

# ULSTER COUNTY PLANNING BOARD

## *Minutes – May 1, 2013*

The Ulster County Planning Board Meeting  
7:30 p.m. – Surrogate Courtroom, 3<sup>rd</sup> Floor  
County Office Building

### The Executive Committee Did Not Meet

Chairman Watkins called the meeting to order and asked Mr. Leibowitz to read the roll call.

1. **ROLL CALL – Present:** J. Konior, T. Marion, K. Lovelett, W. Falkenberg, M. Calimano, H. Grant, T. Wilkin, M. Baden, J. Brown, P. Andreassen, K. Holmquist, M. Watkins, R. Budziak, V. Markowitz, M. Weitman, D. Doyle, R. Leibowitz, B. Samuelson **Absent:** R. Pecora, P. Hakim, R. Young, E. Hooper, R. Kinnin **Excused:** G. Swanzey

2. **APPROVAL OF MINUTES**

(April 3<sup>rd</sup> Minutes were amended to add Mr. Konior to the Roll Call)

The April 3<sup>rd</sup> minutes were approved as amended. Motion made by Mr. Wilkin, seconded by Mr. Baden. All were in favor.

3. **FINANCIAL REPORT**

Mr. Doyle informed the board that we are already starting to look at next year's budget and he added that the county will be implementing a new financial software system. Mr. Doyle stated that we are monitoring the Office of Business Services budget. He added that the new division had start-up costs that were not anticipated.

4. **PUBLIC COMMENT**

There was no public comment.

5. **COMMUNITY REPORT**

Chairman Watkins welcomed Mr. Andreassen to the board and asked him to say a few words. Mr. Andreassen informed the board of his background and said he appreciates being here.

Mr. Baden informed the board that the NY Planning Federation awarded him the Levine Award for Community Service. He noted that Supervisor Chipman and Mr. Doyle nominated him for the award. Chairman Watkins congratulated Mr. Baden and thanked him for the work he does for our board.

Mr. Wilkin noted that his mileage request was scrutinized for writing "from home to home" on his expense report. Mr. Wilkin stated that on a local level his board wanted to make things easier by having a joint public hearing with the board from a neighboring municipality. Mr. Wilkin stated he contacted the Association of Towns, but they could not give him an answer. He stated that he also called Mr. Samuelson and asked him to explain the answer to the board. Mr. Samuelson stated if two boards want to hold a meeting together they need to have an inter-municipal agreement. They can have a workshop meeting but not a voting meeting.

Mr. Watkins stated the local bank came to the Shawangunk meeting requesting 10 accent lights on their building. His board did not follow procedure and do a review. They agreed to 3 lights trying to help the bank and were hit with an Article 78 because the bank wanted 10 lights, not 3. Mr. Watkins stressed the importance to follow procedure.

Mr. Doyle announced it was Mr. Watkins birthday.

KEY: (f) = handout will be in folder at meeting  
(m) = handout included in the mailing

## 6. COMMUNICATIONS

a. Property listed on the National Register of Historic Places

- Appeldoorn Farm, 4938 Route 209, Accord, NY

Mr. Doyle made note of the above and stated that OSI had bought the property in 2010.

b. Press Release - Governor Cuomo Seeks Federal Approval of NY State Plans for Housing & Business Storm Recovery Programs (f)

Mr. Doyle stated this is part of the \$1.2 or 1.4 billion dollar community block grant for recovery from Hurricane Sandy. This grant has been extended to include damages from Hurricane Irene and Tropical Storm Lee. There is a requirement to complete a Community Recovery Zone (CRZ) plan within 8 months. The CRZ plan will be prepared using CDBG funding. Mr. Doyle informed the board that \$3 million has been earmarked for Shandaken alone. Another \$3 million has been designated for other communities throughout Ulster County; including the county itself. Mr. Doyle informed the board if their community has significant damages it may be worth it to do a CRZ. Local boards can move to engage Supervisors to apply. CRZ program will be funded up to \$500 million to be determined by HUD.

Mr. Doyle also informed the board that the national flood insurance program is moving away from being subsidized by the federal government. We will see a change to actuarial rates for flood insurance, which will take place for new purchases for properties in the flood plains and properties with flood losses.

## 7. OLD BUSINESS

a. Greenway Update

Mr. Leibowitz stated there was a TAC meeting on April 16<sup>th</sup>. We now have a matrix showing and how documents will be divided. The vendor will have a table of comments. Mr. Leibowitz stated we should see draft work on the Greenway Compact in June. Mr. Watkins thanked the planners and others who attended the meetings for all of their help. Mr. Doyle added that it's Mr. Watkins, Mr. Baden and Mr. Wilkin, as well as the folks from Kingston, who really add to these meetings.

b. Bylaws

Mr. Doyle stated we are no longer referring to these as "Bylaws," they are now called "Rules & Procedures," which are included in this evening's agenda packet. He added that after discussion with the attorneys we changed the name so our board can freely adopt our own rules and procedures. Mr. Doyle stated that there were very few changes to our document.

- "Shalls" became "mays;"
- Page 3 – Responsibilities and Duties – The NYS Attorney General's opinion is cited – Mr. Doyle felt that cite was wrong and recommended removing that cite as it is a statutory cite not an opinion.
- On page 4 – Secretary duties & responsibilities – "Responsible for certifying resolutions and official documents." The issue is that we have a referral officer who signs all of the referrals so we would like the referrals to be the exception. Mr. Baden recommended deleting that entire section. Mr. Doyle stated that he would be fine with that.

Mr. Doyle would like this to be adopted this evening with the recommended changes back to the County Attorney. If she approves of our changes then they will become our official rules and procedures to be handed out at the next meeting. Mr. Baden asked if the Rules would have to be approved by the Legislature. Mr. Doyle responded that they will not. Mr. Watkins stated that he would like to have everyone take this home and look it over and bring comments

back next month. Mr. Doyle agreed that was a good idea. Mr. Wilkin stated on page 5 there is a typo on the 3<sup>rd</sup> line down.

Mr. Watkins stated that these are the things that our board will be doing and we need to have our voices heard. Mr. Budziak asked about the Secretarial duties in the Rules and Procedures and wanted to know where that language came from. Mr. Baden stated that wording was carried over from the original bylaws that were never adopted.

## **8. SPECIAL TOPICS DISCUSSION**

Mr. Doyle said he wanted to discuss the special projects being done in association with the County Executive's Office. The STRIVE project involves reconstruction of the Sophie Finn school for a satellite campus for SUNY Ulster. The SEQRA Coordination Packet will go out this week. We will engage a transportation consultant to look at traffic impacts. The school board will schedule a referendum in order to sell the property to the County. The County Legislature will be lead agency, but the Planning office will be doing the work and coordinating the agencies.

Mr. Doyle stated we are also working on the SUNY Ulster waterline to get the community college a source of water from the High Falls Water Dist. We have engaged DEP to allow sale of water from the district and have their approval. The college is also engaging the landowners for easements to get the waterline across their properties and for hydrants.

Mr. Doyle informed the board that he had been asked by the County Executive to render an opinion on the Catskill Mountain Rail-with-trail proposal. The Charter provides for these requested opinions. In response, he produced a Planner's Memorandum concluding the rail-with trail was not a viable option and that trail with a segment of rail use in the Phoenicia area was the "right choice."

Mr. Budziak asked if on campus housing was the reason for the water supply need. Mr. Doyle stated that it was for an adequate water supply for the college – the wording in the SEQRA document will ensure this is clear.

## **9. NEW BUSINESS**

a. Environmental Notice Bulletin & Grant Opportunities– *No Member Comment*

*Mr. Doyle made note of the Belleayre/Crossroads Ventures EIS.*

## **10. ZONING REFERRALS – See Separate Zoning Minutes**

## **11. ADJOURNMENT**

The meeting adjourned.

# Ulster County Planning Board Minutes



5/1/2013

## Ellenville

Referral Number **2013072** Received: 4/22/2013  
Name: **Simon's Upholstery** Type of Referral: **Special Permit**  
Description: Allow 2nd floor apartments  
Project Location: 143 Canal Street  
Recommendation: **No County Impact** Abstentions:  
Motion: Wilkin  
Second: Konior  
Vote: Yes  14 No  0  
Recusals:

## Ellenville

Referral Number **2013073** Received: 4/22/2013  
Name: **Simon's Upholstery** Type of Referral: **Site Plan**  
Description: Renovate existing - (2) 2nd floor apartments and basement upholstery shop  
Project Location: 143 Canal Street  
Recommendation: **No County Impact** Abstentions:  
Motion: Wilkin  
Second: Konior  
Vote: Yes  14 No  0  
Recusals:

## Esopus

Referral Number **2013063** Received: 4/11/2013  
Name: **Retreat Center** Type of Referral: **Variance-Area**  
Description: Front yard variance to reconstruct barn on existing foundation  
Project Location: 219 Hardenburg Road  
Recommendation: **Advisory Comments** Abstentions:  
Motion: Wilkin  
Second: Konior  
Vote: Yes  14 No  0  
Recusals:

## Esopus

Referral Number **2013064** Received: 4/11/2013  
Name: **Motel Parking Lot** Type of Referral: **Variance-Use**  
Description: 13 space variance (has 139, needs 152) (adding 12-room motel to site with existing restaurant/catering operation)  
Project Location: 423 Broadway (Route 9W)  
Recommendation: **Required Modifications** Abstentions:  
Motion: Wilkin  
Second: Konior  
Vote: Yes  14 No  0  
Recusals:

## ~Ulster County Planning Board Minutes~

### Esopus

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Referral Number      **2013074**      Received:      3/29/2013  
Name:      **Geraci Accessory Apartment**      Type of Referral:      **Variance-Area**  
Description:      Variance for existing accessory apartment - 1/4 acre  
Project Location:      60 River Road  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Wilkin  
Second:      Baden  
Vote:      Yes  No       Recusals:

### Esopus

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Referral Number      **2013075**      Received:      3/29/2013  
Name:      **Venditti Properties**      Type of Referral:      **Variance-Use**  
Description:      Convert commercial space to residential use  
Project Location:      832 Broadway (Route 9W)  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Wilkin  
Second:      Markowitz  
Vote:      Yes  No       Recusals:

### Hurley

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Referral Number      **2013065**      Received:      4/15/2013  
Name:      **New Child Care Center**      Type of Referral:      **Variance-Area**  
Description:      Allow for parking in required front yard and within 3' of side-yard  
Project Location:      629 Lucas Avenue Ext.  
Recommendation:      **Advisory Comments**      Abstentions:  
Motion:      Baden  
Second:      Holmquist  
Vote:      Yes  No       Recusals:

### Marbletown

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Referral Number      **2013079**      Received:      5/1/2013  
Name:      **Escrow and Fees**      Type of Referral:      **Other Special Authorization**  
Description:      Amend Town code's escrow and fee policies  
Project Location:  
Recommendation:      **Advisory Comments**      Abstentions:  
Motion:      Wilkin  
Second:      Konior  
Vote:      Yes  No       Recusals:      Lovelett

### Marlborough

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Referral Number      **2013066**      Received:      4/10/2013  
Name:      **Trapani Site Plan**      Type of Referral:      **Site Plan**  
Description:      Wine tasting room within existing single family home (home occupation)  
Project Location:      Lattintown Rd (Gala Rd)  
Recommendation:      **Disapprove**      Abstentions:  
Motion:      Baden  
Second:      Lovelett  
Vote:      Yes  No       Recusals:      Falkenberg



# ~Ulster County Planning Board Minutes~

## Saugerties Town

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Referral Number      **2013078**      Received:      4/26/2013  
Name:      **Archive Fine Art, Inc**      Type of Referral:      **Site Plan**  
Description:      14,500 sf addition for storage to existing 39,500 sf storage building  
Project Location:      25 Simmons Street  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Konior  
Second:      Holmquist  
Vote:      Yes  No       Recusals:      Andreassen

## Shawangunk

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Referral Number      **2013071**      Received:      4/10/2013  
Name:      **Gail St. Armour Lot line change**      Type of Referral:      **Subdivision**  
Description:      Lot line change - Variance already approved by UCPB  
Project Location:      270 Old Reservoir Road and 1317 NYS Route 208  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Baden  
Second:      Konior  
Vote:      Yes  No       Recusals:      Watkins

## Shawangunk

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Referral Number      **2013077**      Received:      4/26/2013  
Name:      **Ray Scopeteuolo**      Type of Referral:      **Variance-Use**  
Description:      Remove an existing dwelling, retain a dwelling, construct a second dwelling without subdividing  
Project Location:      3180 New Prospect Road, Pine Bush  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Baden  
Second:      Konior  
Vote:      Yes  No       Recusals: