

Ulster County Planning Board Agenda

4/12/2023



Hurley

Name: **Moratorium on Major Development**
Referral Number: **2023044** SBL: _____ Acreage: **0.00** Acreage Disturbed: _____
Referral Type: **Other Special Authorization** Zone: _____ Within 500: **NA**
Project Location: **Townwide**
Water: _____ Sewer: _____ Ag. Dist: _____ No
Description: **Moratorium on major subdivisions and site plan/special permits 5 or more acres lot size. 9 months**

Notes _____

Decision Record

Decision: _____

Motion: _____

Second: _____

Abstentions: _____

Recusals: _____

Hurley

Name: **Small-Scale Solar Energy System**
Referral Number: **2023045** 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: **Definition of small-scale solar energy system. Up to 12 kW or solar thermal system which serve only the building or structures on the lot it is located.**

Notes _____

Decision Record

Decision: _____

Motion: _____

Second: _____

Abstentions: _____

Recusals: _____

Kingston City

Name: **25 Dederick Street**
Referral Number: **2023046** SBL: **56.25-4-36.10** Acreage: **0.70** Acreage Disturbed: **0.00**
Referral Type: **Site Plan Review** Zone: **C-2** Within 500: **NO**
Project Location: **25 Dederick St**
Water: **Public/Municipal** Sewer: **Public/Municipal** Ag. Dist: _____ No
Description: **Renovation of existing for photography museum, offices, educational center and arts activities.**

Notes _____

Decision Record

Decision: _____

Motion: _____

Second: _____

Abstentions: _____

Recusals: _____

Kingston City

Name: **Efrain Lema**
Referral Number: **2023047** SBL: **56.25-4-36.10** Acreage: **0.60** Acreage Disturbed: _____
Referral Type: **Site Plan Review** Zone: **C-3** Within 500: **YES**
Project Location: **451 & 455 Albany Ave**
Water: **Public/Municipal** Sewer: **Public/Municipal** Ag. Dist: _____ No
Description: **Lot line deletion. 3 lots into two. 40'x52' metal building, parking, landscaping. Existing and expanding automotive repair site.**

Notes _____

Decision Record

Decision: _____

Motion: _____

Second: _____

Abstentions: _____

Recusals: _____

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Lloyd

Name: **Delta Contracting**
Referral Number: **2023048** SBL: **87.8-1-10.100** Acreage: **1.10** Acreage Disturbed: **0.06**
Referral Type: **Site Plan Review** Zone: **LI** Within 500: **YES**
Project Location: **219 Upper North Road, Highland NY 12528**
Water: Public/Municipal Sewer: Individual Septic Ag. Dist: **No**
Description: **Applicant is seeking site plan approval to construct a 2226 sq. ft. storage building on a 1.13 acre parcel.**

Notes _____

Decision Record

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

Lloyd

Name: **180 South Street**
Referral Number: **2023049** SBL: **87.3-5-14** Acreage: **6.50** Acreage Disturbed: **3.00**
Referral Type: **Special Permit** Zone: **A** Within 500: **YES**
Project Location: **180 South St**
Water: Private Well Sewer: Individual Septic Ag. Dist: **No**
Description: **The applicant proposes to construct a ±24,220 square foot (sq. ft.) building addition onto the existing structure together with a single-loading area containing four (4) loading docks**

Notes _____

Decision Record

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

Lloyd

Name: **180 South Street**
Referral Number: **2023050** SBL: **87.3-5-14** Acreage: **6.00** Acreage Disturbed: **3.00**
Referral Type: **Site Plan Review** Zone: **A** Within 500: **YES**
Project Location: **180 South St**
Water: Private Well Sewer: Individual Septic Ag. Dist: **No**
Description: **The applicant proposes to construct a ±24,220 square foot (sq. ft.) building addition onto the existing structure together with a single-loading area containing four (4) loading docks**

Notes _____

Decision Record

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

New Paltz Town

Name: **Bimbo Bakeries**
Referral Number: **2023052** SBL: **86.8-5-13** Acreage: **2.90** Acreage Disturbed: _____
Referral Type: **Area Variance** Zone: **I-1** Within 500: **YES**
Project Location: **27 N. Putt Corners Rd**
Water: Private Well Sewer: Individual Septic Ag. Dist: **No**
Description: **Renovation of pre-existing warehouse with non-conforming conditions. Loading docks, parking, dumpster location.**

Notes _____

Decision Record

Decision: _____
Motion: _____
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Recusals: _____

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New Paltz Town

Name: **409 Main Street**
Referral Number: **2023055** SBL: **86.12-5-5** Acreage: **0.77** Acreage Disturbed:
Referral Type: **Area Variance** Zone: **GB** Within 500: **YES**
Project Location: **409 Main Street**
Water:Public/Municipal **Sewer:** Individual Septic **Ag. Dist:** No
Description: **Sign variance**

Decision Record

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

Notes _____

New Paltz Village

Name: **145 N. Chestnut St**
Referral Number: **2023053** SBL: **78.82-1-19.11** Acreage: **2.49** Acreage Disturbed: 1.91
Referral Type: **Special Permit** Zone: **NBR** Within 500: **YES**
Project Location: **145 N. Chestnut St**
Water:Public/Municipal **Sewer:** Public/Municipal **Ag. Dist:** No
Description: **Former Agway site. Mixed-use 63 residential and 8,500 SF retail.**

Decision Record

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

Notes _____

New Paltz Village

Name: **145 N. Chestnut St**
Referral Number: **2023054** SBL: **78.82-1-19.11** Acreage: **2.49** Acreage Disturbed: 1.91
Referral Type: **Site Plan Review** Zone: **NBR** Within 500: **YES**
Project Location: **145 N. Chestnut St**
Water:Public/Municipal **Sewer:** Public/Municipal **Ag. Dist:** No
Description: **Former Agway site. Mixed-use 63 residential and 8,500 SF retail.**

Decision Record

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

Notes _____

Rochester

Name: **Stonehouse Tavern**
Referral Number: **2023042** SBL: **69.3-2-24** Acreage: **5.70** Acreage Disturbed: 0.00
Referral Type: **Special Permit** Zone: **R-2** Within 500: **YES**
Project Location: **4802 U.S. Route 209 Accord, NY 12404**
Water:Private Well **Sewer:** Individual Septic **Ag. Dist:** No
Description: **900' sq. ft. gravel pad with seating, food and drink served from restaurant.
(continue outdoor dining allowed by executive order)**

Decision Record

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

Notes _____

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Rochester

Name: **Stonehouse Tavern**
Referral Number: **2023043** SBL: **69.3-2-24** Acreage: **5.70** Acreage Disturbed: **0.00**
Referral Type: **Site Plan Review** Zone: **R-2** Within 500: **u**
Project Location: **4802 U.S. Route 209 Accord, NY 12404**
Water: **Private Well** Sewer: **Individual Septic** Ag. Dist: **No**
Description: **900' sq. ft. gravel pad with seating, food and drink served from restaurant.
(continue outdoor dining allowed by executive order)**

Notes _____

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

Rochester

Name: **Moratorium Extension**
Referral Number: **2023058** SBL: _____ Acreage: **0.00** Acreage Disturbed: _____
Referral Type: **Other Special Authorization** Zone: _____ Within 500: **NA**
Project Location: **Townwide**
Water: _____ Sewer: _____ Ag. Dist: **No**
Description: **4-month extension**

Notes _____

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Decision: _____
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Abstentions: _____
Recusals: _____

Saugerties Town

Name: **Middle Way School**
Referral Number: **2023037** SBL: **17.1-2-19** Acreage: **0.00** Acreage Disturbed: _____
Referral Type: **Site Plan Review** Zone: **MDR/SA** Within 500: **YES**
Project Location: **268 West Saugerties Road**
Water: **Private Well** Sewer: **Individual Septic** Ag. Dist: **No**
Description: **Site plan amendment - proposed 40' diameter geodesic dome.**

Notes _____

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

Saugerties Town

Name: **Total Tennis Solar**
Referral Number: **2023038** SBL: **8.4-6-5.100** Acreage: **73.50** Acreage Disturbed: **0.55**
Referral Type: **Special Permit** Zone: **MDR/SA/** Within 500: **YES**
Project Location: **1811 Old Kings Highway**
Water: **Private Well** Sewer: **Individual Septic** Ag. Dist: **No**
Description: **Expand existing 49.14 kW system by additional 132kW ground mounted array.
246 Panels and 9 inverters for Total Tennis.**

Notes _____

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Recusals: _____

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Saugerties Town

Name: **Total Tennis Solar**
Referral Number: **2023039** SBL: **8.4-6-5.100** Acreage: **73.00** Acreage Disturbed: **0.55**
Referral Type: **Site Plan Review** Zone: **MDR/SA/** Within 500: **YES**
Project Location: **1811 Old Kings Highway**
Water: **Private Well** Sewer: **Individual Septic** Ag. Dist: **No**
Description: **Expansion of existing ground-mounted solar array to serve Tennis facility.**

Notes _____

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Recusals: _____

Ulster

Name: **Scrub a Dub**
Referral Number: **2023040** SBL: _____ Acreage: **0.00** Acreage Disturbed: _____
Referral Type: **Area Variance** Zone: _____ Within 500: **YES**
Project Location: **660 Washington Ave**
Water: **Public/Municipal** Sewer: **Public/Municipal** Ag. Dist: **No**
Description: **Sign variance**

Notes _____

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Decision: _____
Motion: _____
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Recusals: _____

Ulster

Name: **Stockade Roofing**
Referral Number: **2023041** SBL: **48.50-5-3.100** Acreage: **0.00** Acreage Disturbed: _____
Referral Type: **Area Variance** Zone: **LC** Within 500: **YES**
Project Location: **985 Morton Blvd**
Water: **Private Well** Sewer: **Public/Municipal** Ag. Dist: **No**
Description: **6' chainlink fence with vinyl inserts.**

Notes _____

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Recusals: _____

Wawarsing

Name: **Schoonmaker Heirs**
Referral Number: **2023051** SBL: **75.4-3-21.100** Acreage: **114.50** Acreage Disturbed: _____
Referral Type: **Subdivision** Zone: **RU** Within 500: **YES**
Project Location: **Berne Rd Kerhonskon**
Water: **Private Well** Sewer: **Individual Septic** Ag. Dist: **No**
Description: **Lot line adjustments. Parcels in floodway**

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Wawarsing

Name: **Nichols Subdivision**
Referral Number: **2023059** SBL: **75.4-2-7** Acreage: **148.00** Acreage Disturbed: **0.00**
Referral Type: **Subdivision** Zone: **AD** Within **500**: **YES**
Project Location: **15 Old Queens Highway**
Water: **Private Well** Sewer: **Individual Septic** Ag. Dist: **Yes**
Description: **2-lot subdivision. Subdividing off existing farm stand from remainder of existing farm.**

Notes _____

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Abstentions: _____

Recusals: _____

Wawarsing

Name: **Garayev Retail Packaging**
Referral Number: **2023060** SBL: **97.2-1-42** Acreage: **1.15** Acreage Disturbed: **0.00**
Referral Type: **Special Permit** Zone: **NS** Within **500**: **YES**
Project Location: **1373 Old Route 209**
Water: **Private Well** Sewer: **Individual Septic** Ag. Dist: **No**
Description: **Use existing structure as packaging and off-site retail sales with owner residing in existing home.**

Notes _____

Decision Record

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

Recusals: _____

Wawarsing

Name: **Garayev Retail Packaging**
Referral Number: **2023061** SBL: **97.2-1-42** Acreage: **1.15** Acreage Disturbed:
Referral Type: **Site Plan Review** Zone: **NS** Within **500**: **YES**
Project Location: **1373 Old Route 209**
Water: **Private Well** Sewer: **Individual Septic** Ag. Dist: **No**
Description: **Existing structure for packaging and off-site retail sales. Existing home to be owner occupied.**

Notes _____

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