: **2020098** SBL: **76.10-1-3** Acreage: **0.57** Acreage Disturbed: 0.00
Referral Type: **Special Permit** Zone: **H** Within 500: **YES**
Project Location: **3 Sunset Drive**
Water: Private Well **Sewer:** Individual Septic **Ag. Dist:** No
Description: **Change of use from flower shop to seasonal ice cream shop with outdoor seating and pickup window.**

Notes _____

Decision Record

Decision: _____
Motion: _____
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Abstentions: _____
Recusals: _____

Rochester

Name: **Sleeping Giant Ice Cream**
Referral Number: **2020099** SBL: **76.10-1-3** Acreage: **0.57** Acreage Disturbed: 0.00
Referral Type: **Site Plan Review** Zone: **H** Within 500: **YES**
Project Location: **3 Sunset Drive**
Water: Private Well **Sewer:** Individual Septic **Ag. Dist:** No
Description: **Change of use from flower shop to seasonal ice cream shop with outdoor seating and pickup window.**

Notes _____

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Recusals: _____

Rosendale

Name: **Rosendale Acupuncture**
Referral Number: **2020097** SBL: **62.16-1-5** Acreage: **0.20** Acreage Disturbed: 0.00
Referral Type: **Site Plan Review** Zone: **B1** Within 500: **YES**
Project Location: **2071 Route 32**
Water: Private Well **Sewer:** Individual Septic **Ag. Dist:** No
Description: **Renovate existing dwelling for mixed use commercial/residential use.**

Notes _____

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Decision: _____
Motion: _____
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Abstentions: _____
Recusals: _____

Saugerties Town

Name: **Fehr Bros.**
Referral Number: **2020080** SBL: **28.2-3-22** Acreage: **10.40** Acreage Disturbed: 0.30
Referral Type: **Site Plan Review** Zone: **I/AQ** Within 500: **YES**
Project Location: **895 Kings Highway**
Water: Public/Municipal **Sewer:** Public/Municipal **Ag. Dist:** No
Description: **12,000 sq. ft. prefabricated steel building for storage/overflow of existing industrial use.**

Notes _____

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Recusals: _____

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Saugerties Village

Name: **Diaz Memorial Ambulance Service**

Referral Number: **2020100** SBL: **18.54-5-1** Acreage: **0.41** Acreage Disturbed: **0.01**

Referral Type: **Area Variance** Zone: **R1** Within **500**: **YES**

Project Location: **1 Main Street**

Water: Public/Municipal Sewer: Public/Municipal Ag. Dist: No

Description: **14' variance from rear yard for addition of garage bay for existing ambulance company. (14' x 34.5')**

Notes _____

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