

# ULSTER COUNTY PLANNING BOARD

## *Minutes – August 1, 2012*

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

**The Executive Committees met at 6:30 PM**  
Mr. Watkins, Mr. Wilkin, Ms. Hokanson, Mr. Budziak & Mr. Baden

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

**1. ROLL CALL – Present:** 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, M. Weitman, D. Doyle, R. Leibowitz **Absent:** R. Pecora, E. Hooper **Excused:** P. Hakim, J. Konior, R. Kinnin, G. Swanzey **Guests:** Scott Dutton, Andrea Bornhoft and Guy Kempe.

**2. APPROVAL OF MINUTES – The July Meeting minutes were approved.**  
Motion by Mr. Baden, seconded by Ms. Hokanson. All were in favor.

### **3. FINANCIAL REPORT**

Mr. Doyle made note of a correction to the financial report. We have received additional revenues from the State and the Catskill Watershed. Mr. Watkins asked if we have money for a copier. Mr. Doyle stated the county is negotiating a rental contract with Ricoh. Mr. Doyle added that 2013 is going to be a challenging year and as it stands the Deputy Director's position will not be funded.

### **4. PUBLIC COMMENT**

No Public Comment

Mr. Doyle stated we have invited representatives from RUPCO who are rehabilitating the "Lace Factory" building in Kingston to speak about the project. He added it's an interesting project and we feel it will be good for the board to take a look at it.

### **5. COMMUNICATIONS**

Mr. Budziak asked if there was a proposed reuse for the Brownfield's Site (North St., Kingston). Mr. Doyle stated he could research that and possibly get a copy of the remedial plan. Mr. Baden suggested checking the website listed. Mr. Budziak stated he would check the website. Mr. Doyle stated the county was awarded a Brownfield Grant about 8 months ago, but we have not seen a contract from the State as yet. The grant is for nearly \$200,000 worth of funding, proposed as revenue in budget for next year. We have consultants reaching out to us. The notice for Pine Hill Historic Dist was a result of our Main Streets program. We have gone to Shokan, Pine Hill and Phoenecia with our Main Street presentation – made one in Shandaken last week – not well attended but we have been asked to do another for the town board on September 19<sup>th</sup>.

Mr. Doyle stated we are looking into doing a seminar on Transportation, also discussing SEQR changes/new forms as a topic. George Lithco from Town of New Paltz has agreed to make a presentation on Land Use Powers and Duties of Zoning Board.

Mr. Budziak made note of the Community Report section of the Agenda being missing. Then he talked about cell towers on the Route 28 corridor. Mr. Budziak stated a stipulation was made for the cell tower configuration to have a "Christmas Tree" appearance. Mr. Budziak said he drove past the tower the other day and it really blends with the background. He said that should be a model. Mr. Doyle offered to have staff take a picture. Mr. Watkins stated the Town of Shawangunk has a monopole in the scenic byway that looks good as well.

Mr. Doyle stated the Community Report is missing because we were trying to follow the recently adopted bylaws. **The board voted to amend the bylaws to add Community Report back to the Agenda. Motion by Ms. Hokanson, seconded by Mr. Baden.**

Mr. Doyle brought up a referral from last month: Town of Saugerties – Amity Solutions. He stated that we addressed concern for change in use and if Health Dept needs to be consulted for sanitation. Mr. Doyle stated that Burt Samuelson reached out to the County Health Dept to ask if the existing field fails will there be a back-up field to go to. Mr. Economos stated that discussion has already been amended by the Health Dept and does not need an engineered reserve area. Mr. Doyle stated it needs a reserve area identified and available and a perc test.

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

**8. OLD BUSINESS**

a. Consolidated Funding Application (CFA) Update

Mr. Doyle stated applications were due July 16<sup>th</sup>. Approximately 250 applications were submitted from the Mid-Hudson Region. It was about a 10% decrease from 2011. Housing monies were removed from the CFA process– Ulster County will submit a separate housing grant, which is due August 16<sup>th</sup>. A variety of applications were filed and the executive's office wrote letters of support and offered assistance for over 20 applications. Ulster County submitted a CFA for the STRIVE project –which proposes moving the BRC efforts into the Sophie Finn school (proposed to be closed) across from Benedictine Hospital. Regional Councils will be graded on how well they implemented the first year of the strategic plan; CFA awards to be announced in late September. Mr. Doyle stated March Gallagher and other staff put a lot of effort into these CFAs.

b. Ag District Inclusion Update

Mr. Doyle stated the Legislature adopted the inclusions recommended by Ag Farmland Protection Board. We are in the process of preparing a report to be sent to Ag & Markets requesting that the submissions be certified.

c. Referral - Charter Revisions

Mr. Doyle stated the Executive Committee met with County Attorney to discuss adopting a local law amending the referral process to allow department staff to do certain referral reviews.

**9. SPECIAL TOPICS DISCUSSION**

No Comments

**10. NEW BUSINESS**

a. Staff Review of Town of Esopus Referral Exception Agreement

Mr. Leibowitz stated at first glance the Agreement looked different but on further review it is identical to ours, and he recommended that the Board enter into agreement with Town of Esopus. **Motion to enter into agreement with Town of Esopus made by Ms. Hokanson, seconded by Mr. Wilkin. All were in favor.**

b. Main Street Project Presentation

This was not done

c. CDBG Applications Due August 17<sup>th</sup>

If anyone needs a support letter in your community, please contact our office.

d. Environmental Notice Bulletin & Grant Opportunities

Mr. Budziak asked what is driving Town of Ulster Dukes Pit LLC? Mr. Doyle stated it was a renewal of mine land reclamation permit.

Ms. Hokanson said she got a notice from EPA on how to do Brownfield applications. Mr. Doyle stated he saw it, but may have deleted it and asked Ms. Hokanson to forward it to him.

Mr. Doyle said he would be sending information on amendments and changes proposed to SEQRA to the board. One member asked if we could get someone from DEC to come in to discuss with us. Mr. Doyle stated he would make a request. Mr. Baden stated this is still in the comment period. Mr. Lovelett stated there was some discussion at the Association of Towns training that requesting more review time, by as many people as possible, would be beneficial. **Ms. Hokanson made a motion to send a letter requesting DEC to extend the review time period on the new SEQRA forms. Seconded by Mr. Baden. All were in favor.**

## **11. ADJOURNMENT**

The meeting adjourned at 9:35 PM. Motion by Mr. Weitman, seconded by Mr. Baden.

# Ulster County Planning Board Minutes



8/1/2012

## Gardiner

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Referral Number      **2012131**      Received:      6/28/2012  
Name:      **Jay C Jim**      Type of Referral:      **Variance-Area**  
Description:      Road frontage variance where 40' is required and applicant has 27.62'  
Project Location:      172 Main Street  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Hokanson  
Second:      Baden  
Vote:      Yes  No       Recusals:

## Gardiner

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Referral Number      **2012132**      Received:      6/28/2012  
Name:      **Jay C Jim**      Type of Referral:      **Subdivision**  
Description:      2-lot subdivision for new single family home  
Project Location:      172 Main Street  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Hokanson  
Second:      Baden  
Vote:      Yes  No       Recusals:

## Gardiner

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Referral Number      **2012145**      Received:      7/25/2012  
Name:      **Zachary Baum**      Type of Referral:      **Subdivision**  
Description:      2-lot subdivision and lotn line revision  
Project Location:      507 South Mountain Road  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Baden  
Second:      Hokanson  
Vote:      Yes  No       Recusals:

## Gardiner

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Referral Number      **2012146**      Received:      7/26/2012  
Name:      **Robert Colucci**      Type of Referral:      **Variance-Area**  
Description:      Buildable area variance - for 8 unit apartment building  
Project Location:      2356 Route 44/55  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Wilkin  
Second:      Baden  
Vote:      Yes  No       Recusals:

## ~Ulster County Planning Board Minutes~

### Gardiner

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Referral Number      **2012147**      Received:      7/26/2012  
Name:      **Robert Colucci**      Type of Referral:      **Site Plan**  
Description:      Construct 8-unit (2 bedroom ea.) apartment building in lieu of previously approved mixed use/commercial structure  
Project Location:      2356 Route 44/55  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Wilkin  
Second:      Baden  
Vote:      Yes  No       Recusals:

### Hurley

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Referral Number      **2012133**      Received:      7/16/2012  
Name:      **Wardwell Garage**      Type of Referral:      **Variance-Area**  
Description:      Front yard variance for accessory garage (44' variance)  
Project Location:      420 Joys Lane  
Recommendation:      **Disapprove**      Abstentions:  
Motion:      Baden  
Second:      Economos  
Vote:      Yes  No       Recusals:

### Kingston City

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Referral Number      **2012134**      Received:      7/20/2012  
Name:      **The Lace Factory**      Type of Referral:      **Variance-Use**  
Description:      Use variance from 1st floor commercial requirements of mixed-use overlay district  
Project Location:      165 Cornell Street  
Recommendation:      **Advisory Comments**      Abstentions:  
Motion:      Wilkin  
Second:      Economos  
Vote:      Yes  No       Recusals:

### Kingston City

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Referral Number      **2012135**      Received:      7/20/2012  
Name:      **The Lace Factory**      Type of Referral:      **Variance-Area**  
Description:      Area variance from parking requirements - 41 proposed spaces (continuous row, % compact car, and parking total re  
Project Location:      165 Cornell Street  
Recommendation:      **Advisory Comments**      Abstentions:  
Motion:      Wilkin  
Second:      Economos  
Vote:      Yes  No       Recusals:

### Kingston City

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Referral Number      **2012136**      Received:      7/20/2012  
Name:      **The Lace Factory**      Type of Referral:      **Special Permit**  
Description:      Allow for adaptive re-use of existing manufacturing building to residential use  
Project Location:      165 Cornell Street  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Wilkin  
Second:      Hokanson  
Vote:      Yes  No       Recusals:

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## Kingston City

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Referral Number      **2012137**      Received:      7/20/2012  
Name:      **The Lace Factory**      Type of Referral:      **Site Plan**  
Description:      Convert existing structure for apartment/artist loft use - 55 units  
Project Location:      165 Cornell Street  
Recommendation:      **Advisory Comments**      Abstentions:  
Motion:      Wilkin  
Second:      Baden  
Vote:      Yes  No       Recusals:

## Marlborough

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Referral Number      **2012138**      Received:      7/6/2012  
Name:      **Troncillito Lot Line revision**      Type of Referral:      **Subdivision**  
Description:      Move propety line to include 2-story frame building  
Project Location:      580 Lattintown Road  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Holmquist  
Second:      Baden  
Vote:      Yes  No       Recusals:      Falkenberg

## Rosendale

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Referral Number      **2012139**      Received:      7/23/2012  
Name:      **Pinecrest Indoor Tennis Facility**      Type of Referral:      **Special Permit**  
Description:      permit for tennis facility in B-1 zone  
Project Location:      658 Route 32  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Hokanson  
Second:      Baden  
Vote:      Yes  No       Recusals:      Brown

## Rosendale

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Referral Number      **2012140**      Received:      7/23/2012  
Name:      **Pinecrest Indoor Tennis Facility**      Type of Referral:      **Site plan**  
Description:      Construct private indoor tennis facility  
Project Location:      658 Route 32  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Hokanson  
Second:      Baden  
Vote:      Yes  No       Recusals:      Brown

## Rosendale

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Referral Number      **2012141**      Received:      7/23/2012  
Name:      **WSW**      Type of Referral:      **Special Permit**  
Description:      permit for expansion of existing commercial/artist use  
Project Location:      722 Binnewater Lane  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Hokanson  
Second:      Baden  
Vote:      Yes  No       Recusals:      Brown

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### Rosendale

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Referral Number      **2012142**      Received:      7/23/2012  
Name:      **WSW**      Type of Referral:      **Site Plan**  
Description:      13,458 square foot expansion to existing structure, plus parking and septic  
Project Location:      722 Binnewater Lane  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Hokanson  
Second:      Baden      Recusals:      Brown  
Vote:      Yes  No

### Ulster

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Referral Number      **2012143**      Received:      7/23/2012  
Name:      **Beer World/Chipotle Mexican Grill**      Type of Referral:      **Site Plan**  
Description:      Place 2400 square foot Chipotle Mexican Grill within existing structure (former Lazy Boy/Anaconda Sports)  
Project Location:      1221 Ulster Avenue  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Economos  
Second:      Wilkin      Recusals:  
Vote:      Yes  No

### Ulster

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Referral Number      **2012144**      Received:      7/23/2012  
Name:      **Dollar General**      Type of Referral:      **Site Plan**  
Description:      Cosntruct 9,100 square foot Dollar General  
Project Location:      1973 Ulster Avenue  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Baden  
Second:      Hokanson      Recusals:  
Vote:      Yes  No

### Woodstock

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Referral Number      **2012148**      Received:      7/26/2012  
Name:      **Mountain View Municipal Parking Lot**      Type of Referral:      **Site Plan**  
Description:      Install ADA compliant handicap access ramp and designated 6 handicap parking spaces plus add seasonal hut for at  
Project Location:      Rock City Road and Mountain View Avenue  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Economos  
Second:      Baden      Recusals:  
Vote:      Yes  No