

Ulster County Planning Board Agenda

1/6/2021



Gardiner

Name: **Six-Month Moratorium on Kennels**
Referral Number: **2021001** 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: **Six-month moratorium on processing and approval of permits for kennels
townwide.**

Notes _____

Decision Record

Decision: _____

Motion: _____

Second: _____

Abstentions: _____

Recusals: _____

Gardiner

Name: **Sky Solar**
Referral Number: **2021002** SBL: **86.3-2-2-2.221** Acreage: **49.00** Acreage Disturbed: **10.48**
Referral Type: **Special Permit** Zone: **RA** Within 500: **YES**
Project Location: **262 Libertyville Road**
Water: **NA** Sewer: **NA** Ag. Dist: _____ No
Description: **2 MW solar facility**

Notes _____

Decision Record

Decision: _____

Motion: _____

Second: _____

Abstentions: _____

Recusals: _____

Gardiner

Name: **Sky Solar**
Referral Number: **2021003** SBL: **86.3-2-2-2.221** Acreage: **49.00** Acreage Disturbed: **10.48**
Referral Type: **Site Plan Review** Zone: **RA** Within 500: **YES**
Project Location: **262 Libertyville Road**
Water: **NA** Sewer: **NA** Ag. Dist: _____ No
Description: **2 MW solar facility**

Notes _____

Decision Record

Decision: _____

Motion: _____

Second: _____

Abstentions: _____

Recusals: _____

Gardiner

Name: **Heartwood Wildflower Farms**
Referral Number: **2021004** SBL: **93.4-1-42.110** Acreage: **30.10** Acreage Disturbed: **0.20**
Referral Type: **Special Permit** Zone: **RA** Within 500: **YES**
Project Location: **2702 Route 44/55**
Water: **Private Well** Sewer: **Individual Septic** Ag. Dist: _____ **Yes**
Description: **Vegetable farm and flower nursery including a barn, greenhouse, farmstand,
and structure for goats.**

Notes _____

Decision Record

Decision: _____

Motion: _____

Second: _____

Abstentions: _____

Recusals: _____

~ Ulster County Planning Board Agenda ~

Gardiner

Name: **Heartwood Wildflower Farms**
Referral Number: **2021005** SBL: **93.4-1-42.110** Acreage: **30.10** Acreage Disturbed: 0.20
Referral Type: **Site Plan Review** Zone: RA Within 500: YES
Project Location: **2702 Route 44/55**
Water: Private Well Sewer: Individual Septic Ag. Dist: Yes
Description: **Vegetable farm and flower nursery including a barn, greenhouse, farmstand, and structure for goats.**

Notes _____

Decision Record

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

Gardiner

Name: **Mitchum Residence**
Referral Number: **2021006** SBL: **92.3-1-16.21** Acreage: **5.10** Acreage Disturbed: 0.50
Referral Type: **Special Permit** Zone: SP-2 Within 500: YES
Project Location: **113 Sheldon Road**
Water: Private Well Sewer: Individual Septic Ag. Dist: No
Description: **Single-family home in SP-2 district.**

Notes _____

Decision Record

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

Gardiner

Name: **Mitchum Residence**
Referral Number: **2021007** SBL: **92.3-1-16.21** Acreage: **5.10** Acreage Disturbed: 0.50
Referral Type: **Site Plan Review** Zone: SP-2 Within 500: YES
Project Location: **113 Sheldon Road**
Water: Private Well Sewer: Individual Septic Ag. Dist: No
Description: **Single-family home in SP-2 district.**

Notes _____

Decision Record

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

Gardiner

Name: **Tantillo**
Referral Number: **2021008** SBL: **100.2-2-1.121** Acreage: **1.58** Acreage Disturbed: 22.70
Referral Type: **Subdivision** Zone: RA Within 500: YES
Project Location: **101 Marabac Rd**
Water: Private Well Sewer: Individual Septic Ag. Dist: No
Description: **Expansion of retail landscape supply yard by 1.58 acres for additional parking and storage space.**

Notes _____

Decision Record

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

~ Ulster County Planning Board Agenda ~

Gardiner

Name: **Tantillo**
Referral Number: **2021009** SBL: **100.2-2-1.121** Acreage: **1.58** Acreage Disturbed: 22.70
Referral Type: **Site Plan Review** Zone: RA Within 500: YES
Project Location: **101 Marabac Rd**
Water: Private Well Sewer: Individual Septic Ag. Dist: No
Description: **Expansion of retail landscape supply yard by 1.58 acres for additional parking and storage space.**

Notes _____

Decision Record

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

Gardiner

Name: **Tantillo**
Referral Number: **2021010** SBL: **100.2-2-1.121** Acreage: **1.58** Acreage Disturbed: 22.70
Referral Type: **Special Permit** Zone: RA Within 500: YES
Project Location: **101 Marabac Rd**
Water: Private Well Sewer: Individual Septic Ag. Dist: No
Description: **Expansion of retail landscape supply yard by 1.58 acres for additional parking and storage space.**

Notes _____

Decision Record

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

Hurley

Name: **Sign for Church of Rock, LLC**
Referral Number: **2021018** SBL: **38.4-5-9** Acreage: **1.10** Acreage Disturbed:
Referral Type: **Area Variance** Zone: R1/RT28 Within 500:
Project Location: **1360 Route 28 West Hurley**
Water: Private Well Sewer: Individual Septic Ag. Dist: No
Description: **21' front yard variance for placement of sign.**

Notes _____

Decision Record

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

Kingston City

Name: **Livestock**
Referral Number: **2021011** SBL: Acreage: **0.00** Acreage Disturbed:
Referral Type: **Zoning Statute Amendment** Zone: Within 500: NA
Project Location: **Citywide**
Water: NA Sewer: NA Ag. Dist: No
Description: **Remove Livestock language from Zoning Statute and put it in Chapter 151 (Animals)**

Notes _____

Decision Record

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

~ Ulster County Planning Board Agenda ~

Kingston City

Name: **Formula Retail**
Referral Number: **2021012** SBL: _____ Acreage: **0.00** Acreage Disturbed: _____
Referral Type: **Zoning Statute Amendment** Zone: _____ Within 500: **NA**
Project Location: **C2 and C3 zones**
Water: **NA** Sewer: **Public/Municipal** Ag. Dist: _____ No
Description: **C2 and C3 zones - "formula retail stores" require review and approval of HLPC.**

Notes _____

Decision Record

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

Kingston City

Name: **Temporary Use Variance**
Referral Number: **2021013** SBL: _____ Acreage: **0.00** Acreage Disturbed: _____
Referral Type: **Zoning Statute Amendment** Zone: _____ Within 500: **NA**
Project Location: **Citywide**
Water: **NA** Sewer: **NA** Ag. Dist: _____ No
Description: **Allow for temporary use variances during Fed, state, or local states of emergency.**

Notes _____

Decision Record

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

Olive

Name: **Bread Alone**
Referral Number: **2021020** SBL: **36.4-1-37** Acreage: **3.61** Acreage Disturbed: **1.47**
Referral Type: **Site Plan Review** Zone: **HB** Within 500: **YES**
Project Location: **3962 NYS Route 28 Boiceville, NY**
Water: **Public/Municipal** Sewer: **Public/Municipal** Ag. Dist: _____ No
Description: **Alteration and addition to existing bakery by approximately 2,000 sq. ft.**

Notes _____

Decision Record

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

Rochester

Name: **American Tower Corporation**
Referral Number: **2021019** SBL: **76.1-3-17** Acreage: **67.16** Acreage Disturbed: **0.00**
Referral Type: **Site Plan Review** Zone: **AR-3** Within 500: **YES**
Project Location: **6140 Route 209**
Water: **Private Well** Sewer: **Individual Septic** Ag. Dist: _____ No
Description: **Amendment to site plan for existing tower. New antenna array. No change to footprint of facility or height of tower.**

Notes _____

Decision Record

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

~ Ulster County Planning Board Agenda ~

Saugerties Village

Name: **Horn and Wilbur**
Referral Number: **2021015** SBL: **18.263-3-16** Acreage: **0.56** Acreage Disturbed: **0.20**
Referral Type: **Site Plan Review** Zone: **B-1** Within 500: **YES**
Project Location: **135 Partition Street**
Water: **Public/Municipal** Sewer: **Public/Municipal** Ag. Dist: **No**
Description: **Mixed-use residential/ice cream shop.**

Notes _____

Decision Record

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

Shandaken

Name: **Spark Coffee**
Referral Number: **2021021** SBL: **14.13-1-21** Acreage: **0.50** Acreage Disturbed:
Referral Type: **Special Permit** Zone: **HR/HC** Within 500: **YES**
Project Location: **79 Main St**
Water: **Public/Municipal** Sewer: **Individual Septic** Ag. Dist: **No**
Description: **Convert existing residence to commercial/coffee shop use.**

Notes _____

Decision Record

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

Shandaken

Name: **Spark Coffee**
Referral Number: **2021022** SBL: **14.13-1-21** Acreage: **0.50** Acreage Disturbed:
Referral Type: **Site Plan Review** Zone: **HR/HC** Within 500: **YES**
Project Location: **79 Main Street Phoenicia**
Water: **Public/Municipal** Sewer: **Individual Septic** Ag. Dist: **No**
Description: **Convert existing residence to commercial/coffee shop use.**

Notes _____

Decision Record

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

Ulster

Name: **Albany 7 LLC**
Referral Number: **2021016** SBL: **44.58-5-21.12** Acreage: **1.07** Acreage Disturbed: **0.20**
Referral Type: **Area Variance** Zone: **HC** Within 500: **YES**
Project Location: **721-723 Ulster Avenue**
Water: **Public/Municipal** Sewer: **Public/Municipal** Ag. Dist: **No**
Description: **Front-yard variance for proposed multi-family**

Notes _____

Decision Record

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

~ Ulster County Planning Board Agenda ~

Ulster

Name: **Albany 7 LLC**
Referral Number: **2021017** SBL: **44.58-5-21.12** Acreage: **1.07** Acreage Disturbed: **0.20**
Referral Type: **Use Variance** Zone: **HC** Within **500**: **YES**
Project Location: **721-723 Ulster Avenue**
Water: Public/Municipal **Sewer**: Public/Municipal **Ag. Dist**: No
Description: **Use variance for proposed multi-family**

Decision Record

Decision: _____

Motion: _____

Second: _____

Abstentions: _____

Recusals: _____

Notes _____
