

RECEIVED 2023-12-04

## BarryPriceArchitecture

PO BOX 724 BEARSVILLE, NEW YORK 12409  
TELEPHONE 845/679.3282 EMAIL [info@barryprice.com](mailto:info@barryprice.com)

CPHD AIA NCARB

File # 2024-#01-Metheny-  
584-37,2-5-2.100

October 31, 2023

Project Description Narrative: 150 High Rocks Road

The residential property currently has 4 structures including (1) Dwelling, (2) Poolhouse and Pool, (3) 2 Car Garage and a (4) Carport. The Owner has lived on the property since June of 2020. As an established professional musician, he utilizes the house both as his family dwelling and as his practice and (non-commercial) Music Studio.

The Owner had originally sought to build a new Studio/Storage building on the property. Initial assessments by the Architect noted concerns for the visual impact of siting, construction cost and the overall efficiency of the solution. It was proposed that utilizing the existing house to accommodate the (Customary Home Occupation) studio would optimize the existing use of the property, so long as a new smaller/efficient dwelling could be constructed nearby. The aging/failing swimming pool would be reconfigured, the Poolhouse removed, and the Garage upgraded to connect to the new dwelling. The pure storage component of the originally envisioned studio would be relegated to a simple storage Barn to be built on the property.

The Scope of Work includes the following:

1.Studio: Decommission existing Dwelling to become Studio for private rehearsal and recording (Hurley Code/Accessory Use/Customary Home Occupation). Upgrade HVAC system and install Solar Panels (within allowable Hurley Code constraints). Minor upgrades to exterior cladding and roofing in compliance with local ordinances for visual assessment/impact.

2.Dwelling: Construct new Detached Single Family Dwelling to facilitate use of former dwelling as studio, and provide for new energy efficient dwelling for full time owners.

3.Garage: Renovate to upgrade and coordinate with new Dwelling design.

4.Storage Barn: Construct new 2400sf Storage Barn along existing driveway, with minimum site disturbance/impact.

The ultimate goal is to accommodate the goals of the owner with the most efficient, durable, visually low impact, carbon-smart and energy efficient solution.

Interpretation of Code relative to required approvals.

Per the Town of Hurley Code, items 1, 2 and 4 above require review and approval by the Planning Board. The attached documents have been prepared and are submitted for these purposes.

Attached:

Architectural Drawings: 8 sheets of Drawings including Plot/Site Plans, Floor Plans, Sections and Elevations.

Application Forms: Building Permit (for referral) and Planning Board Applications.

Required Forms: EAF Short Form.

Reference: Annotated Area and Bulk Regulations and Density Control tables.

Material Samples: Roofing Sample and Siding Sample for color and texture.

**From:** Paul Economos buildinginspector@townofhurley.org  
**Subject:** 150 High Rocks  
**Date:** November 29, 2023 at 12:00 PM  
**To:** Barry Price bprice@barryprice.com, Planning & Zone planning@townofhurley.org



Good Morning Barry,

Thank you for your submission. Here is my zoning determination based on the information provided:

The subject property is in the A-4 district.

Item 1: Decommissioning existing residence and converting to a personal use studio. This is a use permitted by right, accessory to one family as per the Table of Use Regulations. This is not subject to planning board review for the proposed use.

Item 2: Dwelling. Subject to visual impact review by the planning board per 210-42.

Item 3: Garage. Exterior work subject to PB review per 210-42.

Item 4: Storage bar. Subject to visual impact review.

Other other associated work such as reconfiguring the pool should also be presented to the PB for review. Please contact Maggie to get on their agenda.

Regards, Paul

**Paul Economos**

Building Inspector  
Town of Hurley  
10 Wamsley Place  
Hurley, NY 12443  
845-331-7474 Ext. 3



**TOWN OF HURLEY  
PLANNING BOARD  
PO BOX 569  
Hurley, New York 12443  
[planning@townofhurley.org](mailto:planning@townofhurley.org)  
(845)331-7474 Ext. 6**

## PLANNING BOARD APPLICATION

- Sub-Division of Property  
 Special Use Permit  
 Visual Assessment Review  
 Resub-division of property
- Site Plan Review.  
 Other  
 Discussion

APPLICANT NAME: PAT METHENY

LEGAL ADDRESS: 150 HIGH ROCKS ROAD, HURLEY, NY 12433

MAILING ADDRESS: 173 Brighton Ave.  
Boston, MA 02134

PHONE NUMBER: Home, 845-251-1431 Work \_\_\_\_\_ Cell \_\_\_\_\_

Email address pmetheny@icloud.com

ATTENTION ALL APPLICANTS:

YOUR PLANNING BOARD APPLICATION MUST INCLUDE THE SHOERT ENVIRONMENTAL ASSESSMENT FORM COMPLETED USING NYSDEC'S WEB MAPPER.

IT CAN BE FOUND AT THIS WEB ADDRESS:

<https://gisservices.dec.ny.gov/eafmapper/>.

### Description of Property

Property Size in Acres (1 acre 43,560 sq ft.): 25.4

Present Zoning (Zoning Map): A-4

Section Block & Lot No. (Tax Map): 37.2-5-2.100

Location of Property (Be Specific): LAST PROPERTY AT END/TOP OF HIGH ROCKS ROAD

Present use of property: RESIDENTIAL

Presently owned by: PAT & LATIFA METHENY

Existing Building & Signs	Building Dimensions			Dimensions to Boundaries			
	length	width	height	Front	Rear	R side	L side
EXISTING DWELLING	143'	35'	30'	248'	210'	2416'	80'
EXISTING POOLHOUSE	30'	18'	21'	460'	115'	2484'	143'
EXISTING GARAGE	25'	23'	21'	421'	150'	2437'	204'
EXISTING CARPORT	20'	20'	15'	397'	174'	2365'	284'

When was the property first used for its present purpose? 1997 OR SLIGHTLY EARLIER  
 Was it being used for this purpose as of December 23, 1968 UNKNOWN  
 Proposed use (describe fully): RESIDENTIAL

Proposed Building & Signs	Building Dimensions			Dimensions to Boundaries			
	length	width	height	Front	Rear	R side	L side
NEW DWELLING	54'	66'		438'	195'	2475'	122'
NEW BARN	30'	80'		180'	432'	2219'	343'

Has Ulster County Board of Health Approved? \_\_\_\_\_  
 Provide signed copy of permit.

I certify that all information contained in this application (including the map) is accurate, complete, and I hereby authorize the cognizant Zoning Agency to inspect the site and/ or solicit additional information which it deems necessary to render a disposition to my request.

Signed: \_\_\_\_\_ | Signed: [Signature]  
 Applicant | Property Owner  
 Date: \_\_\_\_\_ | Date: NOV. 15, 2023

**Final Disposition**  
 Approved       Disapproved      Date: \_\_\_\_\_  
 Conditions of approval: \_\_\_\_\_  
 \_\_\_\_\_  
 Date conditions have been met: \_\_\_\_\_  
 Date applicant officially notified: \_\_\_\_\_  
 By: \_\_\_\_\_



**150 High Rocks Road:** Contiguous Property Owners

<u>S-B-L</u>	<u>Owner</u>	<u>Address</u>
37.2-5-4.100	Gregory Tetrault & Laurie A. Conlon	P.O. Box 158, Glenford, NY 12433
37.2-5-3.100	Don G Wartella	117 High Rocks Rd, Woodstock, NY 12498
37.2-5-9.300	Eric D Werthman & Polly H Howells	484 First St, Brooklyn, NY 11215
37.2-5-1.210	City of New York DEP & Taxes Bureau of Water Supply	71 Smith Ave, Kingston, NY 12401
37.2-3-15	Rebecca & David Nunberg	535 E 86th St Apt 2J, New York NY 10028
37.2-3-14	Rebecca & David Nunberg	535 E 86th St Apt 2J, New York NY 10028
37.2-3-13	City of New York – DEP & Taxes Bureau of Water Supply	71 Smith Ave, Kingston, NY 12401

## Short Environmental Assessment Form

### Part 1 - Project Information

#### Instructions for Completing

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

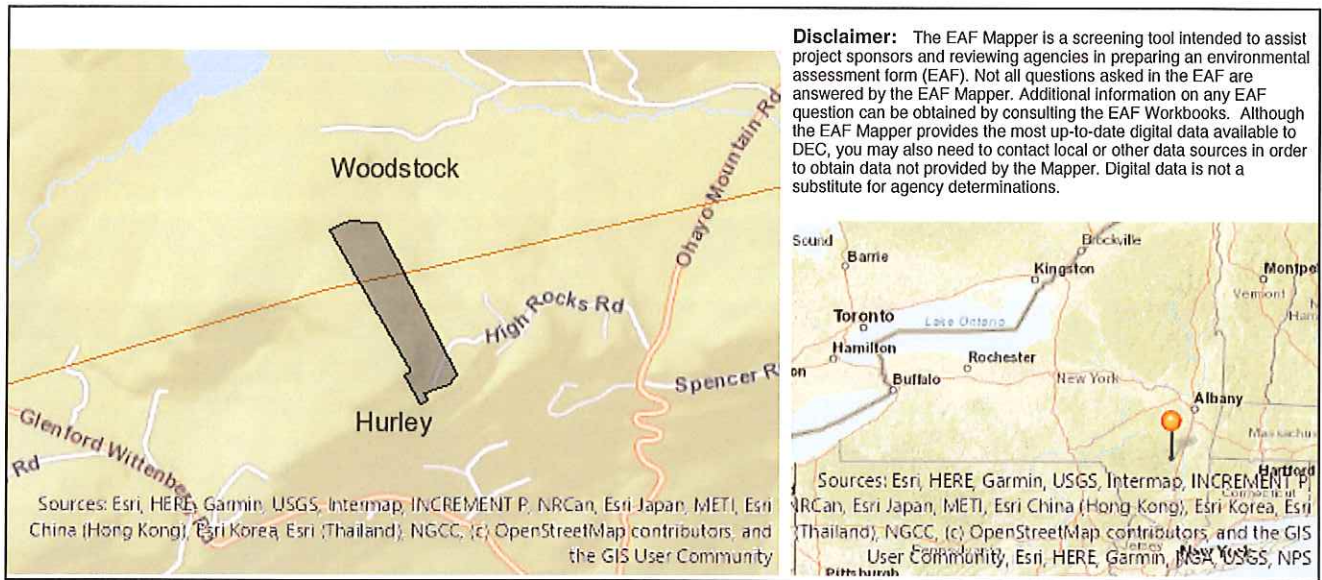
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Metheny Residence			
Project Location (describe, and attach a location map): 150 High Rocks Road			
Brief Description of Proposed Action: New Storage Barn and New Dwelling to replace existing Dwelling (to be converted to home occupation music studio).			
Name of Applicant or Sponsor: Patrick Metheny		Telephone: 845-251-1431	
		E-Mail: pmetheny@icloud.com	
Address: 150 High Rocks Road			
City/PO: Hurley		State: NY	Zip Code: 12433
1. <u>Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?</u>		NO	YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. <u>Does the proposed action require a permit, approval or funding from any other government Agency?</u>		NO	YES
If Yes, list agency(s) name and permit or approval: Ulster County Department of Health		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. a. <u>Total acreage of the site of the proposed action?</u>		25.4 acres	
b. <u>Total acreage to be physically disturbed?</u>		0.37 acres	
c. <u>Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?</u>		25.4 acres	
4. <u>Check all land uses that occur on, are adjoining or near the proposed action:</u>			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

		NO	YES	N/A
5.	Is the proposed action,			
a.	<u>A permitted use under the zoning regulations?</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	<u>Consistent with the adopted comprehensive plan?</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6.	<u>Is the proposed action consistent with the predominant character of the existing built or natural landscape?</u>		NO	YES
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7.	<u>Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</u>		NO	YES
	If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8.	a. <u>Will the proposed action result in a substantial increase in traffic above present levels?</u>		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9.	<u>Does the proposed action meet or exceed the state energy code requirements?</u>		NO	YES
	If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10.	<u>Will the proposed action connect to an existing public/private water supply?</u>		NO	YES
	If No, describe method for providing potable water: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11.	<u>Will the proposed action connect to existing wastewater utilities?</u>		NO	YES
	If No, describe method for providing wastewater treatment: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12.	a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13.	a. <u>Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?</u>		NO	YES
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			



14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
Indiana Bat	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>  Applicant/sponsor/name: _____ Date: _____ Signature _____ Title: _____		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Indiana Bat
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

ZONING

210 Attachment 1

**Table of Use Regulations**

[Amended 9-21-1991 by L.L. No. 1-1991; 6-23-1992 by L.L. No. 2-1992; 11-24-2003 by L.L. No. 2-2003; 8-23-2004 by L.L. No. 1-2004; 11-17-2008 by L.L. No. 2-2008; 1-21-2018 by L.L. No. 3-2018; 10-22-2018 by L.L. No. 4-2018; 5-28-2019 by L.L. No. 1-2019; 9-13-2021 by L.L. No. 2-2021; 10-25-2022 by L.L. No. 6-2022]

Symbols:

- (P) Designates a use permitted by right.
- (S) Designates a use permitted by right, subject to site plan review.
- (X) Designates a conditional use contingent on securing a special use permit in each case, from the Planning Board in compliance with the specific standards set forth in Article VI and subject to site plan review.

Type	A-4*	A-2.5	R-1	R-2	NC	B-1	B-2	I-1	H
<b>Residential Uses</b>									
Dwelling, one-family**	P	P	P	P	P	P	—	—	P
Dwelling, two-family	S	S	S	S	S	S	—	—	S
Dwelling, three-family	—	X	X	X	X	—	—	—	X
Dwelling, multifamily	—	—	X	X	X	—	—	—	—
Residential conversions [§ 210-40D(10)]	X	X	X	X	X	X	—	—	X
Mobile home	P	P	—	—	—	—	—	—	—
Mobile home park	—	S	—	—	—	—	—	—	—
<b>General Uses</b>									
Agriculture (not including the keeping of fowl or farm animals)	P	P	P	P	P	P	P	P	P
Agriculture (including the keeping of fowl or farm animals)	P	P	—	—	—	—	—	—	—
Keeping of chickens and bees <sup>1</sup>	P	P	P	P	P	P	P	P	P
Retail sale of agricultural produce grown on the same lot or farm from a road stand	X	X	—	—	—	—	—	—	—
Vacation resort, camp, cottage or cabin development	X	X	—	—	—	—	—	—	—
Church or other place of worship	S	S	S	S	S	S	S	S	S
Private, academic or parochial school	S	S	S	S	S	S	S	—	S
Nursery school (as defined in § 210-5); day-care center (as defined in § 210-5)	S	S	S	S	S	S	—	—	—
Hospital	—	X	X	X	X	—	—	—	—

<sup>1</sup> Keeping of chickens and bees are uses permitted by right subject to the standards and requirements set forth in § 210-27.

HURLEY CODE

Type	A-4*	A-2.5	R-1	R-2	NC	B-1	B-2	I-1	H
Nursing or convalescent home or sanitarium	X	X	X	X	X	—	—	—	—
Cultural facilities (library, art gallery, museum, etc.)	S	S	S	S	S	S	S	—	S
Nonprofit club or recreational use	S	S	S	S	S	S	S	S	S
Federal, state, county and municipal government offices	S	S	S	S	S	S	S	S	S
Public parks and playgrounds	S	S	S	S	S	S	S	S	S
Public schools, firehouses, town Hall, library	S	S	S	S	S	S	S	S	S
Institution or philanthropic use	X	X	X	X	X	X	X	—	X
Cemetery in compliance with § 210-36	S	S	S	—	—	—	—	—	—
Crematory in compliance with § 210-36	—	S	—	—	—	—	—	—	—
Golf course of country club	S	S	S	S	S	—	—	—	—
Public utility lines, mains, laterals, except high-tension lines, bus station, railroad stations	S	S	S	S	S	S	S	S	S
Structures and buildings used by public utilities in furnishing services, including electric or gas utility substation, water or sewage pumping stations and other similar structures, high-tension lines, unless required to provide services to the district	S	S	X	X	X	S	S	S	S
Commercial telecommunication facilities									
Type 1:	X	X	X	X	X	X	X	X	X
Type 2:	X	X	X	X	X	X	X	X	X
Type 3:	X	X							
Type 4:	X	X							
Type 5:	X	X							
Short-term rental					<sup>2</sup>				
Owner occupied <sup>3</sup>	P	P	P	P	P	P	P		
<b>Accessory Uses</b>									
Customary home occupation	S	S	S	S	S	S	S	S	S
Accessory apartment	X	X	X	X	X	X	—	—	X

<sup>2</sup> A short-term rental within the boundary of the Route 28 Overlay District is permitted by right, whether or not it is owner-occupied, but shall still require a permit by the Building Department prior to rental. Short-term rentals shall be regulated pursuant to § 210-33 of the Town Code.

<sup>3</sup> Short-term rentals are permitted by right but shall be regulated pursuant to § 210-33 of this Zoning chapter and subject to the permit requirements of the Building Department.

ZONING

Type	A-4*	A-2.5	R-1	R-2	NC	B-1	B-2	I-1	H
Family day-care and group family day-care homes (as defined in § 210-5)	P	P	P	P	P	P	—	—	P
Accessory use customarily incident to any of the uses mentioned herein and on the same lot	P	P	P	P	P	P	P	P	P
Accessory use customarily incident to any of the uses mentioned herein and not on the same lot	X	X	X	X	X	X	X	X	X
Stables for horses, accessory to an existing residential lot, or any vacant lot, in accordance with the standards of § 210-24D	P	P	P	P	—	—	—	—	—
<b>Business Uses</b>									
Riding academy	S	S	—	—	—	—	—	—	—
Funeral home	—	—	—	—	—	S	S	—	—
Gasoline filling stations in compliance with § 210-31	—	—	—	—	—	X	S	S	—
General and professional office, bank	—	—	—	—	X	S	S	—	X
Medical and dental service facility	—	—	X	—	—	X	X	X	—
Retail business or service not otherwise mentioned herein	—	—	—	—	X	X	X	—	—
School conducted for profit	—	—	—	—	—	S	S	—	—
Self-service laundry	—	—	—	—	—	S	S	—	—
Hotel	X	X	—	—	—	S	S	—	—
Bed-and-breakfast inn (as defined in § 210-5)	X	X	X	X	X	S	S	—	X
Boardinghouse (as defined in § 210-5)	X	X	X	X	X	—	—	—	X
Restaurant	X	X	—	—	X	S	S	—	—
Bar or nightclub	—	—	—	—	—	S	S	—	—
Dance hall or skating rink	—	—	—	—	—	S	S	—	—
Bowling alley	—	—	—	—	—	S	S	—	—
Theater or concert hall	—	—	X	X	—	S	S	—	X
Newspaper office and printing shops	—	—	—	—	—	S	S	S	—
Commercial parking lot in compliance with § 210-27	—	—	—	—	—	X	S	S	—
Automobile repair	—	—	—	—	—	S	S	—	—
Car washing station	—	—	—	—	—	S	S	—	—

HURLEY CODE

Type	A-4*	A-2.5	R-1	R-2	NC	B-1	B-2	I-1	H
Equipment/auto rental or sales yard	—	—	—	—	—	S	S	—	—
Wholesale business or service not otherwise specifically mentioned herein	—	—	—	—	—	—	X	S	—
Laundry or dry-cleaning plant	—	—	—	—	—	—	S	S	—
Veterinary office, animal hospital or kennels	—	—	—	—	—	S	S	S	—
Motel	—	—	—	—	—	S	S	—	—
Drive-in movie	—	—	—	—	—	S	S	—	—
Campgrounds	X	X	—	—	—	—	—	—	—
<b>Light Industrial Use</b>									
Research laboratories	—	—	—	—	—	—	—	S	—
Manufacturing, fabrication, extraction, assembly, warehousing and other handling in compliance with §§ 210-22 and 210-30 and excluding prohibited uses listed in § 210-11	—	—	—	—	—	—	—	S	—
Extraction operations and soil mining in compliance with § 210-33	X	—	—	—	—	—	—	X	—
Small-scale solar	S	S	S	S	S	S	S	S	—
Utility-scale solar	X	X	—	—	—	—	—	—	—

NOTES:

\* All new construction, as well as additions to existing structures which exceed 1,000 square feet, shall be subject to a visual assessment in accord with § 210-42.

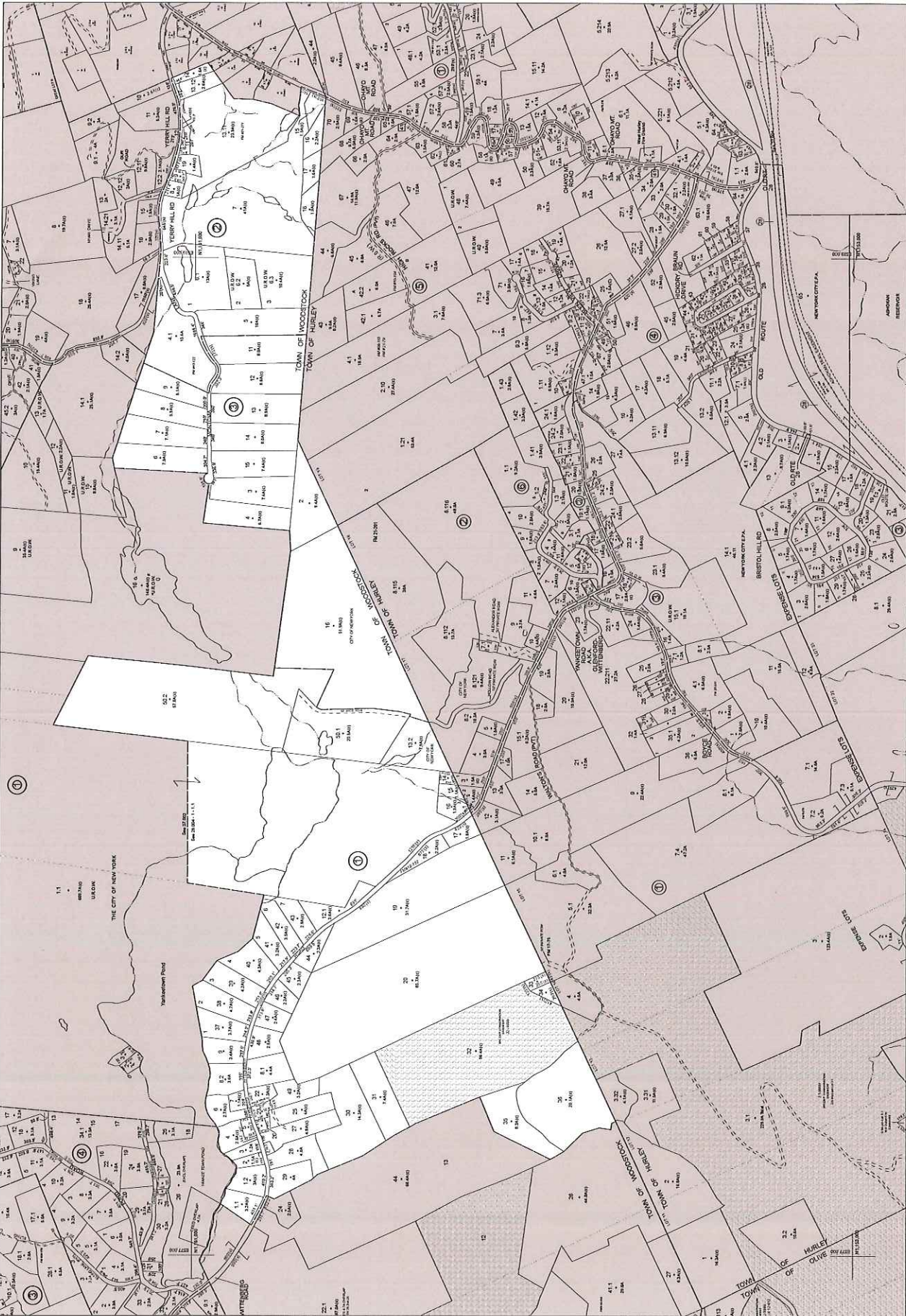
ZONING

210 Attachment 2

Density Control Schedule  
 [Amended 8-24-1991 by L.L. No. 1-1991; 11-17-2008 by L.L. No. 2-2008; 1-21-2018 by L.L. No. 3-2018]

Districts	Lot Requirements			Minimum Yard Requirements (setbacks)				Maximum Building Height (feet)	Lot Coverage (percent)	Minimum Green Space (percent)
	Minimum Lot Area	Minimum Lot Area per Dwelling Unit	Minimum Width (feet)	Front Yard (feet)	Side Yard (feet)		Rear Yard (feet)			
					Left	Right				
A-4 Very-Low-Density Residential	4 acres	4 acres	250	50	50	100	35	5	50	
A-2.5 Low-Density Residential	2.5 acres	2.5 acres	200	50	50	75	35	10	40	
R-1 Moderate-Density Residential No central utilities	40,000 square feet	40,000 square feet	150	50	25	50	35	15	25	
Central sewer or water	30,000 square feet	30,000 square feet	125	40	20	40	35	15	25	
Central sewer and water	20,000 square feet	20,000 square feet	100	30	15	30	35	25	20	
R-2 Medium-Density Residential No central utilities	40,000 square feet	40,000 square feet	150	50	25	50	35	15	25	
Central sewer or water	25,000 square feet	25,000 square feet	120	40	20	40	35	20	20	
Central sewer and water	12,000 square feet	12,000 square feet	100	30	15	30	35	25	15	
H Historic				Same as R-2 District						
NC Neighborhood Commercial Residential Nonresidential				Same as R-1 District						
B-1 General Business Residential Nonresidential				Same as B-1 District						
B-2 Highway Business	20,000 square feet	—	100	25	15	50	35	25	5	
I-1 Industrial	1 acre	—	150	40	20	50	30	20	10	
	2 acres	—	200	40	20	50	30	30	10	

Note: The maximum permitted tower height shall be 150 feet and shall only be allowed at this height when absolutely necessary to provide coverage.



**TAX MAP**  
**TOWN OF WOODSTOCK**  
**ULSTER COUNTY**  
**NEW YORK** 037.002  
DATE: 01/20/2023

**LEGEND**

	ROAD
	WATER
	UTILITY
	BOUNDARY
	OTHER

**SPECIAL DISTRICTS**

	DISTRICT 1
	DISTRICT 2
	DISTRICT 3
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**REVISION TABLE**

NO.	DATE	DESCRIPTION
1	01/20/2023	ISSUE

**ULSTER COUNTY PROPERTY TAX SERVICE AGENCY**  
 100 N. MOUNTAIN ST., SUITE 200, WOODSTOCK, NY 12424  
 TEL: 845.248.2200 FAX: 845.248.2201  
 WWW.ULSTERCOUNTYNY.GOV

**ULSTER COUNTY LEGISLATURE**  
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