

# Ulster County Planning Board Agenda

9/7/2022



## Ellenville

Name: **130 Canal Street**  
Referral Number: **2022151** SBL: **83.311-2-26** Acreage: **1.50** Acreage Disturbed: **0.50**  
Referral Type: **Special Permit** Zone: **B-1** Within **500**:  
Project Location: **130 Canal Street**  
**Water:** Public/Municipal **Sewer:** Public/Municipal **Ag. Dist:** No  
Description: **Renovate existing carriage house for use as a wedding venue and parking expansion**

Notes \_\_\_\_\_

### Decision Record

Decision: \_\_\_\_\_

Motion: \_\_\_\_\_

Second: \_\_\_\_\_

Abstentions: \_\_\_\_\_

Recusals: \_\_\_\_\_

## Ellenville

Name: **130 Canal Street**  
Referral Number: **2022152** SBL: **83.311-2-26** Acreage: **1.50** Acreage Disturbed: **0.50**  
Referral Type: **Site Plan Review** Zone: **B-1** Within **500**:  
Project Location: **130 Canal Street**  
**Water:** Public/Municipal **Sewer:** Public/Municipal **Ag. Dist:** No  
Description: **Renovate existing carriage house for use as a wedding venue and parking expansion**

Notes \_\_\_\_\_

### Decision Record

Decision: \_\_\_\_\_

Motion: \_\_\_\_\_

Second: \_\_\_\_\_

Abstentions: \_\_\_\_\_

Recusals: \_\_\_\_\_

## Esopus

Name: **Red Maple Vineyard**  
Referral Number: **2022161** SBL: **80.1-4-5.120** Acreage: **63.00** Acreage Disturbed: **0.80**  
Referral Type: **Special Permit** Zone: **R-40** Within **500**: **YES**  
Project Location: **122 Burroughs Drive**  
**Water:** Private Well **Sewer:** Individual Septic **Ag. Dist:** No  
Description: **New 8,375 square foot building for winery, brewing and cider making.**

Notes \_\_\_\_\_

### Decision Record

Decision: \_\_\_\_\_

Motion: \_\_\_\_\_

Second: \_\_\_\_\_

Abstentions: \_\_\_\_\_

Recusals: \_\_\_\_\_

## Esopus

Name: **Red Maple Vineyard**  
Referral Number: **2022162** SBL: **80.1-4-5.120** Acreage: **63.00** Acreage Disturbed: **0.80**  
Referral Type: **Site Plan Review** Zone: **R-40** Within **500**: **YES**  
Project Location: **122 Burroughs Drive**  
**Water:** Private Well **Sewer:** Individual Septic **Ag. Dist:** No  
Description: **New 8,375 square foot building for winery, brewing and cider making.**

Notes \_\_\_\_\_

### Decision Record

Decision: \_\_\_\_\_

Motion: \_\_\_\_\_

Second: \_\_\_\_\_

Abstentions: \_\_\_\_\_

Recusals: \_\_\_\_\_

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## Lloyd

Name: **Short-Term Rentals**  
Referral Number: **2022153** SBL: Acreage: **0.00** Acreage Disturbed:  
Referral Type: **Zoning Statute Amendment** Zone: **Within 500: NA**  
Project Location: **Town wide**  
Water:NA Sewer: Ag. Dist: No  
Description: **Establish short-term rental regulations**

Notes \_\_\_\_\_  
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### Decision Record

Decision: \_\_\_\_\_  
Motion: \_\_\_\_\_  
Second: \_\_\_\_\_  
Abstentions: \_\_\_\_\_  
Recusals: \_\_\_\_\_

## New Paltz Town

Name: **Shapiro and Grymes**  
Referral Number: **2022160** SBL: **78.1-2-29** Acreage: **4.10** Acreage Disturbed: 0.34  
Referral Type: **Site Plan Review** Zone: **A-3** **Within 500: YES**  
Project Location: **11 Coffey Rd**  
Water:Private Well Sewer: Individual Septic Ag. Dist: No  
Description: **26' x 24' barn with pool and patio in floodplain**

Notes \_\_\_\_\_  
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### Decision Record

Decision: \_\_\_\_\_  
Motion: \_\_\_\_\_  
Second: \_\_\_\_\_  
Abstentions: \_\_\_\_\_  
Recusals: \_\_\_\_\_

## Plattekill

Name: **United Pump & Tank**  
Referral Number: **2022163** SBL: **107.1-1-4.321** Acreage: **30.30** Acreage Disturbed: 0.00  
Referral Type: **Area Variance** Zone: **AG-1.5** **Within 500: YES**  
Project Location: **120 Kingsview Highway**  
Water:Private Well Sewer: Individual Septic Ag. Dist: No  
Description: **26.1 side-yard variance for existing building - previously accessory now to be used for light industrial use.**

Notes \_\_\_\_\_  
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### Decision Record

Decision: \_\_\_\_\_  
Motion: \_\_\_\_\_  
Second: \_\_\_\_\_  
Abstentions: \_\_\_\_\_  
Recusals: \_\_\_\_\_

## Rochester

Name: **Local Law O of 2022**  
Referral Number: **2022154** SBL: Acreage: **0.00** Acreage Disturbed:  
Referral Type: **Zoning Statute Amendment** Zone: **Within 500: NA**  
Project Location: **Town wide**  
Water:NA Sewer: NA Ag. Dist: No  
Description: **Amendment to kennel regulations**

Notes \_\_\_\_\_  
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### Decision Record

Decision: \_\_\_\_\_  
Motion: \_\_\_\_\_  
Second: \_\_\_\_\_  
Abstentions: \_\_\_\_\_  
Recusals: \_\_\_\_\_

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## Rochester

Name: **Local Law P of 2022**  
Referral Number: **2022155** SBL: Acreage: **0.00** Acreage Disturbed:  
Referral Type: **Zoning Statute Amendment** Zone: **Within 500: NA**  
Project Location: **Town wide**  
Water:NA Sewer: NA Ag. Dist: No  
Description: **Amendment to transfer of development rights regulations**

Notes \_\_\_\_\_  
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### Decision Record

Decision: \_\_\_\_\_  
Motion: \_\_\_\_\_  
Second: \_\_\_\_\_  
Abstentions: \_\_\_\_\_  
Recusals: \_\_\_\_\_

## Rochester

Name: **Local Law Q of 2022**  
Referral Number: **2022156** SBL: Acreage: **0.00** Acreage Disturbed:  
Referral Type: **Zoning Statute Amendment** Zone: **Within 500: NA**  
Project Location: **Town wide**  
Water:NA Sewer: NA Ag. Dist: No  
Description: **Replace and repeal lot development standards**

Notes \_\_\_\_\_  
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### Decision Record

Decision: \_\_\_\_\_  
Motion: \_\_\_\_\_  
Second: \_\_\_\_\_  
Abstentions: \_\_\_\_\_  
Recusals: \_\_\_\_\_

## Rochester

Name: **Local Law R of 2022**  
Referral Number: **2022157** SBL: Acreage: **0.00** Acreage Disturbed:  
Referral Type: **Zoning Statute Amendment** Zone: **Within 500: NA**  
Project Location: **Town wide**  
Water:NA Sewer: NA Ag. Dist: No  
Description: **Landscaping standards**

Notes \_\_\_\_\_  
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### Decision Record

Decision: \_\_\_\_\_  
Motion: \_\_\_\_\_  
Second: \_\_\_\_\_  
Abstentions: \_\_\_\_\_  
Recusals: \_\_\_\_\_

## Rochester

Name: **Local Law S of 2022**  
Referral Number: **2022158** SBL: Acreage: **0.00** Acreage Disturbed:  
Referral Type: **Zoning Map Amendment** Zone: **Within 500: NA**  
Project Location: **Town wide**  
Water:NA Sewer: NA Ag. Dist: No  
Description: **Overlay District Boundaries**

Notes \_\_\_\_\_  
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### Decision Record

Decision: \_\_\_\_\_  
Motion: \_\_\_\_\_  
Second: \_\_\_\_\_  
Abstentions: \_\_\_\_\_  
Recusals: \_\_\_\_\_

# ~ Ulster County Planning Board Agenda ~

## Rochester

Name: **EEO Additional Use**  
Referral Number: **2022164** SBL: **77.1-2-42.120** Acreage: **6.34** Acreage Disturbed:  
Referral Type: **Zoning Statute Amendment** Zone: **Within 500: NA**  
Project Location: **2919 and 2921 Lucas Turnpike**  
**Water:** Private Well **Sewer:** Individual Septic **Ag. Dist:** No  
Description: **Add portable sawmill and solar drying kilns in EEO district.**

**Notes** \_\_\_\_\_  
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### Decision Record

Decision: \_\_\_\_\_

Motion: \_\_\_\_\_

Second: \_\_\_\_\_

Abstentions: \_\_\_\_\_

Recusals: \_\_\_\_\_

## Shandaken

Name: **Phoenicia Wellness**  
Referral Number: **2022159** SBL: **14.13-1-41** Acreage: **0.17** Acreage Disturbed:  
Referral Type: **Site Plan Review** Zone: **HC** **Within 500: YES**  
Project Location: **53 Main Street**  
**Water:** Public/Municipal **Sewer:** Individual Septic **Ag. Dist:** No  
Description: **Convert existing bank to pharmacy**

**Notes** \_\_\_\_\_  
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### Decision Record

Decision: \_\_\_\_\_

Motion: \_\_\_\_\_

Second: \_\_\_\_\_

Abstentions: \_\_\_\_\_

Recusals: \_\_\_\_\_

## Woodstock

Name: **Personal Wireless Service Facilities**  
Referral Number: **2022165** SBL: \_\_\_\_\_ Acreage: **0.00** Acreage Disturbed:  
Referral Type: **Zoning Statute Amendment** Zone: **Within 500: NA**  
Project Location: **Town wide**  
**Water:** NA **Sewer:** NA **Ag. Dist:** No  
Description: **Regulations for new and updated small wireless facilities**

**Notes** \_\_\_\_\_  
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### Decision Record

Decision: \_\_\_\_\_

Motion: \_\_\_\_\_

Second: \_\_\_\_\_

Abstentions: \_\_\_\_\_

Recusals: \_\_\_\_\_