

**ULSTER COUNTY PLANNING BOARD**  
***Minutes - August 7, 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**

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

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

Chairman Watkins welcomed Mr. Brooks to the board.

**2. APPROVAL OF MINUTES**

Mr. Brown noted that the referral recommendation for Kinoloha Art Workshop (UCPB#2013-110 & 2013-111) should have been Advisory Comments, regarding Historic Nature, Lighting and Fire Safety, instead of No County Impact. Mr. Doyle asked if Wawarsing had moved on this application. Mr. Markowitz stated the project was pending. Mr. Leibowitz said he would send out a revised response.

Mr. Wilkin made a motion to approve the July minutes as amended, which was seconded by Mr. Baden. Ms. Pecora and Mr. Falkenberg abstained.

**3. FINANCIAL REPORT**

Mr. Doyle stated that we continue to be in good shape financially. He noted that the unexpended planning studies are being drawn down. Staff is also working on capital projects that don't show on our financial worksheet. Mr. Doyle stated we are also working on several transportation related RFPs. Mr. Budziak asked about the study work for Boice's Lane. Mr. Doyle stated he believed the study is available online and he described what was being studied at that intersection.

**4. PUBLIC COMMENT**

No Public Comment

**5. COMMUNITY REPORT**

Mr. Wilkin noted that he read in the local paper that three cemeteries in Orange County have asked the Town of Montgomery for assistance and added that the local cemetery in Plattekill has asked the Town of Plattekill for assistance. Mr. Wilkin stated that Orange County is looking to do a subdivision and put up a crematorium. He added that not every cemetery should do this. He stated this could be a planning issue as most cemeteries have residential zoning around them. Mr. Doyle added that cremations can increase density, parking demand and traffic. Mr. Wilkin stated that cemeteries that do not belong to a church are controlled by Secretary of State under NYS law.

Mr. Doyle stated CFA grant applications are due August 12<sup>th</sup> and asked if anyone knew if their community would be submitting a CFA this year. He added that members can contact him if their town is looking for assistance.

Mr. Doyle brought up the NY program called Community Reconstruction Zones (a/k/a NY Rising). He noted that there are 11 named communities in Ulster County (All three villages - New Paltz, Saugerties, Ellenville, and the towns of Rochester, Wawarsing, Olive Woodstock, New Paltz, Rosendale, Saugerties and Denning) in addition to Town of Shandaken.

These municipalities are eligible for up to \$3 million each, although there has been talk of looking at the funding regionally, instead of by town. There will also be a planning process that would set up committees for each town, and one regional committee with separate committees for New Paltz and Shandaken. Mr. Doyle stated he will sit on the regional committee. He added they are looking for co-chairs and he asked the board if they knew of anyone (including themselves) with good experience running meetings and with good people skills who are from the impacted areas, to contact him and he will pass it on to the state. Mr. Doyle noted that it can't be an elected official. Mr. Baden stated that someone came to Town of Rochester board to speak about this and he was left with the impression that each community would have its own committee. Mr. Doyle stated it may turn out that way, but he felt there would be a regional committee. He added they want to have an adopted plan by February. The plan will include recommended projects with funding amounts.

## 6. COMMUNICATIONS

- a. NYS Office of Parks, Recreation and Historic Preservation – Property listed on the National Register of Historic Places on March 20, 2013:
- National Curtain Lace factory, 165 Cornell St, Kingston, NY

Mr. Doyle made note of the above. The project was not funded with low-income housing tax credit funds so the agency is looking to move forward with guaranteed tax credits.

## 7. OLD BUSINESS

- a. Greenway Update

Mr. Leibowitz stated we received updates of the draft documents last week that were shared with the Committee and Mr. Brooks. The next meeting of the Technical Advisory Committee will be August 15<sup>th</sup>. If anyone would like copies of the draft documents to comment on, please contact Rob. Mr. Doyle stated that this is an important time in our public work. Mr. Watkins asked that members take a look at the document and submit comments.

## 8. SPECIAL TOPICS DISCUSSION

Mr. Doyle stated that we continue to move forward to gain site control with respect to the railroad. OSI, with the Parks & Trails committee, did work on the economic advantages of a trail vs. rail with trail. Estimates for visitors on a trail are for over 100,000 per year. The County continues to ask the RR if they would like to be participatory in continuing the railroad between Boiceville & Phoenicia. The County has filed a notice of default with the courts. The RR has filed a Yellowstone injunction to maintain its lease. Mr. Doyle added that this may play out in court. NYC is supportive of trail thru their facility, but not both rail with trail. Mr. Doyle stated some of the NYC support comes from meetings and discussions. Mr. Kinnin asked about the FEMA funding. Mr. Doyle answered that the County moved to protect funding for long term. The County has filed extensions for 30 months and we have looked at procurement needs and requirements for funding. We intend to look at where we are in negotiations and move to put back rail where it's intended to be in the future. Our office, with DEP and NYSDOT, moved to make sure the right-of-way at Campground Curve (rail bed) would be rebuilt. Mr. Kinnin stated he would like to see the paperwork between NYC and the County. Mr. Doyle stated that any paperwork is between the agencies at this time.

Mr. Doyle stated that STRIVE project continues to move forward, design work is ongoing. He added that the County is looking at a green infrastructure feasibility study. We hope to have designs completed by late Fall. Construction should begin early next year and if all goes well we'd be in the building by next August. Ms. Pecora asked if there have been any glitches with this project. Mr. Doyle stated we expect glitches as this is a rehabilitation project. We need design detail before we can complete SEQR. Mr. Doyle stated that we continue to examine budgets. Currently hazmat and other testing are being done on the site. Mr. Kinnin stated that residents on O'Reilly Street have expressed concerns about increased traffic. Mr. Doyle stated we have been doing traffic studies to address their concerns.

Mr. Doyle stated the County is working to rehabilitate a building at 67 Wurts Street in Kingston to be used as a Veteran's Home. The County has been working with the landmarks commission and our department has advised on the project. We are looking to find funding to restore some of the architecture on the building that has been lost.

**9. NEW BUSINESS**

a. Environmental Notice Bulletin & Grant Opportunities

Mr. Doyle made note of the CFA applications listed.

Mr. Wilkin asked if a seminar on the new SEQR form was being set up. Mr. Doyle stated he had Mr. Samuelson looking into arranging a training with NYS Dept of State.

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

**11. ADJOURNMENT**

The meeting adjourned at 9:40PM. Motion by Ms. Pecora, seconded by Mr. Konior.

# Ulster County Planning Board Minutes



8/7/2013

## Gardiner

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Referral Number      **2013118**      Received:      7/25/2013  
Name:      **PE Colucci Veterinary Hospital**      Type of Referral:      **Special Permit**  
Description:      Convert existing single family residence to veterinary hospital  
Project Location:      141 Dusinberre Road  
Recommendation:      **Advisory Comments**      Abstentions:  
Motion:      Pecora  
Second:      Baden  
Vote:      Yes  No       Recusals:

## Gardiner

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Referral Number      **2013119**      Received:      7/25/2013  
Name:      **PE Colucci Veterinary Hospital**      Type of Referral:      **Site Plan**  
Description:      Convert existing single family residence to veterinary hospital  
Project Location:      141 Dusinberre Road  
Recommendation:      **Advisory Comments**      Abstentions:  
Motion:      Pecora  
Second:      Baden  
Vote:      Yes  No       Recusals:

## Kingston City

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Referral Number      **2013116**      Received:      7/18/2013  
Name:      **Cabrera Variances**      Type of Referral:      **Variance-Use**  
Description:      Convert 1st floor commercial to apartment use  
Project Location:      526 Delaware Avenue  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Pecora  
Second:      Konior  
Vote:      Yes  No       Recusals:

## Kingston City

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Referral Number      **2013117**      Received:      7/18/2013  
Name:      **Cabrera Variances**      Type of Referral:      **Variance-Area**  
Description:      Parking variance - 3 spaces rather than 5.5  
Project Location:      526 Delaware Avenue  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Pecora  
Second:      Konior  
Vote:      Yes  No       Recusals:

## ~Ulster County Planning Board Minutes~

### Lloyd

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Referral Number      **2013115**      Received:      7/3/2013  
Name:      **Elmeshad Holdings LLC**      Type of Referral:      **Site Plan**  
Description:      Renovate existing buildings for motor vehicle repair shop and used car sales  
Project Location:      3440-3442 Route 9W  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Kinnin  
Second:      Konior  
Vote:      Yes  No       Recusals:      Brooks

### Lloyd

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Referral Number      **2013120**      Received:      6/13/2013  
Name:      **Brad Builders**      Type of Referral:      **Amend Zoning Map**  
Description:      Zoning change - allow creation of 0.27 acre lot with existing single family dwelling. Remainder of lot (2.6 R/14 to PRD)  
Project Location:      Toc Drive  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Wilkins  
Second:      Konior  
Vote:      Yes  No       Recusals:      Brooks

### Lloyd

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Referral Number      **2013132**      Received:      7/29/2013  
Name:      **Vlamis Subdivision**      Type of Referral:      **Subdivision**  
Description:      7-lot subdivision  
Project Location:      Mowbray Road  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Wilkins  
Second:      Konior  
Vote:      Yes  No       Recusals:      Brooks

### Marbletown

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Referral Number      **2013121**      Received:      7/12/2013  
Name:      **Bevier Stone House**      Type of Referral:      **Other Special Authorization**  
Description:      Designate Bevier Stone House as Historic Landmark (Amend Historic Preservation Law)  
Project Location:      2682 Route 209  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Pecora  
Second:      Baden  
Vote:      Yes  No       Recusals:      Lovelett

### Marbletown

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Referral Number      **2013122**      Received:      7/3/2013  
Name:      **Local Law Number 3 of 2013**      Type of Referral:      **Amend Zoning Statute**  
Description:      Prohibition Against Natural Gas and/or Petroleum Extraction, Exploration, or Production wastes  
Project Location:  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Pecora  
Second:      Baden  
Vote:      Yes  No       Recusals:

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### Marbletown

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Referral Number      **2013124**      Received:      7/26/2013  
Name:      **The Woodman, LLC**      Type of Referral:      **Site Plan**  
Description:      Operate a clean kiln dried firewood processing facility in existing building with kiln located next to building.  
Project Location:      2452 Lucas Turnpike  
Recommendation:      **Advisory Comments**      Abstentions:  
Motion:      Baden  
Second:      Konior  
Vote:      Yes  No       Recusals:      Lovelett

### Marlborough

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Referral Number      **2013123**      Received:      7/3/2013  
Name:      **Nieco Trucking and Container Corporation**      Type of Referral:      **Site Plan**  
Description:      Construct 2-bay truck service building with office space and outdoor equipment and bulk storage  
Project Location:      3 Highview Road Milton  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Wilkin  
Second:      Baden  
Vote:      Yes  No       Recusals:      Falkenberg

### Marlborough

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Referral Number      **2013125**      Received:      7/3/2013  
Name:      **Buttermilk Falls Inn & Spa**      Type of Referral:      **Site Plan**  
Description:      Convert existing barn to 120 seat banquet hall including 60x30 commercial kitchen  
Project Location:      220 North Road Milton, NY  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Wilkins  
Second:      Konior  
Vote:      Yes  No       Recusals:      Falkenberg

### Marlborough

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Referral Number      **2013126**      Received:      7/5/2013  
Name:      **Kedem Winery**      Type of Referral:      **Site Plan**  
Description:      Upgrade existing wastewater treatment system  
Project Location:      1519 Route 9W Marlboro  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Andreassan  
Second:      Konior  
Vote:      Yes  No       Recusals:      Falkenberg

### New Paltz Town

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Referral Number      **2013134**      Received:      8/7/2013  
Name:      **Municipal Water Supply**      Type of Referral:      **Amend Zoning Statute**  
Description:      Define Municipal Water Supply as allowed in the R/V Overlay District  
Project Location:  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Baden  
Second:      Konior  
Vote:      Yes  No       Recusals:      Lovelett

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## **New Paltz Village**

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Referral Number      **2013133**      Received:      8/2/2013  
Name:      **Moratorium Extension**      Type of Referral:      **Amend Zoning Statute**  
Description:      Extend moratorium with respect to site plan/special permits, lifts moratorium on North Chestnut Street Gateway Distri  
Project Location:  
Recommendation:      **Disapprove**      Abstentions:  
Motion:      Pecora  
Second:      Andreassan  
Vote:      Yes  No       Recusals:

## **Saugerties Town**

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Referral Number      **2013127**      Received:      7/24/2013  
Name:      **Guadrian Self Storage**      Type of Referral:      **Site Plan**  
Description:      3,040 sq. ft. addition to existing self storage facility  
Project Location:      2902 Route 9W  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Pecora  
Second:      Konior  
Vote:      Yes  No       Recusals:

## **Shawangunk**

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Referral Number      **2013128**      Received:      7/18/2013  
Name:      **Stap Farm Mine**      Type of Referral:      **Special Permit**  
Description:      Allow mining operation  
Project Location:      Greising Road  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Pecora  
Second:      Baden  
Vote:      Yes  No       Recusals:      Watkins

## **Shawangunk**

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Referral Number      **2013129**      Received:      7/18/2013  
Name:      **Stap Farm Mine**      Type of Referral:      **Site Plan**  
Description:      19.93 acre unconsolidated sand and gravel mine. Access via Orange County/Town of Crawford  
Project Location:      Greising Road  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Pecora  
Second:      Baden  
Vote:      Yes  No       Recusals:      Watkins

## **Shawangunk**

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Referral Number      **2013130**      Received:      7/18/2013  
Name:      **Paffenroth Lot line adjustment**      Type of Referral:      **Subdivision**  
Description:      Conveyance of 0.3693 acres from Kelly to Paffenroth. No new lots  
Project Location:      1142 Bruyn Turnpike Pine Bush  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Peora  
Second:      Konior  
Vote:      Yes  No       Recusals:      Watkins

# ~Ulster County Planning Board Minutes~

## Ulster

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Referral Number     **2013131**  
Name:               **Volkswagen of Kingston**  
Description:        Request for 35' high pylon sign  
Project Location:   1249 Ulster Avenue (Route 9W)  
Recommendation:   **Disapprove**  
Motion:            Wilkin  
Second:            Konior  
Vote:                Yes  No

Received:            7/19/2013  
Type of Referral:   **Variance-Area**

Abstentions:

Recusals: