

Ulster County Planning Board Agenda

7/3/2019



Gardiner

Name: **Accessory Apartments Law**
Referral Number: **2019092** SBL: _____ Acreage **0.00** Within 500: **NA**
Referral Type: **Zoning Statute Amendment** Zone: _____
Project Location: **RA Zone**
Water:NA **Sewer:** NA **Ag. Dist:** No
Description: **Accessory apartments and small-scale development in RA zone.**

Decision Record

Decision: _____

Motion: _____

Second: _____

Abstentions: _____

Recusals: _____

Notes _____

Gardiner

Name: **Golden Dome, LLC - Accessory Apartment**
Referral Number: **2019114** SBL: **94.3-4-34** Acreage **30.43** Within 500: **YES**
Referral Type: **Site Plan Review** Zone: **CLI**
Project Location: **658 Route 208**
Water:Private Well **Sewer:** Individual Septic **Ag. Dist:** No
Description: **Convert office space to residential apartment**

Decision Record

Decision: _____

Motion: _____

Second: _____

Abstentions: _____

Recusals: _____

Notes _____

Hurley

Name: **Luke/Levine Site Plan**
Referral Number: **2019093** SBL: **47.2-6-9** Acreage **8.58** Within 500: **YES**
Referral Type: **Special Permit** Zone: **A-2.5**
Project Location: **Morgan Hill Road/CR-50**
Water:Private Well **Sewer:** Individual Septic **Ag. Dist:** No
Description: **Establish camp/cottage for workshops.**

Decision Record

Decision: _____

Motion: _____

Second: _____

Abstentions: _____

Recusals: _____

Notes _____

Hurley

Name: **Luke/Levine Site Plan**
Referral Number: **2019094** SBL: **47.2-6-9** Acreage **8.58** Within 500: **YES**
Referral Type: **Site Plan Review** Zone: **A-2.5**
Project Location: **Morgan Hill Road/CR-50**
Water:Private Well **Sewer:** Individual Septic **Ag. Dist:** No
Description: **Establish camp/cottage for workshops.**

Decision Record

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Kingston Town

Name: **Bluestone Solar**
Referral Number: **2019095** SBL: **39.3-2-21.2** Acreage **45.52** Within 500: YES
Referral Type: **Special Permit** Zone: R
Project Location: **82-90 Hallihan Hill Road**
Water: Private Well Sewer: Individual Septic Ag. Dist: No
Description: **Site plan amendment of large-scale solar facility**

Notes _____

Decision Record

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

Kingston Town

Name: **Bluestone Solar**
Referral Number: **2019096** SBL: **39.3-2-21.2** Acreage **18.67** Within 500: YES
Referral Type: **Site Plan Review** Zone: R
Project Location: **82-90 Hallihan Hill Road**
Water: Private Well Sewer: Individual Septic Ag. Dist: No
Description: **Site plan amendment of large-scale solar facility**

Notes _____

Decision Record

Decision: _____
Motion: _____
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Recusals: _____

Marbletown

Name: **Local Law #3 of 2019**
Referral Number: **2019110** SBL: Acreage **0.00** Within 500: NA
Referral Type: **Zoning Statute Amendment** Zone:
Project Location: **Townwide**
Water: NA Sewer: NA Ag. Dist: No
Description: **Solar generation law**

Notes _____

Decision Record

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

Marlborough

Name: **Brooklyn Bottling**
Referral Number: **2019097** SBL: **109.1-2-5.111** Acreage **21.00** Within 500: YES
Referral Type: **Site Plan Review** Zone: HD
Project Location: **9 Riverview Drive**
Water: Public/Municipal Sewer: Individual Septic Ag. Dist: No
Description: **52,300 sq. ft. addition to existing 118,000 sq. ft. storage/warehouse. Updated drainage.**

Notes _____

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Recusals: _____

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Marlborough

Name: **Buttermilk Falls Spa Expansion**
Referral Number: **2019098** SBL: **103.1-2-13** Acreage **69.00** Within 500: YES
Referral Type: **Site Plan Review** Zone: R-1
Project Location: **220 North Road**
Water: Private Well **Sewer:** Individual Septic **Ag. Dist:** No
Description: **Add five treatment rooms to existing spa and women's locker room/lounge space and a quiet room/meditation area.**

Notes _____

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Decision: _____
Motion: _____
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Recusals: _____

New Paltz Town

Name: **46 Cragwood Rd Wetlands Long Form**
Referral Number: **2019108** SBL: **78.1-3-17** Acreage **11.40** Within 500: YES
Referral Type: **Other Special Authorization** Zone: A-3
Project Location: **46 Cragwood Road**
Water: Private Well **Sewer:** Individual Septic **Ag. Dist:** No
Description: **In-ground pool in regulated wetland buffer area**

Notes _____

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Recusals: _____

New Paltz Village

Name: **76 N. Chestnut St**
Referral Number: **2019113** SBL: **86.26-2-34.100** Acreage **1.56** Within 500: YES
Referral Type: **Site Plan Review** Zone: NBR
Project Location: **76 N. Chestnut St**
Water: Public/Municipal **Sewer:** Public/Municipal **Ag. Dist:** No
Description: **Demolish existing gas station and replace with new fuel and convenience store.**

Notes _____

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Recusals: _____

Plattekill

Name: **Duch Farms**
Referral Number: **2019099** SBL: **107.1-3-9** Acreage **81.80** Within 500: YES
Referral Type: **Special Permit** Zone: AG-1.5
Project Location: **Duch Farm at Forest Road**
Water: Private Well **Sewer:** Individual Septic **Ag. Dist:** Yes
Description: **Use existing 6000 sf building for resale distribution via direct marketing and online sales. 1000 sf for retail. Class 2 home occupation**

Notes _____

Decision Record

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Plattekill

Name: **Duch Farms**
Referral Number: **2019100** SBL: **107.1-3-9** Acreage **81.80** Within 500: YES
Referral Type: **Site Plan Review** Zone: AG-1.5
Project Location: **Duch Farm at Forest Road**
Water: Private Well Sewer: Individual Septic Ag. Dist: Yes
Description: **Use existing 6000 sf building for resale distribution via direct marketing and online sales. 1000 sf for retail. Class 2 home occupation**

Notes _____

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Saugerties Town

Name: **Saugerties Self Storage, Inc.**
Referral Number: **2019101** SBL: **29.9-3-5.100** Acreage **2.10** Within 500: YES
Referral Type: **Site Plan Review** Zone: GB/GO
Project Location: **2307 Route 9W**
Water: Public/Municipal Sewer: Public/Municipal Ag. Dist: No
Description: **Site Plan amendment. Replace proposed building of three structures with two stand-alone structures instead.**

Notes _____

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Recusals: _____

Saugerties Village

Name: **AutoZone**
Referral Number: **2019109** SBL: **18.53-7-1** Acreage **1.44** Within 500: YES
Referral Type: **Site Plan Review** Zone: I1 and R-1
Project Location: **298 Ulster Avenue**
Water: Public/Municipal Sewer: Public/Municipal Ag. Dist: No
Description: **Demolish existing single family home and construct 7360 square foot retail building**

Notes _____

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Recusals: _____

Shawangunk

Name: **P & T Walkkill, LLC**
Referral Number: **2019115** SBL: **106.49-3-26** Acreage **0.49** Within 500: YES
Referral Type: **Site Plan Review** Zone: SB
Project Location: **26 Walkkill Avenue**
Water: Public/Municipal Sewer: Public/Municipal Ag. Dist: No
Description: **Use second floor as apartment. Required to provide tenant (1) parking space. To be provided by Walkkill Federal Savings and Loan**

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Ulster

Name: **Kleeschulte Carwash/Scurb-A-Dub**
Referral Number: **2019102** SBL: **48.14-1-18.100** Acreage **0.60** Within 500: YES
Referral Type: **Site Plan Review** Zone: HC
Project Location: **660 Washington Avenue**
Water: Public/Municipal Sewer: Public/Municipal Ag. Dist: No
Description: **Construct 3,300 sq. ft. car wash with existing access.**

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Ulster

Name: **Kimlin Propane**
Referral Number: **2019103** SBL: **47.2-3-21** Acreage **2.17** Within 500: YES
Referral Type: **Site Plan Review** Zone: HC
Project Location: **637-647 Route 28**
Water: Private Well Sewer: Individual Septic Ag. Dist: No
Description: **Propane tank storage facility. Two (2) 10' x 45' tanks within a 35' x 6'5 (2,275 sq. ft) chain link fence.**

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Ulster

Name: **Smoothie King**
Referral Number: **2019111** SBL: **39.82-2-7.119** Acreage **1.00** Within 500: YES
Referral Type: **Area Variance** Zone: OM
Project Location: **1621 Ulster Avenue**
Water: Public/Municipal Sewer: Public/Municipal Ag. Dist: No
Description: **Signage variance**

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Ulster

Name: **Utility Structures**
Referral Number: **2019112** SBL: Acreage **0.00** Within 500: NA
Referral Type: **Zoning Statute Amendment** Zone:
Project Location: **Townwide**
Water: NA Sewer: NA Ag. Dist: No
Description: **Amend zoning statute with respect to utility company structures**

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Wawarsing

Name: **Talmud Torah Ohr Moshe**
Referral Number: **2019104** SBL: **97.2-1-5** Acreage **22.92** Within 500: YES
Referral Type: **Special Permit** Zone: NS
Project Location: **74 Tice Road , Spring Glen**
Water: Private Well Sewer: Individual Septic Ag. Dist: No
Description: **Conversion of former resort (Golden Mountain) to religious school with two synagogues. No new structures proposed.**

Notes _____

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Wawarsing

Name: **Talmud Torah Ohr Moshe**
Referral Number: **2019105** SBL: **97.2-1-5** Acreage **22.92** Within 500: YES
Referral Type: **Site Plan Review** Zone: NS
Project Location: **74 Tice Road , Spring Glen**
Water: Private Well Sewer: Individual Septic Ag. Dist: No
Description: **Conversion of former resort (Golden Mountain) to religious school with two synagogues. No new structures proposed.**

Notes _____

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Woodstock

Name: **LI/R3 Zoning Amendments**
Referral Number: **2019106** SBL: **3.6-5-27.18** Acreage **0.00** Within 500:
Referral Type: **Zoning Map Amendment** Zone: LI/R3
Project Location: **55 hasbrouck Lane**
Water: Sewer: Ag. Dist: No
Description: **Correct inconsistent zoning boundaries**

Notes _____

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Woodstock

Name: **30 North LLC**
Referral Number: **2019107** SBL: **15.18-1-15** Acreage **0.43** Within 500: YES
Referral Type: **Area Variance** Zone: NC
Project Location: **3950 Route 212 Lake Hill NY**
Water: Private Well Sewer: Individual Septic Ag. Dist: No
Description: **19' front-yard variance, street width, 2 dwellings where one is allowed. Parking variance for 2 spaces**

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