

# ULSTER COUNTY PLANNING BOARD

## *Minutes – June 6, 2012*

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

### **The Executive & By-Laws Committees Will Meet at 6:30 PM**

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

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

1. **ROLL CALL - Present:** K. Lovelett, T. Hokanson, H. Grant, T. Wilkin, M. Baden, J. Brown, K. Holmquist, M. Watkins, R. Budziak, V. Markowitz, A. Yuran, M. Weitman, G. Swanzey, D. Doyle, R. Leibowitz, B. Samuelson **Absent:** T. Marion, W. Falkenberg, E. Hooper **Excused:** R. Pecora, P. Hakim, J. Konior, P. Economos, R. Kinnin **Guests:** Jordan Voelker, Limber Tree Services
2. **PREVIOUS MINUTES**  
Ms. Hokanson made a motion to approve the May minutes. Seconded by Mr. Wilkin. All were in favor.
3. **FINANCIAL REPORT**  
Mr. Doyle stated that we are beginning to work on the budget process. Unsure if we will get a transportation bill, which reimburses a substantial portion of our transportation work. We have not been reimbursed for our 3<sup>rd</sup> quarter and have sent in for our 4<sup>th</sup> quarter (January to March - State fiscal year). 2013 will be a difficult budget year for many different reasons: the tax cap, the general outlook related to sales tax, etc. We have also started Capital Program work. We are going to propose replacing or leasing a new copier next year. Mr. Doyle noted that this year's budget is stable.
4. **PUBLIC COMMENT**  
No Public Comment
5. **COMMUNITY REPORT**  
Ms. Hokanson asked if anyone had a Town guide to planning and zoning boards specific to their town. Mike Baden stated his town had a guide based on the application process based on Rochester's Town code. Ms. Hokanson asked if he would share the guide.

Mr. Holmquist was happy that the bridge to Phoenicia is open again.

Gregg Swanzey introduced himself (new member for City of Kingston). He stated there are a number of interesting items in the Uptown Transportation Study that Kingston would like to see implemented. He spoke of the sinkhole on Washington Avenue and some of its. Mr. Swanzey stated that Kingston is also looking at making Clinton Ave more pedestrian friendly. Mr. Doyle stated he attended a very engaged meeting with the Mayor and his staff. He said they went through a number of issues from the perspective of the Transportation Council and the Planning Department. Mr. Doyle stated we have a supporting resolution from the City Council for a roundabout at the 587/Broadway intersection as a result of a UCTC completed study. We have had conversations with NYSDOT regarding the roundabout and it is on our current TIP (Transportation Improvement Program). Mr. Swanzey stated the city has applied for Title 4 funding (economic recovery money, of which approx \$13.4 million is available). The City is hoping to get some funding for various projects. Mr. Swanzey added that the City appreciates that these studies were done as they provide great opportunities to implement transportation changes in the City.

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

**6. COMMUNICATIONS**

- Mr. Doyle made note of the Dormitory Authority State of NY – Lead Agency Request for SUNY Student Residence Hall and Replacement Parking Lot Project, New Paltz, NY. He added this project was currently beginning the SEQRA process.

**7. ZONING REFERRALS – See Separate Zoning Minutes**

**8. OLD BUSINESS**

a. NYC DEP/DEC Draft Consent Order

Mr. Doyle stated there is an issuance of a draft consent order from DEC relating to activities and leases on the lower Esopus. A public hearing will be held June 19<sup>th</sup> at SUNY New Paltz Lecture Center Room 100 at 6:00pm. Mr. Doyle urged all board members, especially from affected communities, to attend. Mr. Doyle added that the County Executive's efforts have led to this meeting. This consent order has been signed by NYCDEP, but not the DEC. The legislative meeting will be moved to New Paltz that evening as well, so legislators can attend their meeting and the public hearing. At this time, the Legislature has not finalized any comments with respect to its activities because they require a vote of the body and they have not had time. Mr. Doyle stated that we are planning on submitting comments either through the County Executive's office or the Planning Dept. Comments can be submitted through July 2<sup>nd</sup>.

b. Cleaner Greener NYSERDA Project Update

Mr. Doyle noted the project has started with kick-off meetings of the working groups. He stated that he submitted Mr. Baden's name. They are currently looking for reps on the working group from Sullivan County to work on sustainability. They want to reduce greenhouse gases by 2050. Mr. Doyle stated there are 3 (or 4) sets of consultants on board. The project needs to be done by the end of 2012 for all 7 counties in the region. Mr. Doyle informed the board the group is using "mind-mixer" online as a way to share information and he is meeting as a member of the working group and a governance committee. Mr. Doyle said he was unsure of the level of detail we will see. They will do trip generation (increases in traffic and vehicle miles driven), but will not do forecasting (population or land use scenario forecasting). Mr. Doyle stated there is about \$100 million available statewide to four regions, which is anticipated to be \$30 million a year for 3 years.

**9. NEW BUSINESS**

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

- b. Mr. Doyle informed the Board that the Executive Committee is looking for ways to engage the board beyond the referral process. The current adopted elements of the County's Comprehensive Plan are included with tonight's agenda packet: the "Open Space Plan", a county-wide housing study called "Priority Strategies to Support Housing Development in Ulster County" (There is now a 3 county regional housing study, which was not included.) We also have an economic plan called "Ulster Tomorrow." Mr. Doyle added that we have 5-yr Long Range Transportation Plan, which was not adopted by Legislature, but was adopted by Ulster County Transportation Council (UCTC)( not included in tonight's package.) The Greenway Compact will look at these elements and bind them together in one single policy document. Mr. Doyle stated the Board should look at Land Use Referral Guide, which is available online, and take a look at the Policy Guides that guide the decisions on referrals, which are taken from the comprehensive plans. We could produce more detailed reports from the bullet points. He added that there is room for the Board to assert itself with respect to writing portions of these elements. We have a grant from the Greenway to do a guide on Priority Growth Areas. We have reached out to RPA (Regional Plan Association) to discuss having them write some of these policy guides.

Mr. Watkins said the Exec Comm. has been working on this for a while. He added that in the beginning of the year he asked for volunteers to join the Greenway Committee. Mr. Watkins said he is putting that request (for volunteers) out to the Board again because he believes it is the duty of the board to have all this stuff implemented. Mr. Watkins informed the board they had a revised copy of the bylaws in front of them and asked that they read them and make comments next month. Mr. Baden noted that on page 6 there is a Section D. Hearings that were in the existing bylaws but since we do not hold hearings that part should be taken out.

Mr. Budziak noted that members did volunteer for the Greenway Committee and asked if Mr. Watkins wanted that confirmed. Mr. Watkins stated the Greenway Committee will be addressed next month.

**10. ADJOURNMENT**

The meeting adjourned at 9:40pm.

REMINDER: We have **rescheduled the July meeting to Monday, July 2<sup>nd</sup>** – please let us know in advance if you will not be able to attend (and alert your alternate!)



## ~Ulster County Planning Board Minutes~

### Hurley

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Referral Number      **2012098**      Received:      5/14/2012  
Name:      **Limber Tree Services**      Type of Referral:      **Variance-Area**  
Description:      75' variance for sign to project from the principal building and 47 SF variance to allow a 97' SF total sign face area  
Project Location:      1476 Route 28  
Recommendation:      **Disapprove**      Abstentions:  
Motion:      Hokanson  
Second:      Baden  
Vote:      Yes  No       Recusals:

### Hurley

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Referral Number      **2012099**      Received:      5/15/2012  
Name:      **Steve Chun**      Type of Referral:      **Other Special Authorization**  
Description:      Visual assessment review of proposed new single family home/pool  
Project Location:      High Rocks Road  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Hokanson  
Second:      Wilkin  
Vote:      Yes  No       Recusals:

### Kingston City

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Referral Number      **2012108**      Received:      6/5/2012  
Name:      **Special Permits in Mixed-Use Districts**      Type of Referral:      **Amend Zoning Statute**  
Description:      Special permits in mixed-use overlay district to be initially issued for one year. Renewal depends on public safety cri  
Project Location:  
Recommendation:      **Disapprove**      Abstentions:  
Motion:      Wilkin  
Second:      Hokanson  
Vote:      Yes  No       Recusals:

### Lloyd

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Referral Number      **2012106**      Received:      5/30/2012  
Name:      **13 zoning map amendments**      Type of Referral:      **Amend Zoning Map**  
Description:      Update map to reflect zoning statute  
Project Location:  
Recommendation:      **Disapprove**      Abstentions:  
Motion:      Wilkin  
Second:      Holmquist  
Vote:      Yes  No       Recusals:

### Lloyd

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Referral Number      **2012107**      Received:      5/30/2012  
Name:      **13 zoning map amendments**      Type of Referral:      **Amend Zoning Statute**  
Description:      Delete references to LB district, amend bulk table.  
Project Location:  
Recommendation:      **Disapprove**      Abstentions:  
Motion:      Wilkin  
Second:      Holmquist  
Vote:      Yes  No       Recusals:

# ~Ulster County Planning Board Minutes~

## Marlborough

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Referral Number      **2012087**      Received:      5/1/2012  
Name:      **The Carriage House**      Type of Referral:      **Site Plan**  
Description:      Remove existing and construct 12-bay garage w/4-bay auto repair garage  
Project Location:      557 Route 44/55  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Hokanson  
Second:      Baden  
Vote:      Yes  **13**      No  **0**      Recusals:

## Marlborough

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Referral Number      **2012105**      Received:      5/29/2012  
Name:      **Brody Ridge**      Type of Referral:      **Subdivision**  
Description:      7-lot subdivision of single-family homes  
Project Location:      First Street Milton, NY  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Wilkin  
Second:      Holmquist  
Vote:      Yes  **13**      No  **0**      Recusals:

## New Paltz Village

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Referral Number      **2012090**      Received:      5/4/2012  
Name:      **Mixed Use at 29 S. Chestnut Street**      Type of Referral:      **Special Permit**  
Description:      Special permit for mixed use  
Project Location:      29 S. Chestnut Street  
Recommendation:      **Reviewed No Decision - Local Determination\***      Abstentions:  
Motion:      Hokanson  
Second:      Wilkin  
Vote:      Yes  **12**      No  **0**      Recusals:      Weitman

## New Paltz Village

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Referral Number      **2012091**      Received:      5/4/2012  
Name:      **Mixed Use at 29 S. Chestnut Street**      Type of Referral:      **Site Plan**  
Description:      Conversion/Expansion of existing structure for office/residential use  
Project Location:      29 S. Chestnut Street  
Recommendation:      **Reviewed No Decision - Local Determination\***      Abstentions:  
Motion:      Hokanson  
Second:      Wilkin  
Vote:      Yes  **12**      No  **0**      Recusals:      Weitman

## Plattekill

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Referral Number      **2012103**      Received:      5/25/2012  
Name:      **Shawngunk Estates**      Type of Referral:      **Subdivision**  
Description:      5-lot subdivision. 4 residential homes. Lot #5 has existing paint ball facility  
Project Location:      Camp Sunset Road at Plattekill-Ardonia Road  
Recommendation:      **Reviewed No Decision - Local Determination\***      Abstentions:  
Motion:      Baden  
Second:      Hokanson  
Vote:      Yes  **12**      No  **0**      Recusals:      Wilkin

## ~Ulster County Planning Board Minutes~

### Plattekill

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Referral Number      **2012104**      Received:      5/25/2012  
Name:      **Shawngunk Estates**      Type of Referral:      **Site Plan**  
Description:      Site plan for existing paintball facility (no proposed changes)  
Project Location:      Camp Sunset Road at Plattekill-Ardonia Road  
Recommendation:      **Reviewed No Decision - Local Determination\***      Abstentions:  
Motion:      Baden  
Second:      Hokanson  
Vote:      Yes  No       Recusals:      Wilkin

### Rochester

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Referral Number      **2012092**      Received:      5/8/2012  
Name:      **Local Law #2 of 2012**      Type of Referral:      **Other Special Authorization**  
Description:      Exploration/Extraction of natural gas prohibition  
Project Location:      Entirety of Town  
Recommendation:      **Reviewed No Decision - Local Determination\***      Abstentions:  
Motion:      Hokanson  
Second:      Wilkin  
Vote:      Yes  No       Recusals:      Baden

### Saugerties Town

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Referral Number      **2012100**      Received:      5/24/2012  
Name:      **Allen Lawless**      Type of Referral:      **Site Plan**  
Description:      Expand existing parking lot and add lighting for existing aborists.  
Project Location:      4209 Route 9W  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Baden  
Second:      Wilkin  
Vote:      Yes  No       Recusals:

### Shawangunk

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Referral Number      **2012095**      Received:      5/18/2012  
Name:      **ACG Walkkill WT**      Type of Referral:      **Site Plan**  
Description:      Add three pannel antenna to existing water tower and ground equipment  
Project Location:      50 Walkkill Avenue  
Recommendation:      **Reviewed No Decision - Local Determination**      Abstentions:  
Motion:      Hokanson  
Second:      Baden  
Vote:      Yes  No       Recusals:      Watkins

### Ulster

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Referral Number      **2012093**      Received:      5/21/2012  
Name:      **Bread Alone**      Type of Referral:      **Special Permit**  
Description:      Convert existing structure to 80 seat café and wholesale bakery  
Project Location:      2105 Ulster Avenue  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Holmquist  
Second:      Markowitz  
Vote:      Yes  No       Recusals:

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### Ulster

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Referral Number      **2012094**      Received:      5/21/2012  
Name:      **Bread Alone**      Type of Referral:      **Site Plan**  
Description:      Renovate existing structure for commercial/retail use  
Project Location:      2105 Ulster Avenue  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Holmquist  
Second:      Markowitz  
Vote:      Yes  **13**      No  **0**      Recusals:

### Wawarsing

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Referral Number      **2012085**      Received:      4/30/2012  
Name:      **D&M Used Car Dealership**      Type of Referral:      **Special Permit**  
Description:      Expansion of existing automotive dealership  
Project Location:      6479 Route 209 Kerhonkson  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Wilkin  
Second:      Holmquist  
Vote:      Yes  **13**      No  **0**      Recusals:

### Wawarsing

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Referral Number      **2012086**      Received:      4/30/2012  
Name:      **D&M Used Car Dealership**      Type of Referral:      **Site Plan**  
Description:      Expansion of existing automotive dealership  
Project Location:      6479 Route 209 Kerhonkson  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Wilkin  
Second:      Holmquist  
Vote:      Yes  **13**      No  **0**      Recusals:

### Woodstock

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Referral Number      **2012089**      Received:      5/2/2012  
Name:      **Section 260-15-B**      Type of Referral:      **Amend Zoning Statute**  
Description:      Prohibiting the exploration and/or extraction of natural gas and/or petroleum  
Project Location:  
Recommendation:      **Advisory Comments**      Abstentions:  
Motion:      Baden  
Second:      Wilkin  
Vote:      Yes  **13**      No  **0**      Recusals:

### Woodstock

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Referral Number      **2012102**      Received:      5/25/2012  
Name:      **Timber Harvest**      Type of Referral:      **Special Permit**  
Description:      Selective tree harvest of 278 trees from forest of 3500/3800 trees  
Project Location:      547 Wittenberg-Glenford Road  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Wilkin  
Second:      Hokanson  
Vote:      Yes  **13**      No  **0**      Recusals: