

ULSTER COUNTY PLANNING BOARD

Minutes – February 1, 2012

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

The Executive Committee met at 6:45 PM

Mr. Watkins, Ms. Pecora, Mr. Budziak, Mr. Wilkin, Ms. Elwell, & Ms. Hokanson,

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

- 1. ROLL CALL - Present:** R. Pecora, P. Hakim, J. Konior, K. Lovelett, T. Hokanson, T. Wilkin, M. Baden, F. Greitzer, P. Economos, K. Holmquist, M. Watkins, R. Budziak, A. Yuran, R. Elwell, D. Doyle, R. Leibowitz, B. Samuelson **Absent:** T. Marion, J. Constable, E. Hooper, R. Kinnin, S. Cahill **Excused:** H. Grant **Guests:** V. Markowitz

Chairman Watkins, the Board and staff welcomed Ms. Elwell back.

2. PREVIOUS MINUTES

The January Minutes were approved. Motion by Mr. Baden, seconded by Ms. Hokanson.

3. FINANCIAL REPORT

Mr. Doyle stated we have just submitted the Transportation Council's 3rd quarter (FFY) reimbursement request for \$120,000. Mr. Doyle stated that we anticipate starting three additional contracts in Spring. We have requested a six-month extension of our CWC Main Street contract and an extension of our Greenway contract. Mr. Doyle stated we are working on the Unified Planning Work Program (UPWP) and finishing the Transit Development Plan (TDP). We are also looking at storm damage work and threats to transportation infrastructure. We are also continuing traffic count efforts and modeling. Mr. Doyle informed the board that we thought we'd need to update our traffic model (which is a very expensive and difficult process), but the EPA has pulled back on the implementation of the new ozone rules, so we are now confident that Ulster County and the region as a whole will move to attainment.

Mr. Doyle stated there are a myriad of grants out for flood relief from both the federal and state sources. We are completing a small grant for 13 farmers who had to replace crops. FEMA has completed their assessment in the region. NRCS has EWP (Environmental Water Quality Protection) grants. Water quality, stream debris and erosion control team visits were made. CWC has grants available to all towns in the watershed for stream debris removal. FEMA takes total dollars spent on disasters to establish Hazard Mitigation for every county in the state. The County has decided to apply for a county-wide buyout program. Towns can apply if they participated in the hazard mitigation study. The County has started a discussion with DEP to see if they would match the 25% match funding for the buyout in the watershed. The City has land acquisition funding that could be used. Mr. Doyle stated there was an emergency release of funds from HUD for approx \$91 Million. CDBG funds and can be used with state programs that have not been filed yet.

Mr. Doyle stated that we will also be helping out small businesses affected by the flooding. He added that other economic development programs are coming. We have reached out to every business countywide relative to Main Street programs and CDBG programs. We have received 100+ applications from various locations. CWC and RUPCO are also working on lists. Another announcement came out 2 days ago from Empire State Development Corp for a small business initiative for small businesses in communities impacted by Irene with \$20,000 per business and no focus on Main Streets. We are working with UCDC to get the word out. Local businesses can submit applications directly to the State. Mr. Doyle added that a second round of farm help and possibly stream work is also anticipated.

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

4. PUBLIC COMMENT

No Public Comment

5. COMMUNITY REPORT

No Community Reports

6. COMMUNICATIONS

Mr. Doyle went over percentages of local boards who have signed the Referral Agreement. He stated that the Supervisor from Town of Ulster has been working with us to get the word out at the Supervisor's Association. Mr. Leibowitz added that City of Kingston has been discussing sending an agreement in shortly.

Mr. Leibowitz stated he spoke with the Health Department regarding significance of their concerns for the well water and water systems in Town of Wawarsing.

7. ZONING REFERRALS – See Separate Zoning Minutes

8. OLD BUSINESS

a. **Referral Agreement Update** (f) – See Communications

b. **County Attorney's Opinion - Charter Revisions** (f)

Mr. Doyle stated that the Executive committee met. The County Attorney's opinion is that much of our charter provisions could be done by local law and has requested more information. Executive Committee stated the Director will put a response together to go back to the County Attorney. It doesn't look like Charter Revision is the way to go, but a Local Law as a means instead. The Board can assign certain duties to the agency or to an individual. Mr. Doyle stated we need to have further discussions on separation of the Director from the board and the also the Capital Program. Mr. Doyle urged board to read the County Attorney's opinion and Attorney General's opinion.

c. **Committees of the Board**

Mr. Doyle asked if members were aware of who was on the committees. He stated that he had a list but it was in the office.

Bylaws Committee is the Exec Committee (Mr. Watkins, Mr. Wilkin, Mr. Budziak, Ms. Hokanson, Ms. Pecora and Ms. Elwell), Mr. Konior and Mr. Baden

Greenway Committee – Mr. Watkins asked everyone to join because it involves all communities. No further discussion.

d. **Seminar Update**

Mr. Doyle stated we have a seminar even though we do not have a topic planned, scheduled for Thursday, March 22nd at SUNY Ulster. Ms. Hokanson suggested "Greenway Compact Communities - What They Are and What They Can do for You." Mr. Doyle stated he liked the idea and added that he will ask Dave Church from Orange County, Mark Castiglione of Greenway and John Clarke from Dutchess County to speak. Mr. Doyle will also schedule a seminar for the end of April.

e. **Membership Update**

Mr. Doyle stated that letters have gone out to communities without board members. Mr. Doyle informed the Board that Mike Maclary of Village of Saugerties resigned today for personal reasons.

f. **Disaster (Irene) Related Funding Update**

Discussed during Financial Report

g. **Ready2Go Program – Southern Ulster Site Needed**

Mr. Doyle asked members to think of a site with 30,000 -150,000 SF in their communities. He offered to send material with specifics to the board. Mr. Doyle added that we will look at sites from any community, but are especially looking for Southern Ulster. We'd like to work with a developer and a community to collaboratively draw up a site plan and get it approved for a ready to go business.

9. **NEW BUSINESS**

a. **Draft Annual Report**

Mr. Doyle stated the Annual Report needs to be filed March 1st. He asked the board to review the draft and let him know of any changes or additions. Mr. Doyle stated he would e-mail the document in PDF format to the Board. He added that there were no pictures yet because we are being given a new format and want to see how it works first.

b. **Open Meetings Law (f)**

Ms. Hokanson stated that providing the public with all the site plans and documentation is not practical. Mr. Doyle added that even with electronic copies, the downloads would be huge. The Legislature wants to take advantage of online services by providing background materials that support resolutions, as well as the resolutions themselves. We believe we can provide most of our materials online, however, the zoning materials can be viewed in our office or at the local level.

Mr. Leibowitz stated that beginning with this month's meeting; we've posted the zoning agenda online and added a statement saying additional materials are available for review at the office with our phone number.

c. **Consolidated Funding Application – New Round**

Mr. Doyle stated that we anticipate a new round in the Spring. He added that a lot of money is going out to businesses and encouraged the board to get their communities involved particularly if you have community development, housing or park needs.

Ms. Pecora brought up the July meeting date. Mr. Leibowitz requested having the meeting on the 5th. Mr. Doyle asked who would be able to attend Thursday the 5th or Monday the 2nd. Mr. Greitzer stated Rosendale's Planning Board meets on the first Thursday. Mr. Doyle stated we will send something out asking if members would rather attend on the 2nd or 5th and we would ask for a commitment.

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

10. **ADJOURNMENT**

The meeting adjourned.

Ulster County Planning Board Minutes



2/1/2012

Esopus

Referral Number **2012014** Received: 1/12/2012
Name: **Chickens and Coop** Type of Referral: **Variance-Area**
Description: Side-yard variance for existing chicken coop, fence height variance, and minimum lot size for keeping of fowl
Project Location: 161 Hasbrouck Avenue
Recommendation: **Advisory Comments** Abstentions:
Motion: Economos
Second: Baden Recusals: Pecora
Vote: Yes No

Esopus

Referral Number **2012015** Received: 12/16/2011
Name: **Chickens and Coop** Type of Referral: **Variance-Use**
Description: Use variance to allow keeping of chickens in R-12 zoning district
Project Location: 161 Hasbrouck Avenue
Recommendation: **Required Modifications** Abstentions:
Motion: Economos
Second: Baden Recusals: Pecora
Vote: Yes No

Kingston City

Referral Number **2012025** Received: 1/27/2012
Name: **115 Abeel Street** Type of Referral: **Special Permit**
Description: Renovate existing building - reestablish 1st floor commercial use and 2 apartments on upper floors
Project Location: 115 Abeel Street
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Konior Recusals:
Vote: Yes No

Kingston City

Referral Number **2012026** Received: 1/20/2012
Name: **Clearwater Barn Storage** Type of Referral: **Variance - Area**
Description: Three area variances for timber frame barn: front yard and both side yards
Project Location: 50 Rondout Landing
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Konior Recusals:
Vote: Yes No

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Kingston City

Referral Number **2012031** Received: 1/27/2012
Name: **207 Albany Avenue** Type of Referral: **Site Plan**
Description: Install pre-fabricated shed to collect clothing donations
Project Location: 207 Albany Avenue
Recommendation: **No County Impact** Abstentions:
Motion: Hakim
Second: Konior
Vote: Yes No Recusals:

Kingston City

Referral Number **2012032** Received: 2/1/2012
Name: **Moratorium on Billboards** Type of Referral: **Other Special Authorization**
Description: Extend current moratorium on billboards
Project Location:
Recommendation: **No County Impact** Abstentions:
Motion: Hokanson
Second: Konior
Vote: Yes No Recusals:

Marlborough

Referral Number **2012016** Received: 1/5/2012
Name: **Porpiglia Subdivision** Type of Referral: **Subdivision**
Description: 2-lot subdivision
Project Location: Lattintown Road and Mulberry Lane
Recommendation: **Required Modifications** Abstentions:
Motion: Hokanson
Second: Baden
Vote: Yes No Recusals:

Marlborough

Referral Number **2012017** Received: 1/5/2012
Name: **Cricchio** Type of Referral: **Variance-Area**
Description: Four-family condo (replace existing fire-demolished structure). Requires minimum lot size variance
Project Location: 44 Western Avenue, Marlboro
Recommendation: **No County Impact** Abstentions:
Motion: Baden
Second: Konior
Vote: Yes No Recusals:

New Paltz Village

Referral Number **2012018** Received: 1/5/2012
Name: **Decks on 215 Main Street** Type of Referral: **Site Plan**
Description: Addition of two decks, roof over existing deck, and covered balcony over existing stairs
Project Location: 215 Main Street
Recommendation: **No County Impact** Abstentions:
Motion: Baden
Second: Konior
Vote: Yes No Recusals:

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Rochester

Referral Number **2012019** Received: 1/19/2012
Name: **Smith Subdivision** Type of Referral: **Subdivision**
Description: Subdivide existing 30.806 acre lot into two, one 24.497 acres and the other 6.309 acres
Project Location: Trotter Lane
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Konior Recusals: Baden
Vote: Yes No

Rochester

Referral Number **2012020** Received: 1/19/2012
Name: **NYAC United Methodist Church** Type of Referral: **Subdivision**
Description: 2-lot subdivision. Existing single-family dwelling would have its own parcel
Project Location: 8 Epworth Lane
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Konior Recusals: Baden
Vote: Yes No

Saugerties Town

Referral Number **2012021** Received: 1/19/2012
Name: **Land and Sea Grill Sign** Type of Referral: **Variance-Area**
Description: Variance for new larger sign - replacing current temporary sign and current free standing sign
Project Location: 395 Route 212
Recommendation: **Disapprove** Abstentions: Economos
Motion: Hokanson
Second: Baden
Vote: Yes No Recusals:

Shawangunk

Referral Number **2012022** Received: 1/13/2012
Name: **Ruff Haus** Type of Referral: **Special Permit and Site Plan Rev**
Description: Convert private breeding kennel to commercial kennel (boarding, grooming, training, breeding)
Project Location: 2827 NYS Route 52
Recommendation: **No County Impact** Abstentions:
Motion: Baden
Second: Pecora Recusals: Watkins
Vote: Yes No

Shawangunk

Referral Number **2012023** Received: 1/13/2012
Name: **Wallkill Watertower** Type of Referral: **Special Permit and Site Plan Rev**
Description: Remove 3 antennas and 3 coaxial cables from water tower and replace with 6 new panel antennas, 12 coaxial cables
Project Location: 53 Wallkill Avenue (49 Wallkill Ave is watertower)
Recommendation: **No County Impact** Abstentions:
Motion: Hakim
Second: Budziak Recusals: Watkins
Vote: Yes No

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Ulster

Referral Number **2012030** Received: 1/20/2012
Name: **Ulster Gardens** Type of Referral: **Variance-Area**
Description: Parking variance from 410 to 164 spaces for senior and multi-family community (112 one-bedroom and 52 multi-famil
Project Location: East Chester Street Bypass/Route 9W
Recommendation: **Reviewed No Decision* - Local Determination** Abstentions: NO: Greitzer
Motion: Hokanson NO: Economos
Second: Baden
Vote: Yes No Recusals:

Wawarsing

Referral Number **2012024** Received: 12/29/2011
Name: **Camp Chaviva** Type of Referral: **Special Permit and Site Plan Rev**
Description: Construct 2 new summer camp bunk houses - increase campers from 214 to 278
Project Location: 1106 Ulster Heights Road
Recommendation: **Required Modifications** Abstentions:
Motion: Hokanson
Second: Pecora
Vote: Yes No Recusals:

Wawarsing

Referral Number **2012027** Received: 12/29/2012
Name: **Scott Woods Subdivision** Type of Referral: **Subdivision**
Description: Subdivide existing 15.08 acre lot into two, one 4.68 acres and the other 10.40 acres
Project Location: 20 DePalma Ave
Recommendation: **No County Impact** Abstentions:
Motion: Hokanson
Second: Konior
Vote: Yes No Recusals:

Woodstock

Referral Number **2012029** Received: 1/25/2012
Name: **Various Zoning Statute Amendments** Type of Referral: **Amedn Zoning Statute**
Description: Various amendments - prohibited uses, purpose and intent, use variance,s environmental assessments, definitions.
Project Location:
Recommendation: **Advisory Comments** Abstentions:
Motion: Baden
Second: Hokanson
Vote: Yes No Recusals: