

ULSTER COUNTY PLANNING BOARD

Minutes – May 2, 2012

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

The Executive Committee Met

Chairman Watkins informed the Director that Mr. Baden will be replacing Ms. Elwell on the Executive Committee

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, T. Marion, K. Lovelett, W. Falkenberg, T. Hokanson, H. Grant, T. Wilkin, M. Baden, J. Brown, P. Economos, K. Holmquist, M. Watkins, R. Budziak, V. Markowitz, A. Yuran, R. Elwell, D. Doyle, R. Leibowitz, B. Samuelson **Absent:** E. Hooper **Excused:** R. Kinnin, V. Dwyer **Guests:** Cliff Mallery, Maurice Weitman

Our newest member Walt Falkenberg, representing Marlborough introduced himself to the board.

- 2. PREVIOUS MINUTES** - Ms. Pecora stated she should have been excused instead of absent for the April meeting.

Motion to approve the April Minutes as amended made by Ms. Hokanson, seconded by Mr. Konior. All were in favor.

Mr. Baden introduced his new alternate Cliff Mallery who was appointed at the Legislature's April meeting. Ms. Elwell introduced her alternate Maurice Weitman who will be attending meetings after this evening.

3. FINANCIAL REPORT

Mr. Doyle stated that we are in good shape. He mentioned that the last \$9,656 has been received for the DOS Main Street contract payout. He congratulated Burt Samuelson, who, Mr. Doyle informed the board, was responsible for delivering the final requirements of the reimbursement to the state.

Mr. Watkins passed around a contact information sheet for members to update their phone numbers and emails.

Mr. Watkins presented Ruth Elwell with a certificate of appreciation from the County Executive for serving on the Planning Board. Mr. Watkins also thanked Ms. Elwell for all of her years of service.

4. PUBLIC COMMENT - No Public Comment

5. COMMUNITY REPORT – No Community Report

6. COMMUNICATIONS

Mr. Watkins stated this project (Hudson Valley Apartments) in Shawangunk has been tabled. Mr. Wilkin noted that the project site size had a typo and should be 6.230 acres.

7. ZONING REFERRALS – See Separate Zoning Minutes

Mr. Doyle gave the board a handout regarding new wireless cell tower legislation. He added that we plan on coming back to the topic as a planning guide/update.

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

8. OLD BUSINESS

a. Spring Seminar Topic – ZBA

Mr. Doyle stated he asked the board to think of topics for a Spring Seminar and he received several requests to do zoning board of appeals. He asked members to think of a local town attorney who works with their ZBA that would be interested in presenting. Mr. Doyle added he is looking at the end of June.

b. Regulation of Wireless Facilities – A Summary of Federal Regulatory Changes (f)

Discussed during zoning referrals.

c. Greenway Update – Presentation of Orange County Greenway

Mr. Doyle explained that Dutchess and Orange counties were invited about a month ago to meet and discuss what Greenway meant to them. Orange County made a presentation on what they are doing in respect to the Greenway. Mr. Doyle showed that presentation to the board.

d. NYC DEP Update – Presentation to Water Experts

Mr. Doyle stated because of our efforts with DEP we had the unique opportunity to make a presentation to State Department water supply experts on what we've been doing with respect to the NYC water supply system and DEP. He added that these experts went to NYC and asked to come to Ulster County to see what was going on here. He described the Safe Drinking Water Act, the Clean Water Act and inter-basin transfer. Mr. Doyle stated the 1905 Water Supply Act allowed NYC to access its water supply from upstate communities. In order to be eligible for filtration avoidance - NYC must identify, monitor and control man-made and naturally occurring activities that are detrimental to water quality. 90% of the City's water supply runs through Ulster County. Mr. Doyle described our problem with turbidity in the Lower Esopus. Mr. Doyle stated there is a law that stipulates "No Visible Contrast" – you can see from the aerial photos that there is a visible contrast. He added if you look at the history of NYC regulatory bodies they have not acted in good faith. NYS has its own regulatory laws, to which the City has stipulated that they are exempt. Mr. Doyle described the consequences of the excess silt on agriculture and impacts on tourism and the ecology of the Lower Esopus. "Conditional Seasonal Storage Objectives" – We asked the City to monitor hurricane Irene and tropical storm Lee and the reservoir did provide some flood control at a 20% void. Mr. Doyle stated there were people in attendance at the presentation from Chili and Nepal and it was a learning experience looking at issues from far away as well as near.

Mr. Doyle thanked Ms. Elwell noting her dedication to planning and its outcomes and the people of her community since he's known her.

Ms. Elwell stated that next Thursday Dave Church from Orange County is giving a presentation at the diner in New Paltz at 8:00AM for the Hudson River Watershed Alliance.

9. NEW BUSINESS

a. Cleaner and Greener Sustainable Communities – Call for Working Group Participants

(Discussed after Greenway Update – 8c.)

Mr. Doyle stated that there is \$100 million available from NYSERDA to four regions over the next three years. Our region could get \$30 million if the study is completed and priority projects are named. Mr. Doyle stated there are three working groups for the study: energy conservation, land use & transportation and agriculture. He added that he is looking for volunteers to participate in the agriculture group, which was added for Ulster and Sullivan counties. Mr. Doyle stated they will be trying meet via the internet.

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

10. ADJOURNMENT

The meeting adjourned at 9:30PM.

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5/2/2012

Esopus

Referral Number **2012073** Received: 4/16/2012
Name: **Aleo Site Plan Amendment** Type of Referral: **Site Plan**
Description: Site plan amendment to reflect the "as built" layout for parking for a reconstructed 2-family dwelling.
Project Location: 210 Hasbrouck Avenue
Recommendation: **Required Modifications** Abstentions:
Motion: Hokanson
Second: Baden
Vote: Yes No Recusals: Pecora

Hurley

Referral Number **2012074** Received: 4/10/2012
Name: **Spillway Road Restaurant (Terrapin)** Type of Referral: **Special Permit**
Description: Re-issue special use permit for restaurant. Repair and re-establish restaurant in vacant structure
Project Location: 250 Spillway Road
Recommendation: **Required Modifications** Abstentions:
Motion: Hokanson
Second: Konior
Vote: Yes No Recusals:

Marbletown

Referral Number **2012082** Received: 4/20/2012
Name: **Wastewater facility** Type of Referral: **Site Plan**
Description: Expand existing wastewater facility from 16,000 gpd to 32,000 gpd
Project Location: 3121 Route 209 Stone Ridge
Recommendation: **Required Modifications** Abstentions:
Motion: Pecora
Second: Elwell
Vote: Yes No Recusals: Lovelett

New Paltz Town

Referral Number **2012076** Received: 4/19/2012
Name: **Shell Gas Station** Type of Referral: **Site Plan**
Description: Convert and expand existing home for office use - 2-story/1300 SF
Project Location: 490 Main Street (Route 299) and S. Ohioville Raod
Recommendation: **Required Modifications** Abstentions:
Motion: Hokanson
Second: Baden
Vote: Yes No Recusals:

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Rochester

Referral Number **2012080** Received: 4/20/2012
Name: **Co-location of Antennae @ 6140 Route 209** Type of Referral: **Site Plan**
Description: Install 3 panel antennae and equipment to be co-located on existing 150' monopole
Project Location: 610 Route 209, Kerhonkson
Recommendation: **No County Impact** Abstentions:
Motion: Hokanson
Second: Konior Recusals: Baden
Vote: Yes No

Rochester

Referral Number **2012081** Received: 4/20/2012
Name: **Co-location of Antennae @ 100 Airport Road** Type of Referral: **Site Plan**
Description: Install 3 panel antennae and equipment to be co-located on existing 150' monopole
Project Location: 100 Airport Road, Accord
Recommendation: **No County Impact** Abstentions:
Motion: Hokanson
Second: Konior Recusals: Baden
Vote: Yes No

Rochester

Referral Number **2012083** Received: 4/23/2012
Name: **Elm Rock Inn, LLC** Type of Referral: **Special Permit**
Description: Convert bed and breakfast/residential use to hotel use with catering and restaurant facility. Construct 32' x 80' barn fo
Project Location: 4496 Route 209 Stone Ridge
Recommendation: **Required Modifications** Abstentions:
Motion: Pecora
Second: Holmquist Recusals: Baden
Vote: Yes No Lovelett

Ulster

Referral Number **2012077** Received: 4/20/2012
Name: **Landing Woods** Type of Referral: **Subdivision**
Description: 84 lot cluster subdivision (26.268 remainder open space)
Project Location: 1271-1299 Flatbush Road
Recommendation: **No County Impact** Abstentions:
Motion: Hokanson
Second: Holmquist Recusals:
Vote: Yes No

Ulster

Referral Number **2012078** Received: 4/20/2012
Name: **Landing Woods** Type of Referral: **Special Permit**
Description: Special Permit for 84-unit townhouse development
Project Location: 1271-1299 Flatbush Road
Recommendation: **Required Modifications** Abstentions:
Motion: Baden
Second: Elwell Recusals:
Vote: Yes No

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Ulster

Referral Number **2012079** Received: 4/20/2012
Name: **Landing Woods** Type of Referral: **Site Plan**
Description: Site plan review of 84-unit townhouse development
Project Location: 1271-1299 Flatbush Road
Recommendation: **Required Modifications** Abstentions:
Motion: Baden
Second: Elwell
Vote: Yes No Recusals:

Woodstock

Referral Number **2012075** Received: 4/16/2012
Name: **Resolution 145-2012** Type of Referral: **Amend Zoning Statute**
Description: Omnibus of Zoning Amendments
Project Location:
Recommendation: **Advisory Comments** Abstentions:
Motion: Baden
Second: Elwell
Vote: Yes No Recusals:

Woodstock

Referral Number **2012084** Received: 4/26/2012
Name: **Bed and Breakfast** Type of Referral: **Special Permit**
Description: Convert existing home to bed and breakfast use
Project Location: 39 Van Wagner Road
Recommendation: **Required Modifications** Abstentions:
Motion: Pecora
Second: Hakim
Vote: Yes No Recusals: