

# ULSTER COUNTY PLANNING BOARD

## *Minutes – March 5, 2014*

The Ulster County Planning Board Meeting  
7:00 p.m. – Surrogate Courtroom, 3<sup>rd</sup> Floor  
County Office Building

### The Executive Committee Met at 6:30 PM

1. **ROLL CALL – Present:** R. Pecora, R. Sokolov, D. Whitaker, P. Brooks, K. Lovelett, H. Baker, D. Boggess, T. Wilkin, M. Baden, J. Brown, B. Kalb, M. Watkins, F. Almquist, V. Markowitz, M. Rudikof, M. Weitman, G. Swanzey, D. Doyle, R. Leibowitz **Excused:** J. Konior, M. Calimano, P. Andreassen, K. Holmquist, R. Kinnin  
**Guests:** Jack Schoonmaker, Teresa Bakner, Kevin Franke

Chairman Watkins announced that we have four new members joining our board and asked them to introduce themselves. Mr. Boggess from Olive, Mr. Rudikoff from Woodstock, Mr. Almquist from Ulster and Mr. Baker from Marlborough.

2. **APPROVAL OF MINUTES**

**Note: The January 6<sup>th</sup> & February 5<sup>th</sup> meetings were cancelled**

**The December minutes were approved as amended. Motion by Mr. Wilkin and seconded by Mr. Baden.**

3. **FINANCIAL REPORT**

Mr. Doyle stated that we are in good shape financially and most of the money is budgeted for transportation. He noted that the department has a Business Services Division that is not showing on this report. Mr. Doyle thanked Mr. Baden for catching an error on the original Financial Report. He also alerted the Board that we are having a new financial system set up so we may have some delay in our next report. Mr. Doyle stated that staff is currently being trained on the new system.

4. **PUBLIC COMMENT**

No Public Comment

5. **COMMUNITY REPORT**

Mr. Wilkin stated that he does not like the new County website because it requires extra clicks to get where you want to go. Mr. Leibowitz stated that from a staff perspective the new site works much better. He added that he has shown all the other staff how to add things to the website. Mr. Doyle informed the Board that some changes were made to make the site more navigational. He added that suggestions are welcome.

Mr. Baden stated that Town of Rochester has formed a Telecommunications Committee to review their zoning code in order to incorporate the changes in Federal Law and trying to identify sites in the for new cell towers to enable the Town to approach companies instead of waiting to be approached.

Mr. Weitman stated that Village of New Paltz has hired a planner, Brenda White, from Georgia. Mr. Doyle stated the department had a sit down meeting with the new Village planner.

6. **COMMUNICATIONS**

Mr. Doyle mentioned the Town of Lloyd notice of completion statement on the Wine Village. This is a mixed-used project that involves residential, industrial and commercial resort on 420 acres along 9W that will need rezoning from the Town. There is an opportunity to connect the water system in Marlborough with the system in Lloyd, which we support.

Mr. Doyle read the other communications without additional comment.

Mr. Doyle informed the Board that Town of Saugerties and the County have a Mass Gathering permit in front of them for a 4-night concert with camping in Saugerties this summer on Winston Farm. The application is set at about 25,000 people. The Planning Dept has been asked to review traffic and some of the security issues. The Health Department is working on permit approval and the State is working on another part of the mass gathering permit. Mr. Doyle stated we have been meeting on this since November. The concert is scheduled for July 10-14.

## 7. OLD BUSINESS

### a. Board Membership Update

Mr. Doyle stated we have four new appointments, as introduced, and we thank them for agreeing to serve. We have reappointments for Shandaken and a new member for Ellenville upcoming. Chairman Watkins said welcome to the board and added that attendance is very important in order for us to have a quorum and to bring information back to the Towns. Mr. Watkins stated that we have a recusal law and it is very important to keep that in mind. Mr. Doyle clarified that recusal has to do with your ability to influence on the local or county. If you approve or make recommendations on the local or county level due to your position, you must recuse yourself.

### b. Party Status Filed NE, LLC Transmission Line

Mr. Doyle stated this is a Public Service Commission reference. County Article 7 Sighting Case involves the Federal Energy Regulatory Commission that established a rate zone for the Mid-Hudson due to a lack of generating and transmission capacity to support the region's needs. The Governor has proposed a NYS Energy Highway to expedite the process of moving power into the region to meet demands. Boundless Energy proposes to use the existing line from Leeds in Greene County to the Town of Hurley substation using existing towers. Going past Hurley a series modulator will be used and no changes to the existing structures will be made for the rest of the way from Hurley to Rock Tavern.

## 8. SPECIAL TOPICS DISCUSSION

### a. Belleayre Project Presentation

Presentation made to the Board by Teresa Bakner, Kevin Franke and Jack Schoonmaker.

## 9. NEW BUSINESS

### a. Open Space Funding

Mr. Doyle stated the County Executive has announced his open space efforts. We are currently developing criteria for those and should see the criteria by May or June, then we will do a call for projects. We hope to involve the Board, or a subcommittee of the Board, by evaluating materials and then move through with others to decision making. We will have a discussion with environmental groups and will get back to Board sometime in May. We have some basic policy in the Open Space Plan. We may think about setting up criteria for regional open space work, separating between natural and agricultural resources, and setting priorities.

### b. Training Seminar – Locally Unwanted Land Uses - April 14, 2014 7:00PM, SUNY Ulster

Mr. Doyle informed the board that we have scheduled a seminar for April 14<sup>th</sup>. We have reached out to Department of State to provide training. We are also trying to schedule another seminar before summer. If you have any seminar topic suggestions let us know – we are thinking of doing something on transportation or Mike Baden has volunteered to do one on documentation.

### c. Environmental Notice Bulletin & Grant Opportunities – Please See UC Planning Website

Mr. Watkins requested a paper copy.

**Mr. Leibowitz stated he received a new draft compact and design guidelines in the Greenway dropbox – there will be a meeting on Tuesday, March 18th at 1:00PM.**

- 10. ZONING REFERRALS – *See Separate Zoning Minutes***
- 11. ADJOURNMENT – The meeting adjourned**

# Ulster County Planning Board Minutes



3/5/2014

## Ellenville

Referral Number **2014020** Received: 2/21/2014  
Name: **Gaby's Café** Type of Referral: **Site Plan**  
Description: Renovate existing 3,500 sq. ft. building for restaurant use. Renovation includes replacement of 42'x58' portion of exist  
Project Location: 139-141 Canal Street  
Recommendation: **No County Impact** Abstentions:  
Motion: Pecora  
Second: Baden  
Vote: Yes  17 No  0 Recusals:

## Esopus

Referral Number **2014011** Received: 1/16/2014  
Name: **Ahamdjian Lot Line** Type of Referral: **Variance-Area**  
Description: Minimum lot size variance due to lot line revision  
Project Location: 121 River Road  
Recommendation: **No County Impact** Abstentions:  
Motion: Baden  
Second: Wilkin  
Vote: Yes  16 No  0 Recusals: Pecora

## Kingston City

Referral Number **2014021** Received: 2/18/2014  
Name: **Golden Hill** Type of Referral: **Site Plan**  
Description: 1,312 sq. ft addition to existing nursing home as well as 2,272 sq. ft on-grade patio for coffee shop and general store  
Project Location: Golden Hill Drive  
Recommendation: **No County Impact** Abstentions:  
Motion: Pecora  
Second: Baden  
Vote: Yes  16 No  0 Recusals: Swanzey

## Kingston City

Referral Number **2014022** Received: 2/18/2014  
Name: **152 Wilbur Avenue** Type of Referral: **Site Plan**  
Description: 7-unit apartment complex  
Project Location: 146-15- & 152 Wilbur Avenue  
Recommendation: **Required Modifications** Abstentions:  
Motion: Wilkin  
Second: Baden  
Vote: Yes  16 No  0 Recusals: Swanzey



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### Ulster

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Referral Number      **2014017**      Received:      1/27/2014  
Name:      **Men's Warehouse**      Type of Referral:      **Variance-Area**  
Description:      75 SF variance for wall sign  
Project Location:      400 Kings Mall Court  
Recommendation:      **Disapprove**      Abstentions:  
Motion:      Pecora  
Second:      Baden      Recusals:      Almquist  
Vote:      Yes  No

### Ulster

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Referral Number      **2014018**      Received:      1/27/2014  
Name:      **Panera Bread**      Type of Referral:      **Variance-Area**  
Description:      Add additional 13.5 sq. ft. "Drive-Thru sign"  
Project Location:      1164 Ulster Avenue  
Recommendation:      **Disapprove**      Abstentions:  
Motion:      Weitman  
Second:      Boggess      Recusals:      Almquist  
Vote:      Yes  No

### Ulster

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Referral Number      **2014019**      Received:      1/27/2014  
Name:      **All Space Storage**      Type of Referral:      **Site Plan**  
Description:      Expand existing self-storage site - 18,000 SF climate controlled addition plus 4 future buildings (total addition 26,400)  
Project Location:      1693 Ulster Avenue  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Wilkin  
Second:      Baden      Recusals:      Almquist  
Vote:      Yes  No

### Wawarsing

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Referral Number      **2014014**      Received:      1/24/2014  
Name:      **Rabbinical College**      Type of Referral:      **Special Permit**  
Description:      Allow School in BH/RU zoning district  
Project Location:      10 Tamarack Road Greenfield Park  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Baden  
Second:      Sokolov      Recusals:  
Vote:      Yes  No       No: Markowitz

### Wawarsing

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Referral Number      **2014015**      Received:      1/24/2014  
Name:      **Rabbinical College**      Type of Referral:      **Site Plan**  
Description:      Convert existing structure for use as rabbinical college with apartment for dean, plus two-story attached student dorm  
Project Location:      10 Tamarack Road Greenfield Park  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Baden  
Second:      Sokolov      Recusals:  
Vote:      Yes  No       No: Markowitz

# ~Ulster County Planning Board Minutes~

## **Wawarsing**

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Referral Number      **2014016**      Received:      1/24/2014  
Name:      **Greenfield Resorts**      Type of Referral:      **Subdivision**  
Description:      2-lot subdivision - rabbinical school (28 acres) and 217 acres for Townhouse community  
Project Location:      10 Tamarack Road  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Baden  
Second:      Lovelett  
Vote:      Yes  No       Recusals:

## **Wawarsing**

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Referral Number      **2014025**      Received:      2/24/2014  
Name:      **East Side Speed Shop**      Type of Referral:      **Site Plan**  
Description:      Establish motorcycle/atv repair shop in existing structure  
Project Location:      8081 Route 209  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Baden  
Second:      Lovelett  
Vote:      Yes  No       Recusals: