

Ulster County Planning Board Agenda

7/6/2022



Esopus

Name: **Port Ewen Firehouse**
 Referral Number: **2022119** SBL: **56.75-2-24** Acreage: **2.50** Acreage Disturbed:
 Referral Type: **Site Plan Review** Zone: GC-1 and **Within 500: YES**
 Project Location: **288-290 Broadway**
Water: Public/Municipal **Sewer:** Public/Municipal **Ag. Dist:** No
 Description: **Construct 26,643 sq. ft. firehouse.**

Decision Record

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

Notes _____

Esopus

Name: **Lighthouse Village Apartments**
 Referral Number: **2022130** SBL: Acreage: **0.00** Acreage Disturbed:
 Referral Type: **Site Plan Review** Zone: **Within 500: YES**
 Project Location: **159 Clay Road and Route 9W**
Water: Public/Municipal **Sewer:** Public/Municipal **Ag. Dist:** No
 Description: **4-building, 80-unit apartment complex. 20-units/bld. 16 2-bedroom, 4, 1 bedroom each.**

Decision Record

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

Notes _____

Gardiner

Name: **Fitzpatrick**
 Referral Number: **2022106** SBL: **93.68-1-8.100** Acreage: **2.12** Acreage Disturbed: 0.00
 Referral Type: **Site Plan Review** Zone: HM< **Within 500: YES**
 Project Location: **144 Main Street**
Water: Private Well **Sewer:** Public/Municipal **Ag. Dist:** No
 Description: **Add two retail food trucks, 2 signs, 2 picnic tables to site.**

Decision Record

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

Notes _____

Hurley

Name: **Keeping of Chickens and Bees Law**
 Referral Number: **2022105** 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: **Standards for keeping chickens and bees.**

Decision Record

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

Notes _____

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Hurley

Name: **Luke Levine**
Referral Number: **2022108** SBL: **47.2-6-19** Acreage: **8.20** Acreage Disturbed:
Referral Type: **Special Permit** Zone: **A-2.5** Within 500: **YES**
Project Location: **150 Morgan Hill Road**
Water: Private Well **Sewer:** Individual Septic **Ag. Dist:** No
Description: **Rental of cabins and tents, 30-foot geodesic dome.**

Decision Record

Decision: _____

Motion: _____

Second: _____

Abstentions: _____

Recusals: _____

Notes _____

Hurley

Name: **Luke Levine**
Referral Number: **2022109** SBL: **47.2-6-19** Acreage: **8.20** Acreage Disturbed:
Referral Type: **Site Plan Review** Zone: **A-2.5** Within 500: **YES**
Project Location: **150 Morgan Hill Road**
Water: Private Well **Sewer:** Individual Septic **Ag. Dist:** No
Description: **Rental of cabins and tents, 30-foot geodesic dome.**

Decision Record

Decision: _____

Motion: _____

Second: _____

Abstentions: _____

Recusals: _____

Notes _____

Lloyd

Name: **Chavez Garden Center**
Referral Number: **2022103** SBL: **87.2-1-2.223** Acreage: **21.06** Acreage Disturbed: **0.00**
Referral Type: **Special Permit** Zone: **DB** Within 500: **YES**
Project Location: **288 Route 299**
Water: Private Well **Sewer:** Individual Septic **Ag. Dist:** No
Description: **Convert former mini-golf/ice cream shop to garden center use.**

Decision Record

Decision: _____

Motion: _____

Second: _____

Abstentions: _____

Recusals: _____

Notes _____

Lloyd

Name: **Chavez Garden Center**
Referral Number: **2022104** SBL: **87.2-1-2.223** Acreage: **21.06** Acreage Disturbed: **0.00**
Referral Type: **Site Plan Review** Zone: **DB** Within 500: **YES**
Project Location: **288 Route 299**
Water: Private Well **Sewer:** Individual Septic **Ag. Dist:** No
Description: **Convert former mini-golf/ice cream shop to garden center use.**

Decision Record

Decision: _____

Motion: _____

Second: _____

Abstentions: _____

Recusals: _____

Notes _____

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Lloyd

Name: **Guardian Self Storage**
Referral Number: **2022107** SBL: **96.1-1-30** Acreage: **10.40** Acreage Disturbed: **0.25**
Referral Type: **Site Plan Review** Zone: **GC** Within 500: **YES**
Project Location: **50 N. Roberts Road**
Water: Private Well Sewer: Individual Septic Ag. Dist: **No**
Description: **Expansion of existing self-storage facility. 11,675 square foot building.**

Decision Record

Decision: _____

Motion: _____

Second: _____

Abstentions: _____

Recusals: _____

Notes _____

Lloyd

Name: **Rodeway Inn Solar Project**
Referral Number: **2022120** SBL: **87.1-3-2** Acreage: **2.80** Acreage Disturbed: **0.00**
Referral Type: **Special Permit** Zone: **DB** Within 500: **YES**
Project Location: **660 Route 299**
Water: Private Well Sewer: Individual Septic Ag. Dist: **No**
Description: **install roof mounted solar.**

Decision Record

Decision: _____

Motion: _____

Second: _____

Abstentions: _____

Recusals: _____

Notes _____

Lloyd

Name: **Rodeway Inn Solar Project**
Referral Number: **2022121** SBL: **87.1-3-2** Acreage: **2.80** Acreage Disturbed: **0.00**
Referral Type: **Site Plan Review** Zone: **DB** Within 500: **YES**
Project Location: **660 Route 299**
Water: Private Well Sewer: Individual Septic Ag. Dist: **No**
Description: **install roof mounted solar.**

Decision Record

Decision: _____

Motion: _____

Second: _____

Abstentions: _____

Recusals: _____

Notes _____

Lloyd

Name: **Local Law F of 2022**
Referral Number: **2022126** SBL: Acreage: **0.00** Acreage Disturbed:
Referral Type: **Zoning Statute Amendment** Zone: Within 500: **YES**
Project Location: **Townwide**
Water: NA Sewer: NA Ag. Dist: **No**
Description: **Cannabis/marijuana retail sales and lounges law.**

Decision Record

Decision: _____

Motion: _____

Second: _____

Abstentions: _____

Recusals: _____

Notes _____

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New Paltz Town

Name: **Farmer's Choice Dispensary**
Referral Number: **2022117** SBL: **87.9-1-12** Acreage: **2.51** Acreage Disturbed: **0.94**
Referral Type: **Site Plan Review** Zone: **GH** Within 500: **YES**
Project Location: **1 Old Route 299**
Water: **Private Well** Sewer: **Individual Septic** Ag. Dist: **No**
Description: **Removal of existing single family home and construction of 5,000 sq. ft. marijuana dispensary.**

Notes _____

Decision Record

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

New Paltz Town

Name: **New Paltz Storage**
Referral Number: **2022118** SBL: **86.8-5-36.121** Acreage: **2.30** Acreage Disturbed: **0.40**
Referral Type: **Site Plan Review** Zone: **I-1** Within 500: **YES**
Project Location: **111 Henry W. DuBois Dr.**
Water: **Private Well** Sewer: **Individual Septic** Ag. Dist: **No**
Description: **Site plan amendment to reduce proposed building from three stories to a single story.**

Notes _____

Decision Record

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

New Paltz Village

Name: **5 Plattekill Avenue**
Referral Number: **2022096** SBL: **86.143-1-19** Acreage: **0.41** Acreage Disturbed:
Referral Type: **Other Special Authorization** Zone: **B-2** Within 500: **YES**
Project Location: **5 Plattekill Ave**
Water: **Public/Municipal** Sewer: **Public/Municipal** Ag. Dist: **No**
Description: **Authorize rebuilding a pre-existing, nonforming wall. (rear-yard setback)**

Notes _____

Decision Record

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

New Paltz Village

Name: **Rezoning**
Referral Number: **2022123** SBL:
Referral Type: **Zoning Statute Amendment** Zone: Within 500: **NA**
Project Location: **Village of New Paltz**
Water: **Public/Municipal** Sewer: **Public/Municipal** Ag. Dist: **No**
Description: **Rezoning of 92 parcels in the Village**

Notes _____

Decision Record

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

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New Paltz Village

Name: **Rezoning**
Referral Number: **2022124** SBL: _____ Acreage: **0.00** Acreage Disturbed: _____
Referral Type: **Zoning Map Amendment** Zone: _____ Within 500: **NA**
Project Location: **Village of New Paltz**
Water: Public/Municipal Sewer: Public/Municipal Ag. Dist: _____ No
Description: **Rezoning of 92 parcels in the Village**

Notes _____

Decision Record

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

Plattekill

Name: **Michael Acevedo**
Referral Number: **2022127** SBL: **107.2-4-1.21** Acreage: **2.15** Acreage Disturbed: _____
Referral Type: **Special Permit** Zone: **BD-60** Within 500: **YES**
Project Location: **1157 Route 32 Plattekill**
Water: Private Well Sewer: Individual Septic Ag. Dist: _____ No
Description: **Site plan for self storage and uihaul rental establishment**

Notes _____

Decision Record

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

Plattekill

Name: **Michael Acevedo**
Referral Number: **2022128** SBL: **107.2-4-1.21** Acreage: **2.15** Acreage Disturbed: _____
Referral Type: **Site Plan Review** Zone: **BD-60** Within 500: **YES**
Project Location: **1157 Route 32 Plattekill**
Water: Private Well Sewer: Individual Septic Ag. Dist: _____ No
Description: **Site plan for self storage and uihaul rental establishment**

Notes _____

Decision Record

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

Plattekill

Name: **Newburgh Fuel Distributors, Inc.**
Referral Number: **2022129** SBL: **107.8-6-1.1** Acreage: **0.52** Acreage Disturbed: _____
Referral Type: **Site Plan Review** Zone: **BD-40** Within 500: **YES**
Project Location: **16 & 18 Platekill-Ardonia Rd**
Water: Private Well Sewer: Individual Septic Ag. Dist: _____ No
Description: **Demolish existing conveniece store and construct 2,876 sq ft. mimi-mart and fuel canopy.**

Notes _____

Decision Record

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

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Rochester

Name: **Local Law D of 2022**
Referral Number: **2022110** 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: **Added prohibited uses to prohibited uses list.**

Notes _____

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

Rochester

Name: **Local Law E of 2022**
Referral Number: **2022111** 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: **Repeal and replace Town's setback regulations.**

Notes _____

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

Rochester

Name: **Local Law F of 2022**
Referral Number: **2022112** 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: **Replace "Animal Husbandry" section and replace with new section "Agricultural Use"**

Notes _____

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

Rochester

Name: **Local Law G of 2022**
Referral Number: **2022113** 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: **Replace "Agricultural Use" section and replace with new section Animal Husbandry"**

Notes _____

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

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Rochester

Name: **Local Law H of 2022**
Referral Number: **2022114** 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: **Add Wetlands and Stream Buffer requirements law.**

Decision Record

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

Notes _____

Rochester

Name: **Local Law I of 2022**
Referral Number: **2022115** 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: **Amend nonconforming use and strucutres standards.**

Decision Record

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

Notes _____

Rochester

Name: **McCarthy Subdivision**
Referral Number: **2022116** SBL: **76.2-2-5.12** Acreage: **17.10** Acreage Disturbed: **2.00**
Referral Type: **Subdivision** Zone: **B** Within 500: **YES**
Project Location: **Queens Highway and Route 209**
Water: **Private Well** Sewer: **Individual Septic** Ag. Dist: _____ No
Description: **4-lot subdivision (portion in 100-year floodplain).**

Decision Record

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

Notes _____

Saugerties Town

Name: **Fehr Brothers**
Referral Number: **2022098** SBL: **28.2-3-23** Acreage: **39.70** Acreage Disturbed: _____
Referral Type: **Special Permit** Zone: **I/AQ** Within 500: **YES**
Project Location: **895 Kings Highway**
Water: **Public/Municipal** Sewer: **Public/Municipal** Ag. Dist: _____ No
Description: **760 kW ground-mounted solar array.**

Decision Record

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

Notes _____

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Saugerties Town

Name: **Fehr Brothers**
Referral Number: **2022099** SBL: **28.2-3-23** Acreage: **39.70** Acreage Disturbed:
Referral Type: **Site Plan Review** Zone: **I/AQ** Within 500: **YES**
Project Location: **895 Kings Highway**
Water:Public/Municipal **Sewer:** Public/Municipal **Ag. Dist:** No
Description: **760 kW ground-mounted solar array.**

Notes _____

Decision Record

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

Saugerties Town

Name: **Red Onion**
Referral Number: **2022100** SBL: **27.2-8-16.100** Acreage: **0.75** Acreage Disturbed: 0.03
Referral Type: **Site Plan Review** Zone: **RH/GO** Within 500: **YES**
Project Location: **1654 Route 212**
Water:Private Well **Sewer:** Individual Septic **Ag. Dist:** No
Description: **1,221 sq. ft. expansion of existing 1,904 sq. ft. restaurant.**

Notes _____

Decision Record

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

Saugerties Village

Name: **10 Montross St**
Referral Number: **2022097** SBL: **18.263-9-1** Acreage: **0.02** Acreage Disturbed:
Referral Type: **Area Variance** Zone: **R-2** Within 500: **YES**
Project Location: **10 Montross Street**
Water:Public/Municipal **Sewer:** Public/Municipal **Ag. Dist:** No
Description: **8x10 addition to existing house for lot size and setbacks.**

Notes _____

Decision Record

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

Saugerties Village

Name: **105-107 Partition Street**
Referral Number: **2022101** SBL: **18.263-3-24.1** Acreage: **0.17** Acreage Disturbed:
Referral Type: **Area Variance** Zone: **B-1** Within 500: **YES**
Project Location: **105-107 Partition Street**
Water:Public/Municipal **Sewer:** Public/Municipal **Ag. Dist:** No
Description: **Revised variances for apartment building**

Notes _____

Decision Record

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

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Ulster

Name: **Adaptive Reuse of Quality Inn**
Referral Number: **2022122** SBL: **48.14-1-24** Acreage: **9.40** Acreage Disturbed: **0.30**
Referral Type: **Site Plan Review** Zone: **HC** Within 500: **YES**
Project Location: **114 Route 28**
Water: **Private Well** Sewer: _____ Ag. Dist: **No**
Description: **Convert former motel to 81 unit apartment building with support services.**

Decision Record

Decision: _____

Motion: _____

Second: _____

Abstentions: _____

Recusals: _____

Notes _____

Ulster

Name: **Washington Ave Storage Facility**
Referral Number: **2022131** SBL: **48.18-1-1** Acreage: **1.90** Acreage Disturbed: **1.02**
Referral Type: **Site Plan Review** Zone: **HC** Within 500: **YES**
Project Location: **600-620 Washington Avenue**
Water: **Public/Municipal** Sewer: **Public/Municipal** Ag. Dist: **No**
Description: **3-story, climate-controlled, self-storage facility. 92,940 sq. ft.**

Decision Record

Decision: _____

Motion: _____

Second: _____

Abstentions: _____

Recusals: _____

Notes _____

Woodstock

Name: **Local Law 1 of 2022**
Referral Number: **2022102** 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: **Addition of "cultural facility" and "library" to use table as well as defining them.**

Decision Record

Decision: _____

Motion: _____

Second: _____

Abstentions: _____

Recusals: _____

Notes _____

Woodstock

Name: **Water District Wellhead Protection Overlay**
Referral Number: **2022125** SBL: _____ Acreage: **0.00** Acreage Disturbed: _____
Referral Type: **Zoning Statute Amendment** Zone: _____ Within 500: **YES**
Project Location: **Bearsville, eastward along Route 212 to Woodstock**
Water: **NA** Sewer: **NA** Ag. Dist: **No**
Description: **Overlay District for wellhead protection**

Decision Record

Decision: _____

Motion: _____

Second: _____

Abstentions: _____

Recusals: _____

Notes _____
