

ULSTER COUNTY PLANNING BOARD
Minutes - September 5, 2012

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

The Greenway Committee met at 6:30 PM

Chairman Watkins called the meeting to order and Mr. Samuelson 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, K. Holmquist, M. Watkins, R. Budziak, V. Markowitz, M. Weitman, G. Swanzey, D. Doyle, M. Gallagher, R. Leibowitz, B. Samuelson **Absent** – A. Yuran, E. Hooper, R. Kinnin **Excused** – P. Economos
2. **APPROVAL OF MINUTES** The August minutes were approved.
Motion by Mr. Baden, seconded by Mr. Markowitz.
3. **FINANCIAL REPORT**
Mr. Doyle stated that the budget is fine and we have received second quarter reimbursements. We are working on 3rd and 4th quarter reimbursements for Transportation work. Mr. Baden asked if reimbursements go to the general fund. Mr. Doyle stated that they do.
4. **PUBLIC COMMENT**
There was no public comment.
5. **OLD BUSINESS**
 - a. Ag District Additions Certified by Ag & Markets
Mr. Doyle stated the Annual Ag Additions were adopted by the farmland protection board, certified by the Legislature and have now been certified by Ag & Markets.
 - b. Disbursement of Disaster Recovery Fund Started – The county has received \$500K in direct assistance for businesses Locations are primarily focus areas are Shandaken & Olive, in hamlets of Phoenecia and Mt. Tremper. Also some funding for Ellenville, Marlborough and Gardiner. We have the funds authorized, made drawdown requests for \$160,000 to \$180,000 to the state and will mail checks to the businesses. We will re-canvass areas in Shandaken and Olive based on availability of funds. Mr. Doyle added that some business owners have declined funding.
 - c. SEQRA Form Deadline Revised to April 1, 2013
Mr. Doyle made note of the above & stated the guidebook for the short form is out. Comment period is open on guidebook until Oct 22. Ms. Hokanson stated she had received a notice in the mail on this.
6. **COMMUNITY REPORT**
Mr. Baden stated that Town Board of Rochester amended the zoning law to ban fracking. Mr. Wilkin stated that Plattekill planning board had an issue with rezoning. A letter was sent on behalf of the applicant to County Planning Department for an opinion. The town mistook the department comments as coming from the board. Mr. Wilkin stated this issue should be straightened out. Mr. Doyle stated this was an individual circumstance with an individual personality. The reply offered alternatives for consideration by the town. Mr. Wilkin stated that he and Mr. Samuelson were involved in a Quassaick Creek Study meeting where the Town of Plattekill's input was questioned. Mr. Wilkin added that Mr. Samuelson came to the Town's defense.

Ms. Pecora stated that Esopus has a project called Esopus Farms, LLC, which is a redevelopment of the old Wiltwyck Village in West Park. It will be a conference center/hotel/spa with camping. Mr. Doyle asked Ms. Pecora if we could get the applicant in for a pre-referral meeting. He added that

the property may be eligible for a historic designation. There was no indication as to whether a pre-referral meeting would be requested.

7. COMMUNICATIONS

Mr. Doyle stated he had a discussion with Town and Village of New Paltz regarding a work program for a proposed intermodal center. The municipalities were asked what their expectations were.

Mr. Doyle stated the study should start at beginning of next year.

Mr. Doyle noted that work has been done at the Traffic Circle in Town of Ulster to improve capacity of legal spaces in the park & ride facility. He added that negotiations continue with Quick Chek to create additional spaces.

Mr. Doyle stated that we've had a meeting with the Commissioner of Corrections in Town of Shawangunk with intention to move the trail connection forward through the prison property. We have also been having discussions with Trails Groups and Supervisor Valk. Mr. Doyle stated that Ms. Gallagher is pursuing a solution to the trail situation in Napanoch. He added that there have been discussions with LILA (local infrastructure for local agriculture) to relocate the mobile slaughtering facility, which is now parked in Plattekill, to the correctional facility in Shawangunk. Ms. Gallagher, with some assistance from Senator Larkin, worked on setting up these meetings with the Department of Corrections. Mr. Doyle stated that the fate of the Colony Farm was still being discussed.

Ms. Pecora asked about the park & ride near the entrance to the Rhinecliff bridge. Mr. Doyle stated that it is DOT property and it's an informal lot. He added that capacity studies show it to be adequate, if poorly maintained. Mr. Doyle stated that UCTC transferred money to improve safety aspects in Town of New Paltz on Route 32 South where the college has parking to add bus pull-offs. He added that we also transferred money to Saugerties to provide for a more robust parking facility. Mr. Doyle stated the problem with Saugerties is that Trailways does not have a ticket agent.

Mr. Doyle stated that MAP21 (authorization for transportation funding) passed and was funded at 2009 levels. Mr. Doyle stated that given where we are in our TIP processes, we have cut approximately 65% of projects from our TIP.

Mr. Doyle made note of the Town of Wawarsing Town Board Lead Agency designation request on casino gambling. Mr. Doyle made note of the brownfield cleanup and the dormitory authority project at SUNY New Paltz. Mr. Doyle also mentioned the CREEO discussion brief.

Mr. Watkins stated that in the past few meetings the zoning referrals have taken up most of the time away from the other items on the agenda. He stated that he would like to move the zoning referrals to the end of the meeting.

Motion to amend the bylaws by moving the referrals to the end of the meeting agenda.

Motion made by Mr. Konior, seconded by Mr. Holmquist. All were in favor.

8. SPECIAL TOPICS DISCUSSION

a. Economic Development Presentation (PowerPoint)

Ms. Gallagher stated she would update the board on economic development and go over a few new things. She informed the board of the work she's being doing with the Regional Council, retaining and growing businesses, two Shovel Ready programs, helping to locate desired sites for business and finishing up the Main Street work.

9. NEW BUSINESS

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

10. ZONING REFERRALS – See Separate Zoning Minutes

11. ADJOURNMENT

The meeting adjourned.

Ulster County Planning Board Minutes



9/5/2012

Denning

Referral Number **2012155** Received: 8/23/2012
Name: **Zoning Statute** Type of Referral: **Amend Zoning Statute**
Description: Adopt new zoning statute
Project Location:
Recommendation: **Required Modifications** Abstentions:
Motion: Baden
Second: Pecora Recusals:
Vote: Yes No

Ellenville

Referral Number **2012152** Received: 8/17/2012
Name: **United Methodist Church** Type of Referral: **Site Plan**
Description: Install ADA accessible ramp on east side of existing church
Project Location: 85 Canal Street
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Baden Recusals:
Vote: Yes No

Marbletown

Referral Number **2012156** Received: 8/24/2012
Name: **Local Law #1 of 2012** Type of Referral: **Other Special Authorization**
Description: Moratorium on use of land for extraction of oil and gas for one year.
Project Location:
Recommendation: **Required Modifications** Abstentions:
Motion: Hokanson
Second: Baden Recusals: Lovelett
Vote: Yes No

New Paltz Town

Referral Number **2012153** Received: 8/20/2012
Name: **Christ The King Church** Type of Referral: **Site Plan**
Description: Erect 12x18' shed (site plan amendment)
Project Location: Route 32 South and Eugene Brown Drive
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Baden Recusals:
Vote: Yes No

~Ulster County Planning Board Minutes~

New Paltz Town

Referral Number **2012154** Received: 8/20/2012
Name: **NP Church of the Nazarene** Type of Referral: **Site Plan**
Description: Erect shed for donations
Project Location: Route 32 North and Sunset Ridge Road
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Baden Recusals:
Vote: Yes No

Rosendale

Referral Number **2012149** Received: 8/10/2012
Name: **Local Law #1 of 2012** Type of Referral: **Amend Zoning Statute**
Description: Exploration, extraction of natural gas and petroleum products
Project Location:
Recommendation: **No County Impact** Abstentions:
Motion: Konior
Second: Wilkin Recusals: Brown
Vote: Yes No

Wawarsing

Referral Number **2012150** Received: 8/7/2012
Name: **Telecommunication Tower** Type of Referral: **Special Permit**
Description: Special permit to allow wireless telecommunications facility
Project Location: 125 Van Keuren Road
Recommendation: **Advisory Comments** Abstentions:
Motion: Hokanson No: Budziak
Second: Marion Recusals:
Vote: Yes No

Wawarsing

Referral Number **2012151** Received: 8/7/2012
Name: **Telecommunication Tower** Type of Referral: **Site Plan**
Description: Construct 190' tall monopole (variance granted) wireless telecommunications facility
Project Location: 125 Van Keuren Road
Recommendation: **Advisory Comments** Abstentions:
Motion: Hokanson No: Budziak
Second: Marion Recusals:
Vote: Yes No