

# ULSTER COUNTY PLANNING BOARD

## *Minutes – March 7, 2012*

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

### **The ByLaws & GreenwayCommitties met at 6:30 PM**

Mr. Watkins, Ms. Pecora, Mr. Wilkin, Ms. Elwell, Mr. Konior, Mr. Baden Ms. Hokanson, Mr. Budziak & Mr. Hakim

1. **ROLL CALL – Present:** P. Hakim, J. Konior, K. Lovelett, T. Hokanson, H. Grant, T. Wilkin, M. Baden, F. Greitzer, M. Watkins, R. Budziak, V. Markowitz, A. Yuran, R. Kinnin, D. Doyle, R. Leibowitz, B. Samuelson  
**Absent:** T. Marion, E. Hooper **Excused:** R. Pecora, P. Economos, K. Holmquist, R. Elwell **Guests:** Augie Wiedemann, Rob Miller, Don Brott and Phil Kirshner.
2. **PREVIOUS MINUTES** The February Minutes were approved. Motion by Mr. Baden, seconded by Ms. Hokanson.
3. **FINANCIAL REPORT**  
Mr. Doyle stated that we have encumbered money from last year's budget for the Transportation Council's work. He informed the Board that we may need to find money in the budget for a new copy machine.
4. **PUBLIC COMMENT**  
Mr. Wiedemann from the Town of Ulster read a prepared statement on the Millen's recycling project. (A copy of the statement is on record). Rob Miller, public health engineer and resident of Town of Ulster also read a prepared statement regarding the Millen's project. (A copy of this statement is on record) Don Brott, engineer for Brinnier and Larios representing the client for the Millen's project, addressed the concern that this project had an incomplete application. He added that Millen's wants to open a state of the art facility and cannot clean-up the site at North Strand until they move. Mr. Brott stated his client has addressed all of the concerns of the Town's Planning Board. Phil Kirschner, council for the Millen's applicant, stated that DEC will attend the public hearing at the Town of Ulster and can confirm that Millen's has in fact made a remedial action plan. He added the ultimate resolution is to move to the new facility and stop the metals from going into the ground.
5. **COMMUNITY REPORT**  
Ms. Hokanson stated that we should notify the Towns that do not have members so we don't have to worry about making a quorum each meeting. Mr. Baden stated we should notify the towns that have members who do not attend meetings. Mr. Doyle stated that we have sent letters to replace members previously but we will do it again and send attendance records out as well. He added that the reason he was late for this evening's meeting was he had a resolution for a new member from Marlborough. Ms. Hokanson said she would reach out to John Valk to have the issue brought up at the Town Supervisor's meeting. Mr. Watkins stated if he were given a list he would go to Town Supervisor's personally. Mr. Baden informed the Board that the Town of Rochester won both Article 78s against it. Mr. Wilkin asked Mr. Doyle to be kept informed about the watershed work in the Quassaick watershed because Plattekill recently received two site plans and he wasn't that familiar.
6. **COMMUNICATIONS**  
Mr. Doyle made note of several projects listed that were also on tonight's referral agenda.

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

**7. ZONING REFERRALS – See separate zoning minutes**

**8. OLD BUSINESS**

a. DEP SEQRA Update

Mr. Doyle noted that the County filed an opposition to NYCDEP acting as lead agency for their Long Term Plan that is part of the 5-year update to the FAD.

b. Transportation Update

Mr. Doyle informed the Board on the work being done for UCTC.

c. 2011 Annual Report

Motion to approve the 2011 Annual Report made by Ms. Hokanson, seconded by Mr. Hakim. All were in favor.

**9. NEW BUSINESS**

a. **Discussion New SEQRA Forms**

Mr. Baden addressed the Board on the new SEQRA forms.

Mr. Doyle noted the new requirements of Open Meetings Law, particularly with regard to the need to provide web-based access to referral materials. The Board determined that providing web based access to referral materials was not practical given the amount and size for each referral. These will be made available for inspection at the planning department's offices prior to the meeting. Agendas and other material for action by the Board will be placed on the web.

b. **Consolidated Funding Application Workshop scheduled for March 29, 2012 6-8PM at SUNY Ulster in the College Lounge**

Mr. Doyle made note of the above.

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

**10. ADJOURNMENT**

The meeting adjourned.

# Ulster County Planning Board Minutes



3/7/2012

## Gardiner

---

Referral Number      **2012044**      Received:      2/24/2012  
Name:      **Mohonk Preserve Inc.**      Type of Referral:      **Special Permit and Site Plan Rev**  
Description:      Expand existing nature preserve visitor center/convert existing single family home for office space  
Project Location:      Route 44/55  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Hokanson  
Second:      Konior  
Vote:      Yes  No       Recusals:

## Kingston City

---

Referral Number      **2012038**      Received:      2/22/2012  
Name:      **Stavo/Wolf-tec**      Type of Referral:      **Subdivision**  
Description:      Move lot line southward 300 feet  
Project Location:      132 Flatbush Avenue  
Recommendation:      **Reviewed No Decision - Local Determination\***      Abstentions:  
Motion:      Baden  
Second:      Konior  
Vote:      Yes  No       Recusals:      Hakim

## Kingston City

---

Referral Number      **2012039**      Received:      2/22/2012  
Name:      **Stavo/Wolf-tec**      Type of Referral:      **Site Plan**  
Description:      Reuse of manufacturing buildings, 2,640 sq. ft. addition to building on Lot #1 is planned. Building connector will be re  
Project Location:      132 Flatbush Avenue  
Recommendation:      **Reviewed No Decision - Local Determination\***      Abstentions:  
Motion:      Wilkin  
Second:      Baden  
Vote:      Yes  No       Recusals:      Hakim

## Kingston City

---

Referral Number      **2012040**      Received:      2/22/2012  
Name:      **287 W. O'Reilly Street**      Type of Referral:      **Subdivision**  
Description:      Subdivision of one lot to create two lots. Lots are slightly under the lot and bulk requirement in the zoning code for th  
Project Location:      287 West O'Reilly Street  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Hokanson  
Second:      Baden  
Vote:      Yes  No       Recusals:

## ~Ulster County Planning Board Minutes~

### Kingston City

---

Referral Number      **2012041**      Received:      2/22/2012  
Name:      **184 Hurley Ave**      Type of Referral:      **Site Plan**  
Description:      Construct 1 modular style building with 7 apartments. Site currently has multi-family building with 8 apartments.  
Project Location:      184 Hurley Avenue  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Hokonson  
Second:      Konior  
Vote:      Yes  No       Recusals:

### Kingston City

---

Referral Number      **2012042**      Received:      2/22/2012  
Name:      **Stavo/Wolf-Tec**      Type of Referral:      **Variance-Area**  
Description:      Front-yard, rear-yard, and parking variances  
Project Location:      132 Flatbush Avenue  
Recommendation:      **Reviewed No Decision - Local Determination**      Abstentions:  
Motion:      Wilkin  
Second:      Baden      Recusals:      Hakim  
Vote:      Yes  No

### Lloyd

---

Referral Number      **2012037**      Received:      2/21/2012  
Name:      **Mountainside Woods**      Type of Referral:      **Amend Zoning Map**  
Description:      Amend from R-1 to R-1/4 Zone  
Project Location:      Hilltop Lane and Vista Drive  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Konior  
Second:      Baden  
Vote:      Yes  No       Recusals:

### New Paltz Town

---

Referral Number      **2012034**      Received:      2/8/2012  
Name:      **Burger King**      Type of Referral:      **Site Plan**  
Description:      Renovate/reopen existing Burger King. Remove existing 300 sf greenhouse and replacing it with green space. New f  
Project Location:      238-240 Main Street  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Baden  
Second:      Konior  
Vote:      Yes  No       Recusals:

### New Paltz Town

---

Referral Number      **2012053**      Received:      3/2/2012  
Name:      **The Institute of Family Health**      Type of Referral:      **Site Plan**  
Description:      Back-Up generator placed in rear of existing medical facility  
Project Location:      279 Main Street  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Hakim  
Second:      Konior  
Vote:      Yes  No       Recusals:

# ~Ulster County Planning Board Minutes~

## **New Paltz Village**

---

Referral Number      **2012033**      Received:      2/3/2012  
Name:      **Kniffen Annexation**      Type of Referral:      **Amend Zoning Statute and Map**  
Description:      Apply zoning to newly annexed parcel - interim and overlay zoning proposed  
Project Location:      81 Henry W. Dubois  
Recommendation:      **Approve**      Abstentions:  
Motion:      Hokanson  
Second:      Konior  
Vote:      Yes  No       Recusals:

## **Plattekill**

---

Referral Number      **2012035**      Received:      2/16/2012  
Name:      **Anthony's Route 32 Barbershop**      Type of Referral:      **Special Permit and Site Plan Rev**  
Description:      Utilize 140 square feet of existing 2,400 sq. ft existing single family dwelling for a one-chair barber shop  
Project Location:      2 Orchard Drive  
Recommendation:      **Reviewed No Decision - Local Determination**      Abstentions:  
Motion:      Hokanson  
Second:      Baden  
Vote:      Yes  No       Recusals:      Wilkin

## **Rochester**

---

Referral Number      **2012043**      Received:      2/23/2012  
Name:      **Saunderskill Farm Market Addition**      Type of Referral:      **Special Permit**  
Description:      1,672 SF addition of retail to existing retail farm market  
Project Location:      5100 Route 209, Accord  
Recommendation:      **Reviewed No Decision - Local Determination\***      Abstentions:  
Motion:      Hokanson  
Second:      Konior  
Vote:      Yes  No       Recusals:      Baden

## **Rochester**

---

Referral Number      **2012052**      Received:      3/2/2012  
Name:      **T-Mobile Northeast**      Type of Referral:      **Special Permit and Site Plan Rev**  
Description:      Install equipment cabinet on concrete pad and co-locatie antenna array on existing tower  
Project Location:      82 City Hall Road Accord  
Recommendation:      **Reviewed No Decision - Local Determination**      Abstentions:  
Motion:      Hokanson  
Second:      Konior  
Vote:      Yes  No       Recusals:      Baden

## **Saugerties Town**

---

Referral Number      **2012045**      Received:      2/24/2012  
Name:      **32/212 Site Plan**      Type of Referral:      **Site Plan**  
Description:      Construct 6,000 square foot 3 tenant retail building with 32 parking spaces  
Project Location:      338 Route 212  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Hokanson  
Second:      Konior  
Vote:      Yes  No       Recusals:

# ~Ulster County Planning Board Minutes~

## Shawangunk

---

Referral Number      **2012036**      Received:      2/21/2012  
Name:      **Mother's Day Spa Home Occupation**      Type of Referral:      **Special Permit**  
Description:      Home occupation for medical office  
Project Location:      814 Hoagerburgh Road  
Recommendation:      **Reviewed No Decision - Local Determination**      Abstentions:  
Motion:      Hokanson  
Second:      Konior  
Vote:      Yes  No       Recusals:      Watkins

## Ulster

---

Referral Number      **2012046**      Received:      2/24/2012  
Name:      **Ulster Gardens**      Type of Referral:      **Site Plan Review**  
Description:      Subdivide 51.16 acre into parcels - 4.53 and 46.63  
Project Location:      662 East Chester Street By-Pass  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Hokanson  
Second:      Baden  
Vote:      Yes  No       Recusals:

## Ulster

---

Referral Number      **2012047**      Received:      2/24/2012  
Name:      **Millens Recycling Facility**      Type of Referral:      **Site Plan**  
Description:      Demolish portion of existing facility and reconstruct smaller facility on same footprint - scrap metal and transfer facilit  
Project Location:      2-4 Kieffer Lane  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Watkins  
Second:      Kinnin  
Vote:      Yes  No       Recusals:

## Ulster

---

Referral Number      **2012048**      Received:      2/24/2012  
Name:      **Peacebomb Honest Foods and Stuff**      Type of Referral:      **Site Plan**  
Description:      Construction of two, 1,590 square foot geodesic domes for sale of local organic retail and greenhouse  
Project Location:      268 Forest Hills Drive  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Baden  
Second:      Hakim  
Vote:      Yes  No       Recusals:

## Ulster

---

Referral Number      **2012049**      Received:      2/24/2012  
Name:      **Panera Bread Drive-Thru**      Type of Referral:      **Site Plan**  
Description:      Drive-thru for existing Panera bread  
Project Location:      1164 Ulster Avenue (John Clark Drive)  
Recommendation:      **Disapprove**      Abstentions:  
Motion:      Hakim  
Second:      Hokanson  
Vote:      Yes  No       Recusals:

## ~Ulster County Planning Board Minutes~

### Ulster

---

Referral Number      **2012050**      Received:      2/24/2012  
Name:      **Grossman Bargain Outlet**      Type of Referral:      **Site Plan**  
Description:      Construct 7,500 sf addition to existing 13,137 sf retail outlet  
Project Location:      1051 Ulster Avenue  
Recommendation:      **Reviewed No Decision - Local Determination\***      Abstentions:  
Motion:      Hokanson  
Second:      Wilkin  
Vote:      Yes  No       Recusals:      Hakim

### Ulster

---

Referral Number      **2012051**      Received:      2/27/2012  
Name:      **Rhinebeck Brewing Company, Inc.**      Type of Referral:      **Site Plan**  
Description:      Convert existing building for use as micro brewery  
Project Location:      287 Station Hill Road  
Recommendation:      **Reviewed No Decision - Local Determination\***      Abstentions:  
Motion:      Hokanson  
Second:      Baden  
Vote:      Yes  No       Recusals:      Hakim

### Ulster

---

Referral Number      **2012054**      Received:      2/24/2012  
Name:      **Ulster Gardens**      Type of Referral:      **Subdivision**  
Description:      Subdivide 51.16 acres into parcels - 4.53 and 46.63  
Project Location:      662 East Chester Street ByPass  
Recommendation:      **Incomplete**      Abstentions:  
Motion:      Hokanson  
Second:      Baden  
Vote:      Yes  No       Recusals:      Hakim

### Woodstock

---

Referral Number      **2012029**      Received:      1/25/2012  
Name:      **Hydrofracking & Zoning Amendments**      Type of Referral:      **Amend Zoning Statute**  
Description:      Various amendments related to hydrofracking - prohibited uses, purpose and intent, use variances, environmental as  
Project Location:  
Recommendation:      **Advisory Comments**      Abstentions:  
Motion:      Hokanson  
Second:      Baden  
Vote:      Yes  No       Recusals: