

# Ulster County Planning Board Agenda

8/2/2023



## Ellenville

Name: **Congregation Anshei Ellenville**  
Referral Number: **2023111** SBL: **91.21-1-23.10** Acreage: **0.54** Acreage Disturbed:  
Referral Type: **Special Permit** Zone: **B-3** Within 500: **YES**  
Project Location: **211 S. Main Street**  
**Water:**Public/Municipal **Sewer:** Public/Municipal **Ag. Dist:** No  
Description: **Renovation of existing structure for use as Shul and assembly space.**

### Decision Record

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

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

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

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

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

Notes \_\_\_\_\_

## Ellenville

Name: **Congregation Anshei Ellenville**  
Referral Number: **2023112** SBL: **91.21-1-23.10** Acreage: **0.54** Acreage Disturbed:  
Referral Type: **Site Plan Review** Zone: **B-3** Within 500: **YES**  
Project Location: **211 S. Main Street**  
**Water:**Public/Municipal **Sewer:** Public/Municipal **Ag. Dist:** No  
Description: **Renovation of existing structure for use as Shul and assembly space.**

### Decision Record

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

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

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

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

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

Notes \_\_\_\_\_

## Lloyd

Name: **Village in the Hudson Valley**  
Referral Number: **2023116** SBL: **95.2-2-9.100** Acreage: **50.00** Acreage Disturbed:  
Referral Type: **Site Plan Review** Zone: **PRRD** Within 500: **YES**  
Project Location: **3679 Route 9W**  
**Water:**Public/Municipal **Sewer:** Public/Municipal **Ag. Dist:** No  
Description: **197 Independent Living Cottages for residents 62 years and older**

### Decision Record

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

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

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

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

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

Notes \_\_\_\_\_

## New Paltz Village

Name: **5 Prospect**  
Referral Number: **2023103** SBL: **86.34-6-8** Acreage: **0.39** Acreage Disturbed:  
Referral Type: **Site Plan Review** Zone: **R-2** Within 500: **YES**  
Project Location: **5 Prospect St**  
**Water:**Public/Municipal **Sewer:** Public/Municipal **Ag. Dist:** No  
Description: **Replace two-family structure with new two-family structure**

### Decision Record

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

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

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

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

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

Notes \_\_\_\_\_

# ~ Ulster County Planning Board Agenda ~

## New Paltz Village

Name: **7 Prospect**  
Referral Number: **2023104** SBL: **86.34--6-7** Acreage: **0.52** Acreage Disturbed:  
Referral Type: **Site Plan Review** Zone: **R-2** Within 500: **YES**  
Project Location: **7 Prospect St**  
**Water:**Public/Municipal **Sewer:** Public/Municipal **Ag. Dist:** No  
Description: **Addition to single-family structure to covert to two-family.**

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

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

## New Paltz Village

Name: **43 Center St**  
Referral Number: **2023105** SBL: **86.34-11-10** Acreage: **0.30** Acreage Disturbed:  
Referral Type: **Site Plan Review** Zone: **R-2** Within 500: **YES**  
Project Location: **43 Center St**  
**Water:**Public/Municipal **Sewer:** Public/Municipal **Ag. Dist:** No  
Description: **Remove existing single-family residence and construct new residence**

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

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

## New Paltz Village

Name: **137 N. Chestnut St**  
Referral Number: **2023106** SBL: **86.26-1-18.1** Acreage: **3.03** Acreage Disturbed:  
Referral Type: **Area Variance** Zone: **NBR** Within 500: **YES**  
Project Location: **137 N. Chestnut Street**  
**Water:**Public/Municipal **Sewer:** Public/Municipal **Ag. Dist:** No  
Description: **123.4' side-yard variance**

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

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

## New Paltz Village

Name: **145 N Chestnut St**  
Referral Number: **2023107** SBL: **78.82-1-19.11** Acreage: **2.49** Acreage Disturbed:  
Referral Type: **Area Variance** Zone: **NBR** Within 500: **YES**  
Project Location: **145 N. Chestnut**  
**Water:**Public/Municipal **Sewer:** Public/Municipal **Ag. Dist:** No  
Description: **17.1 area variance for side-yard (north) and 13' variance for southern side-yard variance.**

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

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

# ~ Ulster County Planning Board Agenda ~

## New Paltz Village

Name: **184 Main Street**  
Referral Number: **2023108** SBL: **86.34-11-6** Acreage: **0.41** Acreage Disturbed:  
Referral Type: **Special Permit** Zone: **B-2** Within 500: **YES**  
Project Location: **184 Main Street**  
Water: Public/Municipal Sewer: Public/Municipal Ag. Dist: No  
Description: **3-story building with restaurant and 2 floor hotel (14 beds)**

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

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

## New Paltz Village

Name: **184 Main Street**  
Referral Number: **2023109** SBL: **86.34-11-6** Acreage: **0.41** Acreage Disturbed:  
Referral Type: **Site Plan Review** Zone: **B-2** Within 500: **YES**  
Project Location: **184 Main Street**  
Water: Public/Municipal Sewer: Public/Municipal Ag. Dist: No  
Description: **3-story building with restaurant and 2 floor hotel (14 beds)**

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

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

## Plattekill

Name: **Cedar Ridge Campground**  
Referral Number: **2023113** SBL: **108.3-4-1.1** Acreage: **103.00** Acreage Disturbed: **30.00**  
Referral Type: **Site Plan Review** Zone: **M-3** Within 500: **YES**  
Project Location: **501 Huckleberry Turnpike**  
Water: Private Well Sewer: Individual Septic Ag. Dist: No  
Description: **30-space campground**

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

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

## Rochester

Name: **Local Law A of 2023**  
Referral Number: **2023127** SBL: Acreage: **0.00** Acreage Disturbed:  
Referral Type: **Other Special Authorization** Zone: Within 500: **NA**  
Project Location: **Townwide**  
Water: NA Sewer: NA Ag. Dist: No  
Description: **Subdivision of Land Amendments - Repeal/Replace**

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

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

# ~ Ulster County Planning Board Agenda ~

## Rosendale

Name: **Logging**  
Referral Number: **2023124** SBL: **62.11-1-18** Acreage: **0.00** Acreage Disturbed:  
Referral Type: **Special Permit** Zone: **7.7** Within **500**: YES  
Project Location: **821 4th Binnewater**  
Water: NA Sewer: NA Ag. Dist: No  
Description: **Selective Timber Harvest**

### Decision Record

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

Notes \_\_\_\_\_

## Saugerties Town

Name: **Tienken**  
Referral Number: **2023125** SBL: **18.1-3-60.4** Acreage: **0.00** Acreage Disturbed:  
Referral Type: **Subdivision** Zone: **HDR** Within **500**: YES  
Project Location: **Mike Krout Road**  
Water: Public/Municipal Sewer: Public/Municipal Ag. Dist: No  
Description: **2-lot subdivision**

### Decision Record

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

Notes \_\_\_\_\_

## Saugerties Village

Name: **12 Jane Street**  
Referral Number: **2023122** SBL: **18.263-11-10** Acreage: **0.06** Acreage Disturbed:  
Referral Type: **Area Variance** Zone: **B1** Within **500**: YES  
Project Location: **12 Jane Street**  
Water: Public/Municipal Sewer: Public/Municipal Ag. Dist: No  
Description: **Side-yard variance for proposed deck**

### Decision Record

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

Notes \_\_\_\_\_

## Shawangunk

Name: **Local Law #2 of 2023**  
Referral Number: **2023115** 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: **Codification of existing laws and amendments over past twenty years. No substantive changes proposed.**

### Decision Record

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

Notes \_\_\_\_\_

# ~ Ulster County Planning Board Agenda ~

## Ulster

Name: **Kingston-Rhinecliff Self Storage**  
Referral Number: **2023123** SBL: **40.17-1-24** Acreage: **0.00** Acreage Disturbed:  
Referral Type: **Site Plan Review** Zone: **OM** Within 500: **YES**  
Project Location: **1151 Flatbush Rd**  
**Water:**Private Well **Sewer:** Individual Septic **Ag. Dist:** No  
Description: **Expansion to existing self-storage facility**

### Decision Record

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

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

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

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

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

Notes \_\_\_\_\_  
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## Ulster

Name: **Verizon Wireless**  
Referral Number: **2023126** SBL: **39.20-1-29.11** Acreage: **3.10** Acreage Disturbed: 0.13  
Referral Type: **Site Plan Review** Zone: **R60** Within 500: **YES**  
Project Location: **709 Old Flatbush Rd**  
**Water:**Private Well **Sewer:** **Ag. Dist:** No  
Description: **100' monopole tower with 25 x 25 fenced in compound**

### Decision Record

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

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

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

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

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

Notes \_\_\_\_\_  
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## Wawarsing

Name: **Eatery 52**  
Referral Number: **2023110** SBL: **81.2-1-42** Acreage: **0.00** Acreage Disturbed:  
Referral Type: **Zoning Map Amendment** Zone: **RU** Within 500: **YES**  
Project Location: **7257 Route 52 Greenfield, Park**  
**Water:**Private Well **Sewer:** Individual Septic **Ag. Dist:** No  
Description: **Add former restaurant for same use to Town's Adaptive Reuse Overlay district**

### Decision Record

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

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

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

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

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

Notes \_\_\_\_\_  
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## Wawarsing

Name: **Colonial Motel**  
Referral Number: **2023117** SBL: **75.4-1-49** Acreage: **93.53** Acreage Disturbed: 0.03  
Referral Type: **Site Plan Review** Zone: **AD** Within 500: **YES**  
Project Location: **6812 Route 209**  
**Water:**Private Well **Sewer:** Individual Septic **Ag. Dist:** No  
Description: **Two-story 8-unit structure to replace fire-lost single-story, 4-unit structure for existing hotel.**

### Decision Record

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

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

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

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

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

Notes \_\_\_\_\_  
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# ~ Ulster County Planning Board Agenda ~

## Wawarsing

Name: **East Side Speed Shop**  
Referral Number: **2023118** SBL: **83.3-1-17.110** Acreage: **1.05** Acreage Disturbed: **0.20**  
Referral Type: **Special Permit** Zone: **BH** Within 500: **YES**  
Project Location: **8081 Route 209**  
Water: Public/Municipal Sewer: Individual Septic Ag. Dist: **No**  
Description: **Moving 16'x12' Dyno Room from inside to outside building behind shop. 40' x 8 shipping container for dry storage of parts and fenced perimeter.**

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

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

## Wawarsing

Name: **East Side Speed Shop**  
Referral Number: **2023119** SBL: **83.3-1-17.110** Acreage: **1.05** Acreage Disturbed: **0.02**  
Referral Type: **Site Plan Review** Zone: **BH** Within 500: **YES**  
Project Location: **8081 Route 209**  
Water: Public/Municipal Sewer: Individual Septic Ag. Dist: **No**  
Description: **Moving 16'x12' Dyno Room from inside to outside building behind shop. 40' x 8 shipping container for dry storage of parts and fenced perimeter.**

Notes \_\_\_\_\_  
\_\_\_\_\_

### Decision Record

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

## Wawarsing

Name: **Flying Goose**  
Referral Number: **2023120** SBL: **76.13-5-9.1** Acreage: **0.29** Acreage Disturbed:  
Referral Type: **Special Permit** Zone: **MU** Within 500: **YES**  
Project Location: **323-331 Main Street Kerhonkson**  
Water: Private Well Sewer: Individual Septic Ag. Dist: **No**  
Description: **Renovate for restaurant use**

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

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

## Wawarsing

Name: **Flying Goose**  
Referral Number: **2023121** SBL: **76.13-5-9.1** Acreage: **0.29** Acreage Disturbed:  
Referral Type: **Site Plan Review** Zone: **MU** Within 500: **YES**  
Project Location: **323-331 Main Street Kerhonkson**  
Water: Private Well Sewer: Individual Septic Ag. Dist: **No**  
Description: **Reuse of existing building for restaurant use**

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

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