

Ulster County Planning Board Agenda

5/5/2021



Esopus

Name: **Local Law #9 of 2021**
Referral Number: **2021098** SBL: _____ Acreage: **0.00** Acreage Disturbed: _____
Referral Type: **Other Special Authorization** Zone: _____ **Within 500: YES**
Project Location: **Townwide**
Water: NA Sewer: NA Ag. Dist: _____ No
Description: **Amend Abandoned Vehicles Law**

Decision Record

Decision: _____

Motion: _____

Second: _____

Abstentions: _____

Recusals: _____

Notes _____

Esopus

Name: **Local Law #10 of 2021**
Referral Number: **2021099** 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: **Replace "Lawn Maintenance" with Property Maintenance" Chapter**

Decision Record

Decision: _____

Motion: _____

Second: _____

Abstentions: _____

Recusals: _____

Notes _____

Esopus

Name: **Local Law #11 of 2021**
Referral Number: **2021100** 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: **Adopt Chapter 101 "Rental Properties Registration"**

Decision Record

Decision: _____

Motion: _____

Second: _____

Abstentions: _____

Recusals: _____

Notes _____

Esopus

Name: **Hudson Shore Estates**
Referral Number: **2021105** SBL: **80.1-3-25** Acreage: **1.67** Acreage Disturbed: **0.25**
Referral Type: **Site Plan Review** Zone: **R-40** **Within 500: YES**
Project Location: **9 Chambers Road, West Park**
Water: Public/Municipal Sewer: Individual Septic Ag. Dist: _____ No
Description: **16x40 pool and 16' stairs for overnight guests. Updated driveway, landscaping.**

Decision Record

Decision: _____

Motion: _____

Second: _____

Abstentions: _____

Recusals: _____

Notes _____

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Hurley

Name: **Amendment to Chapter 97**
Referral Number: **2021106** 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: **Compliance with 2020 Energy Conservation Construction Code of NYS**

Notes _____

Decision Record

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

Kingston City

Name: **Resolution 50 of 2021**
Referral Number: **2021073** SBL: _____ Acreage: **0.00** Acreage Disturbed: _____
Referral Type: **Zoning Statute Amendment** Zone: _____ Within 500: **NA**
Project Location: **Citywide**
Water: **NA** Sewer: **NA** Ag. Dist: _____ No
Description: **Amendments to accessory dwelling provisions for City**

Notes _____

Decision Record

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

Kingston City

Name: **59 Pearl**
Referral Number: **2021096** SBL: **56.91-3-1** Acreage: **0.40** Acreage Disturbed: **0.00**
Referral Type: **Site Plan Review** Zone: **C-2** Within 500: **YES**
Project Location: **59 Pearl (236 Wall)**
Water: **Public/Municipal** Sewer: **Public/Municipal** Ag. Dist: _____ No
Description: **Convert existing building from school to professional office use and future event space in former auditorium.**

Notes _____

Decision Record

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

Kingston City

Name: **79 Hurley Avenue**
Referral Number: **2021097** SBL: **48.71-2-31** Acreage: **2.90** Acreage Disturbed: _____
Referral Type: **Site Plan Review** Zone: **C-2** Within 500: **YES**
Project Location: **79 Hurley Avenue**
Water: **Public/Municipal** Sewer: **Public/Municipal** Ag. Dist: _____ No
Description: **Renovation and redevelopment of existing to mixed-use, multi-tenant.**

Notes _____

Decision Record

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

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Kingston City

Name: **59 Pearl (236 Wall)**
Referral Number: **2021108** SBL: **56.91-3-1** Acreage: **0.00** Acreage Disturbed:
Referral Type: **Area Variance** Zone: **O-2** Within 500: **YES**
Project Location: **59 Pearl/236 Wall/16 Lucas**
Water: Public/Municipal Sewer: Public/Municipal Ag. Dist: No
Description: **Area variance to allow off-site parking. 33 spaces to be allowed at 16 Lucas Ave**

Notes _____

Decision Record

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

Lloyd

Name: **All Space Storage, LLC**
Referral Number: **2021071** SBL: **87.1-2-28** Acreage: **15.87** Acreage Disturbed:
Referral Type: **Area Variance** Zone: **DB** Within 500: **YES**
Project Location: **480 Route 299**
Water: Private Well Sewer: Individual Septic Ag. Dist: No
Description: **10% Lot Coverage Variance (40% Max, 50% proposed)**

Notes _____

Decision Record

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

Lloyd

Name: **Leprechaun Ventures**
Referral Number: **2021072** SBL: **80.3-1-29.100** Acreage: **0.75** Acreage Disturbed:
Referral Type: **Area Variance** Zone: **LI** Within 500: **YES**
Project Location: **436 Upper North Road**
Water: Private Well Sewer: Individual Septic Ag. Dist: No
Description: **10' rear yard variance for storage building. (30' required, has 20')**

Notes _____

Decision Record

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

Lloyd

Name: **Stewart's Shops**
Referral Number: **2021074** SBL: **96.9-1-32.100** Acreage: **0.00** Acreage Disturbed:
Referral Type: **Area Variance** Zone: **HB** Within 500: **YES**
Project Location: **4 South Chapel Hill Road (SW Corner Rt 9W)**
Water: Public/Municipal Sewer: Public/Municipal Ag. Dist: No
Description: **Sign height variance 1'8" (23%)**

Notes _____

Decision Record

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

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Lloyd

Name: **Silver Gardens Senior Housing**
Referral Number: **2021101** SBL: **96.29-3-3.110** Acreage: **13.70** Acreage Disturbed: **3.41**
Referral Type: **Special Permit** Zone: **PUD** Within 500: **YES**
Project Location: **Argent Drive, behind Golden View**
Water: Public/Municipal Sewer: Public/Municipal Ag. Dist: **No**
Description: **Three-story, 55,000 sq ft.affordable rental housing development for seniors.**

Notes _____

Decision Record

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

Lloyd

Name: **Silver Gardens Senior Housing**
Referral Number: **2021102** SBL: **96.29-3-3.110** Acreage: **13.70** Acreage Disturbed: **3.41**
Referral Type: **Special Permit** Zone: **PUD** Within 500: **YES**
Project Location: **Argent Drive, behind Golden View**
Water: Public/Municipal Sewer: Public/Municipal Ag. Dist: **No**
Description: **Three-story, 55,000 sq ft.affordable rental housing development for seniors.**

Notes _____

Decision Record

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

Marlborough

Name: **Baileys Gap Solar LLC**
Referral Number: **2021087** SBL: **95.4-1-35** Acreage: **11.00** Acreage Disturbed:
Referral Type: **Special Permit** Zone: **R-ag** Within 500: **YES**
Project Location: **20 Baileys Gap Road**
Water: Private Well Sewer: Individual Septic Ag. Dist: **No**
Description: **1.25 MW solar array on 11 acres of closed landfill.**

Notes _____

Decision Record

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

Marlborough

Name: **Baileys Gap Solar LLC**
Referral Number: **2021088** SBL: **95.4-1-35** Acreage: **11.00** Acreage Disturbed:
Referral Type: **Site Plan Review** Zone: **R-ag** Within 500: **YES**
Project Location: **20 Baileys Gap Road**
Water: Private Well Sewer: Individual Septic Ag. Dist: **No**
Description: **1.25 MW solar array on 11 acres of closed landfill.**

Notes _____

Decision Record

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

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Marlborough

Name: **Kent Family Farms**
Referral Number: **2021103** SBL: **103.1-2-24** Acreage: **26.70** Acreage Disturbed: **0.50**
Referral Type: **Special Permit** Zone: **R-1** Within 500: **YES**
Project Location: **Church Street**
Water: Public/Municipal Sewer: Individual Septic Ag. Dist: Yes
Description: **Extension of farm to include production and sales. Rehab of a dwelling as history-display and small events space.**

Notes _____

Decision Record

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

Marlborough

Name: **Kent Family Farms**
Referral Number: **2021104** SBL: **103.1-2-24** Acreage: **26.70** Acreage Disturbed: **0.50**
Referral Type: **Site Plan Review** Zone: **R-1** Within 500: **YES**
Project Location: **Church Street**
Water: Public/Municipal Sewer: Individual Septic Ag. Dist: Yes
Description: **Extension of farm to include production and sales. Rehab of a dwelling as history-display and small events space.**

Notes _____

Decision Record

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

New Paltz Town

Name: **271 Main Street**
Referral Number: **2021075** SBL: **86.12-6-5** Acreage: **14.20** Acreage Disturbed: **0.02**
Referral Type: **Site Plan Review** Zone: **B-2** Within 500: **YES**
Project Location: **271 Main Street**
Water: Public/Municipal Sewer: Public/Municipal Ag. Dist: No
Description: **Installation of electric vehicle charging stations in parking area of the Plaza Diner and Tops Supermarket including 8 posts.**

Notes _____

Decision Record

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

New Paltz Village

Name: **107 Main Street**
Referral Number: **2021076** SBL: **86.34-6-14** Acreage: **0.21** Acreage Disturbed:
Referral Type: **Special Permit** Zone: **B-2** Within 500: **YES**
Project Location: **107 Main Street**
Water: Public/Municipal Sewer: Public/Municipal Ag. Dist: No
Description: **Special Permit for Bar**

Notes _____

Decision Record

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

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New Paltz Village

Name: **107 Main Street**
Referral Number: **2021077** SBL: **86.34-6-14** Acreage: **0.21** Acreage Disturbed:
Referral Type: **Site Plan Review** Zone: **B-2** Within 500: **YES**
Project Location: **107 Main Street**
Water: **Public/Municipal** Sewer: **Public/Municipal** Ag. Dist: **No**
Description: **Site plan for deck addition**

Notes _____

Decision Record

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

Plattekill

Name: **State Highway Floating Zone**
Referral Number: **2021085** SBL: Acreage: **0.00** Acreage Disturbed:
Referral Type: **Zoning Statute Amendment** Zone: Within 500: **YES**
Project Location: **Statehighways**
Water: Sewer: Ag. Dist: **No**
Description: **Floating zone along to increase flexilibility and intensity of uses along state routes.**

Notes _____

Decision Record

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

Plattekill

Name: **Dirago & Bucci Drag Strip**
Referral Number: **2021089** SBL: **101.2-1-4** Acreage: **87.00** Acreage Disturbed:
Referral Type: **Area Variance** Zone: **BD-60** Within 500: **YES**
Project Location: **153 Freetown Road**
Water: **Private Well** Sewer: **Individual Septic** Ag. Dist: **No**
Description: **115' variance for proposed drag-strip. Requires 150' setback on all sides for outdoor amusement)**

Notes _____

Decision Record

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

Rochester

Name: **Walnut Brook, LLC**
Referral Number: **2021086** SBL: **76.2-2-10** Acreage: **15.40** Acreage Disturbed: **2.00**
Referral Type: **Zoning Map Amendment** Zone: **B** Within 500: **YES**
Project Location: **5688 Route 209**
Water: **Private Well** Sewer: **Individual Septic** Ag. Dist: **No**
Description: **Rezone former Maybrook Lodge to EEO for multifamily housing community**

Notes _____

Decision Record

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

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Saugerties Town

Name: **Joseph Gambino**
Referral Number: **2021084** SBL: **8.4-1-13.120** Acreage: **23.50** Acreage Disturbed: **4.00**
Referral Type: **Subdivision** Zone: **MDR/HB/** Within **500: YES**
Project Location: **3524 Route 32**
Water: Private Well **Sewer:** Individual Septic **Ag. Dist:** No
Description: **5-lot subdivision**

Notes _____

Decision Record

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

Saugerties Village

Name: **190 Ulster Avenue**
Referral Number: **2021094** SBL: **18.53-6-1** Acreage: **0.41** Acreage Disturbed: **0.00**
Referral Type: **Special Permit** Zone: **B2** Within **500: YES**
Project Location: **190 Ulster Avenue**
Water: Public/Municipal **Sewer:** Public/Municipal **Ag. Dist:** No
Description: **Convert carwash for seasonal ice cream palor use.**

Notes _____

Decision Record

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

Saugerties Village

Name: **190 Ulster Avenue**
Referral Number: **2021095** SBL: **18.53-6-1** Acreage: **0.41** Acreage Disturbed: **0.00**
Referral Type: **Special Permit** Zone: **B2** Within **500: YES**
Project Location: **190 Ulster Avenue**
Water: Public/Municipal **Sewer:** Public/Municipal **Ag. Dist:** No
Description: **Convert carwash for seasonal ice cream palor use.**

Notes _____

Decision Record

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

Shandaken

Name: **Firelight Camps**
Referral Number: **2021078** SBL: **25.1-2-25** Acreage: **56.90** Acreage Disturbed: **2.60**
Referral Type: **Special Permit** Zone: **Multiple** Within **500: YES**
Project Location: **570-576 Plank Rd**
Water: Private Well **Sewer:** Individual Septic **Ag. Dist:** No
Description: **Site plan amendment for existing 80-site campground (Former Uncle Pete's)**

Notes _____

Decision Record

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

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Shandaken

Name: **Firelight Camps**
Referral Number: **2021079** SBL: **25.1-2-25** Acreage: **56.90** Acreage Disturbed: 2.60
Referral Type: **Site Plan Review** Zone: Multiple Within 500: YES
Project Location: **570-576 Plank Rd**
Water: Private Well Sewer: Individual Septic Ag. Dist: No
Description: **Site plan amendment for existing 80-site campground (Former Uncle Pete's)**

Notes _____

Decision Record

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

Ulster

Name: **Central Hudson Gas & Electric**
Referral Number: **2021080** SBL: **48.17-1-13.11** Acreage: **34.10** Acreage Disturbed: 8.58
Referral Type: **Special Permit** Zone: OM Within 500: YES
Project Location: **435 Hurley Avenue**
Water: Public/Municipal Sewer: Public/Municipal Ag. Dist: No
Description: **Expansion of existing substation. Leeds transmission line connection using Smart Wires and modular smart pod design.**

Notes _____

Decision Record

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

Ulster

Name: **Central Hudson Gas & Electric**
Referral Number: **2021081** SBL: **48.17-1-13.11** Acreage: **34.10** Acreage Disturbed: 8.58
Referral Type: **Site Plan Review** Zone: OM Within 500: YES
Project Location: **435 Hurley Avenue**
Water: Public/Municipal Sewer: Public/Municipal Ag. Dist: No
Description: **Expansion of existing substation. Leeds transmission line connection using Smart Wires and modular smart pod design.**

Notes _____

Decision Record

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

Ulster

Name: **LHV Precast Incorp.**
Referral Number: **2021082** SBL: **40.13-34.110** Acreage: **11.20** Acreage Disturbed: 0.75
Referral Type: **Site Plan Review** Zone: OM Within 500: YES
Project Location: **530-600 Ulster Landing Road**
Water: Public/Municipal Sewer: Individual Septic Ag. Dist: No
Description: **Site plan amendment - Single story pre-casting facility 14,400 sf. and 7,200 sf batching plant.**

Notes _____

Decision Record

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

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Ulster

Name: **Pioneer**
Referral Number: **2021083** SBL: **48.6-1-23** Acreage: **77.80** Acreage Disturbed: 20.40
Referral Type: **Site Plan Review** Zone: OM Within 500: YES
Project Location: **491-549 Sawkill Rd**
Water: Private Well Sewer: Individual Septic Ag. Dist: No
Description: **5 MW community solar on 20.42 acre area.**

Notes _____

Decision Record

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

Wawarsing

Name: **Mill and Main**
Referral Number: **2021090** SBL: **76.13-5-8** Acreage: **0.40** Acreage Disturbed: 0.00
Referral Type: **Special Permit** Zone: MU Within 500: YES
Project Location: **317 to 331 Main Kerhonkson**
Water: Public/Municipal Sewer: Public/Municipal Ag. Dist: No
Description: **Redevelop existing structure to restaurant, retail, and apartment use.**

Notes _____

Decision Record

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

Wawarsing

Name: **Mill and Main**
Referral Number: **2021091** SBL: **76.13-5-8** Acreage: **0.40** Acreage Disturbed: 0.00
Referral Type: **Site Plan Review** Zone: MU Within 500: YES
Project Location: **317 to 331 Main Kerhonkson**
Water: Public/Municipal Sewer: Public/Municipal Ag. Dist: No
Description: **Redevelop existing structure to restaurant, retail, and apartment use.**

Notes _____

Decision Record

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

Wawarsing

Name: **Wagar Farms**
Referral Number: **2021092** SBL: **82.2-3-36** Acreage: **6.39** Acreage Disturbed:
Referral Type: **Special Permit** Zone: RU Within 500: YES
Project Location: **541 Ulster Heights Road**
Water: Private Well Sewer: Public/Municipal Ag. Dist: No
Description: **Use farm as events venue. 18 events per year with maximum of 110 guests.**

Notes _____

Decision Record

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

~ Ulster County Planning Board Agenda ~

Wawarsing

Name: **Wagar Farms**
Referral Number: **2021093** SBL: **82.2-3-36** Acreage: **6.39** Acreage Disturbed:
Referral Type: **Site Plan Review** Zone: **RU** Within 500: **YES**
Project Location: **541 Ulster Heights Road**
Water: **Private Well** Sewer: **Public/Municipal** Ag. Dist: **No**
Description: **Use farm as events venue. 18 events per year with maximum of 110 guests.**

Notes _____

Decision Record

Decision: _____

Motion: _____

Second: _____

Abstentions: _____

Recusals: _____

Woodstock

Name: **Mitchell**
Referral Number: **2021107** SBL: **27.55-5-24** Acreage: **0.40** Acreage Disturbed:
Referral Type: **Area Variance** Zone: **HC** Within 500: **YES**
Project Location: **52 Mill Hill Road (212)**
Water: **Public/Municipal** Sewer: **Public/Municipal** Ag. Dist: **No**
Description: **8' front-yard variance for generator**

Notes _____

Decision Record

Decision: _____

Motion: _____

Second: _____

Abstentions: _____

Recusals: _____