

# Ulster County Planning Board Minutes



10/7/2009

## Ellenville

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Referral Number **2009187** Received: 9/23/2009  
Name: **Excavation of Soil and Mining** Type of Referral: **Amend Zoning Statute**  
Description: Amend Article IV - Excavations and Soil Mining - consistent w/ NYS and NYS Dec regulations  
Project Location:  
Recommendation: **No County Impact**  
Motion: Beuf Abstentions:  
Second: Konior  
Vote: Yes  No

## Esopus

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Referral Number **2009177** Received: 9/4/2009  
Name: **Plant It Kids!** Type of Referral: **Special Permit**  
Description: Environmental Education at existing agritourism site - addition of greenhouse  
Project Location: 778 Broadway (Rt 9W)  
Recommendation: **Required Modifications**  
Motion: Beuf Abstentions: Pecora  
Second: Konior  
Vote: Yes  No

## Kingston City

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Referral Number **2009181** Received: 9/9/2009  
Name: **Mary F. Loughran** Type of Referral: **Variance-Use**  
Description: Variance to expand 2-family dwelling to 3. Proposal expands a pre-existing, non-conforming use.  
Project Location: 25 Main St  
Recommendation: **No County Impact**  
Motion: Martorana Abstentions:  
Second: Beuf  
Vote: Yes  No

## Marbletown

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Referral Number **2009188** Received: 9/24/2009  
Name: **Robert Mann** Type of Referral: **Special Permit**  
Description: Internal expansion of café operation  
Project Location: 3588 Main Street  
Recommendation: **No County Impact**  
Motion: Pecora Abstentions: Natale  
Second: Hudson  
Vote: Yes  No

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## Marlborough

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Referral Number **2009180** Received: 9/4/2009  
Name: **Flood Damage Prevention Law** Type of Referral: **Other Special Authorization**  
Description: Proposed law to bring the Town's flood insurance program and local development regulations into compliance with the stat  
Project Location:  
Recommendation: **Advisory Comments**  
Motion: Beuf Abstentions: Biggin  
Second: Konior  
Vote: Yes  No

## Marlborough

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Referral Number **2009182** Received: 9/14/2009  
Name: **Milton Harvest Senior Housing** Type of Referral: **Site Plan**  
Description: 47-unit affordable senior housing complex  
Project Location: South Rd and Main St  
Recommendation: **Required Modifications**  
Motion: Finkle Abstentions: Biggin  
Second: Watkins  
Vote: Yes  No

## New Paltz Town

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Referral Number **2009186** Received: 9/16/2009  
Name: **Poughkeepsie Properties** Type of Referral: **Site Plan**  
Description: Convert existing building formerly used as a machine shop into artist studio space.  
Project Location: 111 Horsenden Rd  
Recommendation: **No County Impact**  
Motion: Pecora Abstentions:  
Second: Elwell  
Vote: Yes  No

## Rochester

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Referral Number **2009179** Received: 9/4/2009  
Name: **Mountain View Stables** Type of Referral: **Subdivision**  
Description: Split 128.76 acres into 2 lots. One lot will be 28.19 acres and retain barns. The remaining land will serves Mountain View  
Project Location: Lucas Tpke and DeJager Lane  
Recommendation: **Advisory Comments**  
Motion: Beuf Abstentions: Hudson  
Second: Elwell  
Vote: Yes  No

## Rochester

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Referral Number **2009191** Received: 9/25/2009  
Name: **AT&T** Type of Referral: **Special Permit**  
Description: 6 antennae on existing monopole tower, equipment shelter and generator pad  
Project Location: 6140 Route 209 Kerhonkson  
Recommendation: **No County Impact**  
Motion: Finkle Abstentions: Hudson  
Second: Konior  
Vote: Yes  No

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## Rochester

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Referral Number      **2009192**      Received:      9/25/2009  
Name:      **AT&T**      Type of Referral:      **Site Plan**  
Description:      6 antennae on existing monopole tower, equipment shelter and generator pad  
Project Location:      6140 Route 209 Kerhonkson  
Recommendation:      **No County Impact**  
Motion:      Finkle      Abstentions:      Hudson  
Second:      Konior  
Vote:      Yes  No

## Rosendale

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Referral Number      **2009194**      Received:      10/5/2009  
Name:      **Gallagher**      Type of Referral:      **Special Permit**  
Description:      Permit to house livestock - 4 goats and 36 chickens  
Project Location:      471 Lefever Falls Road  
Recommendation:      **No County Impact**  
Motion:      Pecora      Abstentions:      Greitzer  
Second:      Elwell  
Vote:      Yes  No

## Rosendale

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Referral Number      **2009195**      Received:      10/5/2009  
Name:      **Gallagher**      Type of Referral:      **Site Plan**  
Description:      site plan for shed to house livestock  
Project Location:      471 Lefever Falls Road  
Recommendation:      **No County Impact**  
Motion:      Pecora      Abstentions:      Greitzer  
Second:      Elwell  
Vote:      Yes  No

## Rosendale

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Referral Number      **2009196**      Received:      10/5/2009  
Name:      **Swarthout**      Type of Referral:      **Subdivision**  
Description:      lot line adjustment to bring into conformance with minimum lot size requirements for A-zone  
Project Location:      Southside of Whiteport Road west of NYS 32  
Recommendation:      **No County Impact**  
Motion:      Pecora      Abstentions:      Greitzer  
Second:      Konior  
Vote:      Yes  No

## Rosendale

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Referral Number      **2009197**      Received:      10/5/2009  
Name:      **Landau**      Type of Referral:      **Special Permit**  
Description:      special permit for home occupation  
Project Location:      527 NYS Route 213  
Recommendation:      **No County Impact**  
Motion:      Beuf      Abstentions:      Greitzer  
Second:      Konior  
Vote:      Yes  No

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## Rosendale

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Referral Number      **2009198**      Received:      10/5/2009  
Name:      **Landau**      Type of Referral:      **Site Plan**  
Description:      400 SF of home to be used as pilated studio  
Project Location:      527 NYS Route 213  
Recommendation:      **No County Impact**  
Motion:      Beuf      Abstentions:      Greitzer  
Second:      Konior  
Vote:      Yes  No

## Ulster

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Referral Number      **2009183**      Received:      9/16/2009  
Name:      **Double Happiness**      Type of Referral:      **Variance-Use**  
Description:      Convert former retail space to bus terminal, with ticket sales and waiting area. Bus terminal not listed as permitted use.  
Project Location:      610 Washington Ave  
Recommendation:      **Required Modifications**  
Motion:      Elwell      Abstentions:  
Second:      Konior  
Vote:      Yes  No

## Ulster

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Referral Number      **2009184**      Received:      9/16/2009  
Name:      **White Castle Signage**      Type of Referral:      **Variance-Area**  
Description:      Request for an additional freestanding sign i.e. keep existing one.  
Project Location:      1399 Ulster Avenue  
Recommendation:      **Disapprove**  
Motion:      Martorana      Abstentions:  
Second:      Watkins  
Vote:      Yes  No

## Wawarsing

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Referral Number      **2009178**      Received:      8/31/2009  
Name:      **Nolan Subdivision**      Type of Referral:      **Subdivision**  
Description:      Subdivide existing 26.2 acres into two residential lots, 19.7 and 7.9 acres, respectively  
Project Location:      Route 104 and Clark Rd  
Recommendation:      **No County Impact**  
Motion:      Pecora      Abstentions:  
Second:      Konior  
Vote:      Yes  No

## Wawarsing

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Referral Number      **2009189**      Received:      9/25/2009  
Name:      **Timber Harvest**      Type of Referral:      **Special Permit**  
Description:      Selective timber harvest at Nevele Hotel  
Project Location:      Arrowhead Road  
Recommendation:      **No County Impact**  
Motion:      Martorana      Abstentions:      Beuf  
Second:      Konior  
Vote:      Yes  No

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### **Wawarsing**

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Referral Number      **2009190**      Received:      9/25/2009  
Name:      **Timber Harvest**      Type of Referral:      **Site Plan**  
Description:      Selective timber harvest at Nevele Hotel  
Project Location:      Arrowhead Road  
Recommendation:      **No County Impact**  
Motion:      Martorana      Abstentions:      Beuf  
Second:      Konior  
Vote:      Yes  No

### **Woodstock**

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Referral Number      **2009185**      Received:      9/16/2009  
Name:      **Chris Maxwell**      Type of Referral:      **Special Permit**  
Description:      Construction of an addition to a residence within 100 feet of the Sawkill River.  
Project Location:      564 Zena Rd  
Recommendation:      **Required Modifications**  
Motion:      Elwell      Abstentions:  
Second:      Konior  
Vote:      Yes  No

### **Woodstock**

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Referral Number      **2009193**      Received:      10/2/2009  
Name:      **Mid-Valley Oil**      Type of Referral:      **Variance-Area**  
Description:      Interpretation of allowable use/front yard variance  
Project Location:      1105 Rt. 28 at Basin Rd  
Recommendation:      **Required Modifications**  
Motion:      Elwell      Abstentions:  
Second:      Beuf  
Vote:      Yes  No