

Ulster County Planning Board Agenda

11/6/2019



Ellenville

Name: **2-8 Edwards Place**
Referral Number: **2019185** SBL: **88.18-1-13.100** Acreage **0.00** Within 500: YES
Referral Type: **Site Plan Review** Zone: B-3
Project Location: **2-8 Edwards Place**
Water: Public/Municipal **Sewer:** Public/Municipal **Ag. Dist:** No
Description: **One-story 11,750 sq. ft. warehouse plus parking and loading docks.**

Decision Record

Decision: _____

Motion: _____

Second: _____

Abstentions: _____

Recusals: _____

Notes _____

Esopus

Name: **Kennedy Area Variance**
Referral Number: **2019187** SBL: **56.44-1-21** Acreage **0.23** Within 500: YES
Referral Type: **Area Variance** Zone: RF-1/R-12
Project Location: **734 Second Avenue (Sleightsburg)**
Water: Public/Municipal **Sewer:** Public/Municipal **Ag. Dist:** No
Description: **Variance from minimum lot size requirements for keeping chickens and roosters. (Max 24 fowl/acre)**

Decision Record

Decision: _____

Motion: _____

Second: _____

Abstentions: _____

Recusals: _____

Notes _____

Esopus

Name: **Bosman Area Variance**
Referral Number: **2019188** SBL: **71.4-4-7** Acreage **5.32** Within 500: YES
Referral Type: **Area Variance** Zone: R-40
Project Location: **545 Old Post Rd**
Water: Private Well **Sewer:** Individual Septic **Ag. Dist:** No
Description: **1,170 sq. ft. pole barn for office use requires 35' front yard variance. (90' whereas 125' is required)**

Decision Record

Decision: _____

Motion: _____

Second: _____

Abstentions: _____

Recusals: _____

Notes _____

Hurley

Name: **Thikit Site Plan**
Referral Number: **2019189** SBL: **55.12-12-4** Acreage **11.43** Within 500: YES
Referral Type: **Site Plan Review** Zone: R-2
Project Location: **185 Zanhoek Rd**
Water: Public/Municipal **Sewer:** Public/Municipal **Ag. Dist:** No
Description: **Conversion of existing structure (use variance granted) for printing establishment. Online sales only.**

Decision Record

Decision: _____

Motion: _____

Second: _____

Abstentions: _____

Recusals: _____

Notes _____

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Lloyd

Name: **Local Law E of 2019**
Referral Number: **2019186** SBL: Acreage **0.00** Within 500: NA
Referral Type: **Other Special Authorization** Zone: All
Project Location: **Townwide**
Water: NA Sewer: NA Ag. Dist: No
Description: **Six-month moratorium on development within Town**

Notes _____

Decision Record

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

Marlborough

Name: **Royal Energy**
Referral Number: **2019190** SBL: **103.3-3-68** Acreage **4.94** Within 500: YES
Referral Type: **Area Variance** Zone: R-AG-1
Project Location: **1666-1672 Route 9W**
Water: Private Well Sewer: Individual Septic Ag. Dist: No
Description: **Rear-yard setback - 40' variance. Previously had a nonconforming setback, new structure increases it from 26' to 35'**

Notes _____

Decision Record

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

Marlborough

Name: **Royal Energy**
Referral Number: **2019191** SBL: **103.3-3-68** Acreage **4.94** Within 500: YES
Referral Type: **Zoning Map Amendment** Zone: R-AG-1
Project Location: **1666-1672 Route 9W**
Water: Private Well Sewer: Individual Septic Ag. Dist: No
Description: **Add parcel to Business Corridor Overlay District.**

Notes _____

Decision Record

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

Rosendale

Name: **Local Law #1 of 2019**
Referral Number: **2019203** SBL: Acreage **0.00** Within 500: NA
Referral Type: **Other Special Authorization** Zone:
Project Location: **Townwide**
Water: NA Sewer: NA Ag. Dist: No
Description: **6-month moratorium on solar energy systems.**

Notes _____

Decision Record

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

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Saugerties Village

Name: **32 Partition Street**
Referral Number: **2019192** SBL: **18.247-1-10.10** Acreage **0.45** Within 500: YES
Referral Type: **Area Variance** Zone: R-3
Project Location: **32 Partition Street**
Water: Public/Municipal Sewer: Public/Municipal Ag. Dist: No
Description: **Conversion of church to professional office use requires parking variance (100 spaces required, proposed 7).**

Notes _____

Decision Record

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Recusals: _____

Ulster

Name: **Lincoln Park Grid Support**
Referral Number: **2019193** SBL: **48.12-1-20.1** Acreage **120.92** Within 500: YES
Referral Type: **Site Plan Review** Zone: OM
Project Location: **Miron Lane and Frank Sottile Blvd.,**
Water: Public/Municipal Sewer: Public/Municipal Ag. Dist: No
Description: **Amendment to 40 battery containers (40x8x9 each) and group comprised of four containers.**

Notes _____

Decision Record

Decision: _____
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Recusals: _____

Ulster

Name: **Stewart's Shops Corp**
Referral Number: **2019194** SBL: **48.42-2-5** Acreage **0.97** Within 500: YES
Referral Type: **Area Variance** Zone: LC
Project Location: **45 Boices Lane**
Water: Public/Municipal Sewer: Public/Municipal Ag. Dist: No
Description: **Front-yard setback variance for new canopy. 9.5' variance from 30' requirement.**

Notes _____

Decision Record

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

Ulster

Name: **Stewart's Shops Corp**
Referral Number: **2019195** SBL: **48.42-2-5** Acreage **0.97** Within 500: YES
Referral Type: **Site Plan Review** Zone: LC
Project Location: **45 Boices Lane**
Water: Public/Municipal Sewer: Public/Municipal Ag. Dist: No
Description: **760 sq. ft. addition to existing Stewart's. New canopy.**

Notes _____

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Ulster

Name: **Alexandra Pappis**
Referral Number: **2019196** SBL: **40.13-1-33** Acreage **1.90** Within 500: YES
Referral Type: **Area Variance** Zone: R-60
Project Location: **639-641 Ulster Landing Road**
Water: Private Well **Sewer:** Individual Septic **Ag. Dist:** No
Description: **Subdivision creates an undersized lot. 60,000 sq ft required, has 24,114.36 sq ft and 60,000 on second.**

Notes _____

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Ulster

Name: **Johnson Route 28 LLC**
Referral Number: **2019202** SBL: **48.13-2-31** Acreage **35.67** Within 500: YES
Referral Type: **Subdivision** Zone: HC
Project Location: **Route 28**
Water: Public/Municipal **Sewer:** Public/Municipal **Ag. Dist:** No
Description: **Major resubdivision - reconfigure boundaries of seven lots and provide for 50' right-of-way for private road.**

Notes _____

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Wawarsing

Name: **Dunkin' Donuts**
Referral Number: **2019197** SBL: **83.3-1-10** Acreage **2.10** Within 500: YES
Referral Type: **Site Plan Review** Zone: BH
Project Location: **2 1/2 North Main Street**
Water: Public/Municipal **Sewer:** Individual Septic **Ag. Dist:** No
Description: **Exterior/interior upgrades to existing. Parking lot and new drive-thru lane and new new turn lane.**

Notes _____

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Wawarsing

Name: **Grays Dobermans**
Referral Number: **2019198** SBL: **73.4-1-10** Acreage **73.40** Within 500: YES
Referral Type: **Special Permit** Zone: RU
Project Location: **1713 Ulster hieghs Road**
Water: Private Well **Sewer:** Individual Septic **Ag. Dist:** No
Description: **Construct 1,680 sq. ft. single-story building and and kennel..**

Notes _____

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Wawarsing

Name: **Grays Dobermans**
Referral Number: **2019199** SBL: **73.4-1-10** Acreage **73.40** Within 500: YES
Referral Type: **Site Plan Review** Zone: RU
Project Location: **1713 Ulster hieghs Road**
Water: Private Well **Sewer:** Individual Septic **Ag. Dist:** No
Description: **Construct 1,680 sq. ft. single-story building and and kennel..**

Notes _____

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Wawarsing

Name: **Talmud Torah Ohr Moshe**
Referral Number: **2019200** SBL: **97.2-1-5** Acreage **22.92** Within 500: YES
Referral Type: **Special Permit** Zone: N/S
Project Location: **174 Tice Road Spring Glen**
Water: Private Well **Sewer:** Individual Septic **Ag. Dist:** No
Description: **Site plan amendment to upgrade roads to meet state codes. (26')**

Notes _____

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Recusals: _____

Wawarsing

Name: **Talmud Torah Ohr Moshe**
Referral Number: **2019201** SBL: **97.2-1-5** Acreage **22.92** Within 500: YES
Referral Type: **Site Plan Review** Zone: N/S
Project Location: **174 Tice Road Spring Glen**
Water: Private Well **Sewer:** Individual Septic **Ag. Dist:** No
Description: **Site plan amendment to upgrade roads to meet state codes. (26')**

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