

Ulster County Planning Board Agenda

7/7/2021



Ellenville

Name: **Business District**
Referral Number: **2021149** SBL: **83.311-2-16** Acreage: **0.00** Acreage Disturbed: 0.00
Referral Type: **Zoning Map Amendment** Zone: R/O and B Within 500: NA
Project Location: **Canal ST/Liberty SQ/Bogardus Place**
Water: Public/Municipal Sewer: Public/Municipal Ag. Dist: No
Description: **Rezone parcel residence/office to Central Business.**

Decision Record

Decision: _____

Motion: _____

Second: _____

Abstentions: _____

Recusals: _____

Notes _____

Esopus

Name: **Local Law #8 of 2021**
Referral Number: **2021134** SBL: Acreage: **0.00** Acreage Disturbed:
Referral Type: **Amend Zoning Statute** Zone: Within 500: NA
Project Location: **Townwide**
Water: NA Sewer: Ag. Dist: No
Description: **Repeal and replace Zoning Chapter (based on public and agency comments)**

Decision Record

Decision: _____

Motion: _____

Second: _____

Abstentions: _____

Recusals: _____

Notes _____

Esopus

Name: **Local Law #12 of 2021**
Referral Number: **2021135** 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: **Noise control law**

Decision Record

Decision: _____

Motion: _____

Second: _____

Abstentions: _____

Recusals: _____

Notes _____

Gardiner

Name: **BE Venture Capital**
Referral Number: **2021128** SBL: **93.68-3-1** Acreage: **1.64** Acreage Disturbed:
Referral Type: **Subdivision** Zone: HR Within 500: YES
Project Location: **Every Avenue**
Water: Private Well Sewer: Public/Municipal Ag. Dist: No
Description: **3-lot subdivision**

Decision Record

Decision: _____

Motion: _____

Second: _____

Abstentions: _____

Recusals: _____

Notes _____

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Gardiner

Name: **Dressel Lot Line Revision**
Referral Number: **2021146** SBL: **94.1-2-1.2** Acreage: **9.51** Acreage Disturbed: **1.00**
Referral Type: **Subdivision** Zone: **RA** Within 500: **YES**
Project Location: **1064-1092 Old Ford Road**
Water: **Private Well** Sewer: **Individual Septic** Ag. Dist: **No**
Description: **Lot line adustment**

Decision Record

Decision: _____

Motion: _____

Second: _____

Abstentions: _____

Recusals: _____

Notes _____

Gardiner

Name: **Milk Street**
Referral Number: **2021147** SBL: **93.4-3-10.119** Acreage: **19.35** Acreage Disturbed: **0.00**
Referral Type: **Subdivision** Zone: **HR** Within 500: **YES**
Project Location: **Route 44/55 (1300' east of Sand Hill Road)**
Water: **Private Well** Sewer: **Individual Septic** Ag. Dist: **No**
Description: **Lot-line adjustment to consolidate road frontage lots on Route 44/55**

Decision Record

Decision: _____

Motion: _____

Second: _____

Abstentions: _____

Recusals: _____

Notes _____

Gardiner

Name: **Osprey**
Referral Number: **2021148** SBL: **93.4-6-1.112** Acreage: **6.64** Acreage Disturbed: **0.00**
Referral Type: **Subdivision** Zone: **CLI** Within 500: **YES**
Project Location: **Osprey Lane Extension**
Water: _____ Sewer: _____ Ag. Dist: **No**
Description: **2-lot subdivision. 2 and 4.66 acres respectively. No proposals for either property at this time.**

Decision Record

Decision: _____

Motion: _____

Second: _____

Abstentions: _____

Recusals: _____

Notes _____

Kingston City

Name: **Edgewood Terrace**
Referral Number: **2021152** SBL: **56.28-1-4.2** Acreage: **9.02** Acreage Disturbed: **0.68**
Referral Type: **Site Plan Review** Zone: **RRR** Within 500: **NO**
Project Location: **132 Lindsley Avenue**
Water: **Public/Municipal** Sewer: **Public/Municipal** Ag. Dist: **No**
Description: **Convert property with two structures to 12-room hotel with restaurant and 2 apartment units.**

Decision Record

Decision: _____

Motion: _____

Second: _____

Abstentions: _____

Recusals: _____

Notes _____

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Lloyd

Name: **Rover Contracting**
Referral Number: **2021136** SBL: **87.8-1-10.3** Acreage: **1.90** Acreage Disturbed:
Referral Type: **Site Plan Review** Zone: **LI** Within 500: **YES**
Project Location: **550 N. Riverside Rd**
Water:Public/Municipal **Sewer:** Individual Septic **Ag. Dist:** No
Description: **9,800 sf warehouse for storage and maintenance equipment. Attached two-story office and file storage annex, 3,000 SF.**

Decision Record

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

Notes _____

Lloyd

Name: **Selux Corp Array**
Referral Number: **2021137** SBL: **88.1-6-6.100** Acreage: **8.70** Acreage Disturbed:
Referral Type: **Special Permit** Zone: **GB** Within 500: **YES**
Project Location: **5 Lumen lane**
Water:Private Well **Sewer:** Individual Septic **Ag. Dist:** No
Description: **750 KW solar array for vacant portion of parcel.**

Decision Record

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

Notes _____

Lloyd

Name: **Selux Corp Array**
Referral Number: **2021138** SBL: **88.1-6-6.100** Acreage: **8.70** Acreage Disturbed:
Referral Type: **Site Plan Review** Zone: **GB** Within 500: **YES**
Project Location: **5 Lumen lane**
Water:Private Well **Sewer:** Individual Septic **Ag. Dist:** No
Description: **750 KW solar array for vacant portion of parcel.**

Decision Record

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

Notes _____

Lloyd

Name: **Villages Assisted Living Facility**
Referral Number: **2021141** SBL: **95.2-2-9** Acreage: **62.00** Acreage Disturbed: 16.70
Referral Type: **Special Permit** Zone: **R 1/2** Within 500: **YES**
Project Location: **3679 Route 9W, Highland NY 12528**
Water:Public/Municipal **Sewer:** Public/Municipal **Ag. Dist:** No
Description: **120,000 sf assisted living facility**

Decision Record

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

Notes _____

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Lloyd

Name: **Villages Assisted Living Facility**
Referral Number: **2021142** SBL: **95.2-2-9** Acreage: **62.00** Acreage Disturbed: 16.70
Referral Type: **Site Plan Review** Zone: R 1/2 Within 500: YES
Project Location: **3679 Route 9W, Highland NY 12528**
Water: Public/Municipal Sewer: Public/Municipal Ag. Dist: No
Description: **120,000 sf assisted living facility**

Decision Record

Decision: _____

Motion: _____

Second: _____

Abstentions: _____

Recusals: _____

Notes _____

Marbletown

Name: **Upstate Taco**
Referral Number: **2021153** SBL: Acreage: **0.87** Acreage Disturbed:
Referral Type: **Special Permit** Zone: B2 Within 500: YES
Project Location: **4293 Route 209**
Water: Sewer: Ag. Dist: No
Description: **Conversion of building for restaurant use**

Decision Record

Decision: _____

Motion: _____

Second: _____

Abstentions: _____

Recusals: _____

Notes _____

Marbletown

Name: **Upstate Taco**
Referral Number: **2021154** SBL: Acreage: **0.87** Acreage Disturbed:
Referral Type: **Site Plan Review** Zone: B2 Within 500: YES
Project Location: **4293 Route 209**
Water: Sewer: Ag. Dist: No
Description: **Conversion of building for restaurant use**

Decision Record

Decision: _____

Motion: _____

Second: _____

Abstentions: _____

Recusals: _____

Notes _____

New Paltz Village

Name: **85 N. Chestnut St**
Referral Number: **2021130** SBL: **86.26-1-13** Acreage: **0.60** Acreage Disturbed: 0.00
Referral Type: **Special Permit** Zone: NBR Within 500: YES
Project Location: **85 N. Chestnut St**
Water: Public/Municipal Sewer: Public/Municipal Ag. Dist: No
Description: **Remove existing auto-repair shop and construct 3-story mixed-use building.**

Decision Record

Decision: _____

Motion: _____

Second: _____

Abstentions: _____

Recusals: _____

Notes _____

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New Paltz Village

Name: **85 N. Chestnut St**
Referral Number: **2021131** SBL: **86.26-1-13** Acreage: **0.60** Acreage Disturbed: 0.00
Referral Type: **Site Plan Review** Zone: **NBR** Within 500: **YES**
Project Location: **85 N. Chestnut St**
Water:Public/Municipal **Sewer:** Public/Municipal **Ag. Dist:** No
Description: **Remove existing auto-repair shop and construct 3-story mixed-use building.**

Notes _____

Decision Record

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

New Paltz Village

Name: **Accessory Dwelling Units**
Referral Number: **2021143** SBL: Acreage: **0.00** Acreage Disturbed:
Referral Type: **Zoning Statute Amendment** Zone: Within 500: **NA**
Project Location: **Village-wide**
Water:NA **Sewer:** NA **Ag. Dist:** No
Description: **Amendments to accessory dwelling unit regulations.**

Notes _____

Decision Record

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

New Paltz Village

Name: **Changes to B2 Zone**
Referral Number: **2021144** SBL: Acreage: **0.00** Acreage Disturbed:
Referral Type: **Zoning Statute Amendment** Zone: Within 500: **NA**
Project Location: **Village-Wide**
Water:Public/Municipal **Sewer:** Public/Municipal **Ag. Dist:** No
Description: **Amendments to the B-2 zoning district/Downtown area.**

Notes _____

Decision Record

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

New Paltz Village

Name: **5 Plattekill Ave**
Referral Number: **2021150** SBL: **86.143-1-19** Acreage: **0.41** Acreage Disturbed: 0.03
Referral Type: **Special Permit** Zone: **B-2** Within 500: **YES**
Project Location: **5 Plattekill Avenue**
Water:Public/Municipal **Sewer:** Public/Municipal **Ag. Dist:** No
Description: **Outdoor café/restaurant to replace existing retail.**

Notes _____

Decision Record

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

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New Paltz Village

Name: **5 Plattekill Ave**
Referral Number: **2021151** SBL: **86.143-1-19** Acreage: **0.41** Acreage Disturbed: 0.03
Referral Type: **Site Plan Review** Zone: **B-2** Within 500: **YES**
Project Location: **5 Plattekill Avenue**
Water:Public/Municipal **Sewer:** Public/Municipal **Ag. Dist:** No
Description: **Outdoor café/restaurant to replace existing retail.**

Notes _____

Decision Record

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

Recusals: _____

Rochester

Name: **Cusack Subdivision**
Referral Number: **2021139** SBL: **68.1-1-27** Acreage: **104.00** Acreage Disturbed: 3.60
Referral Type: **Subdivision** Zone: **AR-3** Within 500: **YES**
Project Location: **Upper Cherrytown Rd/Ridgeview Rd.**
Water:Private Well **Sewer:** Individual Septic **Ag. Dist:** No
Description: **7-lot subdivision.**

Notes _____

Decision Record

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

Recusals: _____

Rochester

Name: **Local Law #2 of 2021**
Referral Number: **2021155** 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: **Short-term transient rental law**

Notes _____

Decision Record

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

Recusals: _____

Saugerties Town

Name: **Guardian Self Storage**
Referral Number: **2021122** SBL: **28.4-4-3.1** Acreage: **6.14** Acreage Disturbed: 0.03
Referral Type: **Site Plan Review** Zone: **HB/GO** Within 500: **YES**
Project Location: **2902 Route 9W**
Water:Public/Municipal **Sewer:** Public/Municipal **Ag. Dist:** No
Description: **1,425 sf climate controlled self-storage addition to existing self-storage facility**

Notes _____

Decision Record

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

Recusals: _____

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Saugerties Village

Name: **75 North Street**
Referral Number: **2021123** SBL: **18.45-1-2.2** Acreage: **7.70** Acreage Disturbed: **0.65**
Referral Type: **Site Plan Review** Zone: **I-1** Within 500: **YES**
Project Location: **75 North Street**
Water: Public/Municipal Sewer: Public/Municipal Ag. Dist: **No**
Description: **5,000 sf addition to existing 52,300 building. 25,000 sf metal storage building, single story.**

Notes _____

Decision Record

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

Saugerties Village

Name: **18-20 Russell Street**
Referral Number: **2021124** SBL: **18.263-5-7** Acreage: **0.11** Acreage Disturbed: **0.10**
Referral Type: **Special Permit** Zone: **R-2** Within 500: **YES**
Project Location: **18-20 Russell St**
Water: Public/Municipal Sewer: Public/Municipal Ag. Dist: **No**
Description: **New 3-family residence**

Notes _____

Decision Record

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

Saugerties Village

Name: **18-20 Russell Street**
Referral Number: **2021125** SBL: **18.263-5-7** Acreage: **0.11** Acreage Disturbed: **0.10**
Referral Type: **Site Plan Review** Zone: **R-2** Within 500: **YES**
Project Location: **18-20 Russell St**
Water: Public/Municipal Sewer: Public/Municipal Ag. Dist: **No**
Description: **New 3-family residence**

Notes _____

Decision Record

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

Shandaken

Name: **Aurum**
Referral Number: **2021126** SBL: **25.1-2-30** Acreage: **131.72** Acreage Disturbed: **3.00**
Referral Type: **Special Permit** Zone: **R-1.5, R-3** Within 500: **YES**
Project Location: **575-585 Plank Rd**
Water: Private Well Sewer: Individual Septic Ag. Dist: **No**
Description: **Renovation of existing structures and expansion for hotel, restaurant.**

Notes _____

Decision Record

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

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Shandaken

Name: **Aurum**
Referral Number: **2021127** SBL: **25.1-2-30** Acreage: **131.72** Acreage Disturbed: **3.00**
Referral Type: **Site Plan Review** Zone: **R-1.5, R-3** Within 500: **YES**
Project Location: **575-585 Plank Rd**
Water: **Private Well** Sewer: **Individual Septic** Ag. Dist: **No**
Description: **Renovation of existing structures and expansion for hotel, restaurant.**

Notes _____

Decision Record

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

Ulster

Name: **Moonburger**
Referral Number: **2021129** SBL: **48.14-3-34.10** Acreage: **0.09** Acreage Disturbed:
Referral Type: **Area Variance** Zone: **HC** Within 500: **YES**
Project Location: **5 Powell Lane**
Water: **Public/Municipal** Sewer: **Individual Septic** Ag. Dist: **No**
Description: **99.25 sf wall sign on existing. (12.5 sf allowed)**

Notes _____

Decision Record

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

Ulster

Name: **Regulation of Digital Signs**
Referral Number: **2021133** 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: **Regulation of digital signs**

Notes _____

Decision Record

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

Ulster

Name: **The Crossing Apartments**
Referral Number: **2021140** SBL: **48.7-1-12.110** Acreage: **2.90** Acreage Disturbed: **1.00**
Referral Type: **Site Plan Review** Zone: **RC** Within 500: **YES**
Project Location: **400-416 Old Neighborhood Road**
Water: **Public/Municipal** Sewer: **Public/Municipal** Ag. Dist: **No**
Description: **Two buildings for multi-family use on mixed-use site. 24 one-bedroom apartments.**

Notes _____

Decision Record

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

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Woodstock

Name: **Moratorium**
Referral Number: **2021145** SBL: _____ Acreage: **0.00** Acreage Disturbed: _____
Referral Type: **Other Special Authorization** Zone: _____ Within 500: NA
Project Location: **Town-Wide**
Water: NA Sewer: NA Ag. Dist: _____ No
Description: **Moratorium on transient lodging and conversion of residential property to commercial.**

Notes _____

Decision Record

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

Recusals: _____
