

ULSTER COUNTY PLANNING BOARD

Minutes – April 4, 2012

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

The ByLaws & GreenwayCommitties met at 6:30 PM

Mr. Watkins, Mr. Wilkin, Mr. Konior, Mr. Baden Ms. Hokanson, Mr. Budziak

- 1. ROLL CALL - Present:** J. Konior, T. Marion, S. Ricci, T. Hokanson, H. Grant, T. Wilkin, M. Baden, J. Brown, P. Economos, K. Holmquist, M. Watkins, R. Budziak, V. Markowitz, A. Yuran, M. Weitman, D. Doyle, R. Leibowitz, B. Samuelson **Absent:** R. Pecora, E. Hooper **Excused:** P. Hakim, K. Lovelett, W. Falkenberg, R. Elwell, R. Kinnin, V. Dwyer **Guests:** Linda & Dave Sasso, Gaetana Ciarlante, Pat Reynolds, Kelton Chubb, Linda Soldo, Peter Petramale, Doug Pettit, Rita Mary Pettit, Donna Greco, Paul Jameson, Catherine Rumble
- 2. PREVIOUS MINUTES**

Mr. Baden made a correction to the March 7th Minutes (via e-mail) stating the T-Mobile referral, Town of Rochester(UCPB #2012-052), was incorrectly listed as Special Permit and Site Plan. The referral minutes were corrected to show #2012-052 as a Site Plan.

Mr. Baden made a motion to approve the minutes as corrected. Seconded by Mr. Konior. Mr. Marion abstained. The rest were in favor.
- 3. FINANCIAL REPORT**

Mr. Doyle stated we received reimbursements for our Main Street program work. The UCTC, of which we are the host agency, approved its annual work program at its March meeting. The UCTC has a budget of approx \$800,000. A number of studies are programmed. The UCTC also approved a Transportation Improvement Program for the county that include advance to construction bridge and pavement programs on state roads. Mr. Doyle informed the Board that our copier has been down approximately 3 weeks and we are currently using a small loaner until ours is fixed. The department is looking into leasing a machine if ours is not fixable.
- 4. PUBLIC COMMENT**

Guests at the meeting introduced themselves and gave comment on the Dickinson's Keep project in Town of Saugerties. Gaetana Ciarlante of Glasco read a prepared statement. She stated she and others did not feel they could afford the proposed development with additional taxes and negative impact on schools, fire, police, etc. that this project could bring. She added that there are many existing apartments available currently. Ms. Ciarlante stated housing low income people in an isolated area does not help to integrate them into the community, but isolates them instead. She submitted a petition of 700 Saugerties residents in opposition to the development. She also submitted recordings of August 16th Town meeting. Ms. Ciarlante mentioned a log of police calls to a similar style development in Fishkill. She also had a letter from Fran Heinlein of the Town's Water Board. (A copy of the petition in opposition to the development and two cd's from the August Town of Saugerties Town Board meeting are on file). Donna Greco of Saugerties spoke about the concerns of rising taxes due to this development. She also felt that the elected officials were not listening to the residents of Saugerties. Pete Petramale of Glasco spoke about alleged State traffic counts, fire district concerns, increased number of school children and lack of opportunity for community input. Douglas Pettit of Glasco had concerns with the projected cost given for school taxes. Kelton Chubb of Saugerties had concerns with the pumping station at Cafaldo Park and a possible need to upgrade to the water system. He was also concerned with the PILOT not being able to cover expenses in 30 years. Catherine Rumble of Saugerties shared concerns of low income housing such as in Kingston's lower Broadway and the trouble it brings to the community. She was also concerned that the development will take away from local landlords. Dean Fabiano of Saugerties said the Town Board was in support of the project in the beginning but support of the Town board has deteriorated and the PILOT has been rescinded. He also had concerns over the roadways and fire safety. An unnamed woman stated builders have made no investment of their own on the project. It is based on tax credits, which they have been turned down for since January 2011. Donna Greco added that there are so many properties left unsold and vacant in Saugerties that it does not make sense for new development. Fran Heinlein, owner of Hilltop Realty in

Saugerties, stated there are many multi-family properties available. She added that this property is beautiful acreage and should have been meant for high end townhomes. An unnamed gentleman stated that he didn't agree with the theory that building the development will mean jobs will follow.

5. COMMUNITY REPORT

Mr. Brown stated he was glad to be back. Ms. Hokanson stated the New Paltz rotary club is doing an event April 22nd at UC Fairgrounds. Mr. Baden said there are four telecommunications tower applications currently in Rochester. Congress passed a new law on February 22, 2012 (section 6409 of middle class tax relief and job creation act) which states, "A local agency must approve any eligible facilities request for modification of an existing wireless tower or base station that doesn't substantially change the physical dimensions of such tower or base station." Mr. Baden stated that the local law does not define substantially change but the FCC has a definition and felt this will be applied to the law. Mr. Baden suggested having Town Attorney's review the law for their interpretations. Mr. Doyle added that new construction has a limited time for review of application. Mr. Wilkin stated last month he asked Mr. Doyle to keep him informed on the joint venture between Orange and Ulster Counties on the Quassaick Creek watershed plan. Since then he was named a delegate to that committee. Mr. Doyle asked if Mr. Baden would send him the link to the FCC website with the definition of substantially change.

6. COMMUNICATIONS

- Ashokan Watershed Conference "People, Streams & Floods – Lessons from Irene" – Saturday April 21st from 8:30AM – 3:00PM at Bearsville Theatre, 291 Tinker St, Woodstock
Mr. Doyle made note of the above.

Mr. Doyle stated that on a similar note we are currently doing needs assessments for flood damages to submit to the state this week. Currently paying approximately \$180,000 to farmers who lost crops due to storm damage last August. We've also just received economic development assistance for Main Street businesses affected by storm damage. Approximately \$500,000 was just awarded for Main Street structural repairs and CDBG funding for non-structural work – loss of inventory & equipment-freezers, refrigerators, etc. We had 119 applications with over \$3 Million in damages. Ulster County also submitted a letter of intention for buyout programs through FEMA that include 61-63 applications with property damages greater than 51%. The program match is \$1.6 to \$1.7Million. 75% federally funded – match will come from homeowners if they want to move. DEP may reimburse homeowners for some of the match.

7. ZONING REFERRALS – See Separate Zoning Minutes

There were 9 referrals that did not carry a vote at the March 7th meeting. Eight either did not have comments or had been acted upon by their community.

The board re-voted on referral #2012050 Grossman's Bargain Outlet/Town of Ulster from the March meeting (The vote on this referral did not carry in March). Motion to support staff recommendation – Required Modification – made by Mr. Wilkin, seconded by Mr. Baden. All were in favor.

Mr. Doyle thanked the board for their thoughtfulness in going through tonight's referrals.

8. OLD BUSINESS

a. Greenway Update

Mr. Doyle stated much of the mapping is done we are sending to the Info Services department. Mr. Doyle stated he did a Greenway presentation with Dutchess and Orange Counties. He offered to share the presentation with the Board in the future.

b. NYC DEP – Background Slideshow

Mr. Doyle said he was going to do a slideshow from a meeting last week (Global Water Experts - Guests of US Dept. of State International Visitor Leadership Program), but will save it for another meeting. He described the discussion with representatives of national state department and people from around the world with respect to what we are doing with water sources and the NYCDEP.

The County Executive, County Attorney, Department of Environment and our department made presentations. The NYTimes and other members of the press were also there. Mr. Doyle added we continue to deal with issues with the DEP.

9. NEW BUSINESS

- a. Main Street Funding Awarded – Discussed during communications
- b. Needs Assessment Survey (Disaster Relief) – Discussed during communications
- c. Environmental Notice Bulletin & Grant Opportunities– *No member comment*

10. ADJOURNMENT

The meeting adjourned at 9:53PM.

Ulster County Planning Board Minutes



4/4/2012

Esopus

Referral Number **2012063** Received: 3/15/2012
Name: **Speliopoulos** Type of Referral: **Variance-Area**
Description: Construct artists studio - accessory structure in the front yard
Project Location: 153 Carney Road
Recommendation: **No County Impact** Abstentions:
Motion: Baden
Second: Marion
Vote: Yes No Recusals:

Esopus

Referral Number **2012064** Received: 3/21/2012
Name: **Omega Institute** Type of Referral: **Special Permit**
Description: Convert existing residence to classroom&office space/expand 16k SF dormitory space/Construct 13K SF 25-rm dorm
Project Location: 858 Cow Hough Road
Recommendation: **Advisory Comments** Abstentions:
Motion: Hokanson
Second: Baden
Vote: Yes No Recusals:

Esopus

Referral Number **2012065** Received: 3/21/2012
Name: **Omega Institute** Type of Referral: **Site Plan**
Description: Convert existing residence to classroom&office space/expand 16k SF dormitory space/Construct 13K SF 25-rm dorm
Project Location: 858 Cow Hough Road
Recommendation: **Advisory Comments** Abstentions:
Motion: Hokanson
Second: Baden
Vote: Yes No Recusals:

Gardiner

Referral Number **2012069** Received: 3/29/2012
Name: **Chestnut Mobil Mart** Type of Referral: **Variance-Area**
Description: Gas station and convenience store renovation - pre-existing use
Project Location: 604-606 Route 209 Gardiner
Recommendation: **Disapprove** Abstentions:
Motion: Baden
Second: Markowitz
Vote: Yes No Recusals:

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Kingston City

Referral Number **2012068** Received: 3/23/2012
Name: **Springboard Design** Type of Referral: **Amend Zoning Map**
Description: Re-zone from M-1 to M-2 for more flexibility in setback requirements for expansion of an existing industrial structure
Project Location: 304-316 Foxhall Avenue
Recommendation: **Advisory Comments** Abstentions:
Motion: Baden
Second: Konior
Vote: Yes No Recusals:

Lloyd

Referral Number **2012070** Received: 4/2/2012
Name: **Miller and Marquis** Type of Referral: **Special Permit**
Description: Convert accessory storage building into single-family dwelling
Project Location: 58 Phillips Avenue
Recommendation: **No County Impact** Abstentions:
Motion: Holmquist
Second: Konior
Vote: Yes No Recusals: Marion

Lloyd

Referral Number **2012071** Received: 4/2/2012
Name: **Miller and Marquis** Type of Referral: **Site Plan**
Description: Convert accessory storage building into single-family dwelling
Project Location: 58 Phillips Avenue
Recommendation: **No County Impact** Abstentions:
Motion: Holmquist
Second: Konior
Vote: Yes No Recusals: Marion

New Paltz Town

Referral Number **2012067** Received: 3/21/2012
Name: **Gas Land** Type of Referral: **Variance-Area**
Description: Delete lot line - Variance from open space requirements for pre-existing nonconforming lot
Project Location: 490 Main Street and South Ohioville Road
Recommendation: **No County Impact** Abstentions:
Motion: Economos
Second: Konior
Vote: Yes No Recusals:

New Paltz Village

Referral Number **2012055** Received: 3/5/2012
Name: **Mixed Use at 29 S. Chestnut Street** Type of Referral: **Variance-Area**
Description: Minimum lot area, side-yard variances for addition and mixed use building
Project Location: 29 S. Chestnut Street
Recommendation: **Advisory Comments** Abstentions:
Motion: Economos
Second: Baden
Vote: Yes No Recusals: Weitman

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Plattekill

Referral Number **2012062** Received: 3/7/2012
Name: **Fosler Road, LLC** Type of Referral: **Site Plan**
Description: 15 unit multi-family development
Project Location: Fosler Road and Cotter Road
Recommendation: **Required Modifications** Abstentions:
Motion: Hokanson
Second: Marion Recusals: Wilkin
Vote: Yes No

Plattekill

Referral Number **2012066** Received: 3/21/2012
Name: **Dollar General** Type of Referral: **Site Plan**
Description: Construct new retail store (9,100 SF)
Project Location: State Route 32
Recommendation: **Required Modifications** Abstentions:
Motion: Holmquist
Second: Konior Recusals: Wilkin
Vote: Yes No

Saugerties Town

Referral Number **2012058** Received: 3/22/2012
Name: **Dickinson's Keep** Type of Referral: **Special Permit**
Description: Construct 40 apartment buildings on 13.7 acres
Project Location: 2044-2048 NYS Rt 32
Recommendation: **Required Modifications** Abstentions:
Motion: Hokanson
Second: Baden Recusals: Economos
Vote: Yes No

Saugerties Town

Referral Number **2012059** Received: 3/22/2012
Name: **Dickinson's Keep** Type of Referral: **Site Plan**
Description: Construct 40 apartment buildings on 13.7 acres
Project Location: 2044-2048 NYS Rt 32
Recommendation: **Required Modifications** Abstentions:
Motion: Hokanson
Second: Baden Recusals: Economos
Vote: Yes No

Saugerties Town

Referral Number **2012060** Received: 3/22/2012
Name: **Jody Dwellings** Type of Referral: **Subdivision**
Description: 5-lot subdivision of 51.929 acres (previously 9 lot subdivision)
Project Location: Band Camp Road
Recommendation: **Required Modifications** Abstentions:
Motion: Hokanson
Second: Konior Recusals:
Vote: Yes No

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Saugerties Town

Referral Number **2012061** Received: 3/22/2012
Name: **Total Tennis** Type of Referral: **Site Plan**
Description: Construct 4-platform paddle tennis courts with hut
Project Location: 184 Old Kings Highway
Recommendation: **No County Impact** Abstentions:
Motion: Baden
Second: Konior
Vote: Yes **15** No **0** Recusals:

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: **Required Modifications** Abstentions:
Motion: Wilkin
Second: Baden
Vote: Yes **15** No **0** Recusals:

Ulster

Referral Number **2012056** Received: 3/22/2012
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: **Required Modifications** Abstentions:
Motion: Hokanson
Second: Wilkin
Vote: Yes **15** No Recusals:

Ulster

Referral Number **2012057** Received: 3/22/2012
Name: **Millens Recycling Facility** Type of Referral: **Site Plan**
Description: Demolish portion of existing facility and reconstruct smaller facility on same footprint - scrap metal & transfer facility
Project Location: 2-4 Kieffer Lane
Recommendation: **Required Modifications** Abstentions:
Motion: Wilkin
Second: Konior
Vote: Yes **15** No Recusals:

Ulster

Referral Number **2012072** Received: 2/24/2012
Name: **Ulster Gardens** Type of Referral: **Site Plan Review**
Description: Construct 112 unit senior living community and 52 unit multi-family development
Project Location: 662 East Chester Street Bypass
Recommendation: **Required Modifications** Abstentions:
Motion: Baden
Second: Marion
Vote: Yes **15** No Recusals: