

ULSTER COUNTY PLANNING BOARD

Minutes – October 3, 2012

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

The Greenway Committee Met

- 1. ROLL CALL – Present:** R. Pecora, P. Hakim, J. Konior, T. Marion, K. Lovelett, W. Falkenberg, H. Grant, T. Wilkin, M. Baden, F. Greitzer, P. Economos, K. Holmquist, M. Watkins, R. Budziak, V. Markowitz, A. Yuran, M. Weitman, R. Kinnin, D. Doyle, C. White, R. Leibowitz, B. Samuelson **Absent:** E. Hooper **Excused:** T. Hokanson, J. Brown, G. Swanzey **Guests:** Anne Haas, Margaret Yos, Christina Humberger, Peter Humberger, Henrietta Wise, David Wise, Zach Sklar

Mr. Doyle introduced the Planning Department's new Deputy Director, Chris White. Mr. White greeted the board and relayed some of his background information. He informed the board that he would be working on special projects.

- 2. APPROVAL OF MINUTES**

The September minutes were approved. Motion by Ms. Pecora, seconded by Mr. Konior. Mr. Greitzer and Mr. Economos abstained.

- 3. FINANCIAL REPORT**

No member comment

- 4. PUBLIC COMMENT**

Christina Humberger from the Town of Olive, member of Olive Defense Against Fracking (ODAF) stated that her group has gathered 400 signatures in favor of a fracking ban in their town. She read a prepared statement that will be kept on file.

Margaret Yos of the Town of Esopus Planning Board spoke about the Aberdeen on the Hudson project. She noted this is a residential zone and the project would like to hold events on the property. Ms. Yos noted the areas of the proposed project that she said would be detrimental to the neighborhood and the viewshed.

- 5. COMMUNITY REPORT**

Mr. Wilkin clarified his remarks from last month's community report by saying a lot of times what is said and understood at the county level can be mis-communicated at the local level.

Mr. Budziak informed the board that Panera Bread has begun initial stages of their drive-thru. It was noted that our board had disapproved that proposal. Mr. Watkins stated that we do the best we can, but the local boards have the final say and can overrule our board's comments. Mr. Watkins stated as we are doing the Greenway with each town we can educate people and he has proposed doing a seminar so people can see how our board makes decisions. Mr. Baden asked if we got the reasons for Town of Ulster overruling our comments. Mr. Leibowitz said we got a Final Action and resolution from the town. Mr. Budziak stated that final action mainly focused on the traffic study. Mr. Wilkin stated he felt we'd get some pushback from the local level regarding the Greenway Compact. Mr. Watkins stated he got a phone call from a member who wanted to join the Greenway Committee and he offered that if anyone else wants to join the committee to contact himself or Mr. Doyle.

- 6. COMMUNICATIONS**

Mr. Doyle made note of the Central Catskills Regional Economic Revitalization Conference on Wednesday, October 17th from 9:00AM to 3:00PM. We have also received the Lead Agency notification from Town of Ulster for the Quick Check project on Washington Ave, which will be reviewed this evening.

Mr. Doyle made note of the Lead Agency request from Village of Saugerties for Country Meadows which is proposing a change from 33 senior units to 33 workforce housing units. We have also received a Lead Agency designation from the Village of Saugerties for the Diamond Mills hotel parking lot. Mr. Doyle added that we have not seen that variance request yet.

7. OLD BUSINESS

Mr. Doyle stated there was no old business.

8. SPECIAL TOPICS DISCUSSION

Mr. Doyle stated we have approximately \$500K in economic development assistance that is targeted toward businesses damaged by last year's storm events. We have begun disbursement of funds (\$100k in Main St money) for structural repairs and \$170K from Community Development Block Grants (CDBG) to replace inventory and equipment. We continue to work with other partners on damages to transportation infrastructure with \$560K of additional funding for Emergency Watershed Protection work up in the watershed communities. The county agreed to act as sponsor in New Paltz and Lloyd (13 projects overall) with supplemental funding from Soil and Water Conservation District. We are looking at areas of transportation infrastructure in response to flooding to make it more resilient. Working with Department of Environment to look at areas that suffer repetitive damage that were previously fixed by FEMA to see what we can do differently. Mr. Doyle stated we have been having discussions on what should be in a new Filtration Avoidance Determination (FAD) with NYCDEP to convince them there is a need to look at what can be done beyond preservation to help sustain our transportation infrastructure and water quality.

Mr. White stated that the County Executive has been working with the City of Kingston schools and SUNY Ulster and then explained the STRIVE project to the board. He stated that the county proposes to renovate the Sophie Finn elementary school and add parking, then move the SUNY Ulster classrooms located at the Business Resource Center (BRC) on Ulster Avenue, into the closed elementary school located near the high school. We also propose to consolidate and move county level health and human services from Flatbush Avenue into the BRC. Mr. White stated we are also looking at moving the Information Services on South Manor Ave to see if they will fit at the BRC as well. Mr. White said that the idea is that once services are consolidated it would serve the public better by being in one location. The resulting two empty county properties would be sold and put back on the tax rolls. Mr. White stated the County Executive has projected this should save the county, school district and the college about \$21 million over 10 years. He added that resolutions have been prepared to go to the Legislature to surplus those properties in anticipation of what will occur next year, creating a Capital Project and authorizing the first phase (architecture and engineering).

Mr. Watkins stated we are hosting a seminar on *Coordinating the Roles and Responsibilities of Planning and Zoning Boards* next Thursday, October 11th and encouraged the board to sign-up.

9. NEW BUSINESS

a. Ag District 1 – 8 year review

Mr. Doyle stated that the review of Ag District 1, which is located in the southeastern portion of Ulster County would be starting soon. All affected communities and landowners will be notified.

b. Referral Matrix

Mr. Leibowitz stated we had feedback from local municipalities with requests to simplify the referral matrix. The agreement will stay the same, only the matrix is being reworked. He asked that members to note that this evening's handout is a draft. The new matrix will be sent out when it is finished.

c. Environmental Notice Bulletin & Grant Opportunities

Mr. Budziak noted that the lower Esopus is being designated by the EPA as an impaired water body and he asked if the county has offered its formal position. Mr. Doyle stated the EPA's

position related to the designation. The County is in the process of forming a final opinion. We do not have a silt and sediment listed water body in NYS. Mr. Doyle added that our comments would be that we believe the responsibility of compliance should lie with the City of New York and not the communities below the dam.

Mr. Baden mentioned the EAF workbook and stated if they get all the links working, it will be really helpful.

Mr. Doyle mentioned the FEMA 2012 Community Resilience Innovation Challenge from the grants page.

Mr. Doyle stated the Ulster County Dept of Environment was awarded a small grant to create a green infrastructure hub at the Ulster County Office Campus in Kingston. Ulster County currently has a rain garden and this award is to construct a larger rain garden and street trees, as well as pervious pavement installations around the building to help reduce flooding on Pearl Street and to reduce pollution.

10. ZONING REFERRALS – *See Separate Zoning Minutes*

11. ADJOURNMENT

The meeting adjourned.

Ulster County Planning Board Minutes



10/3/2012

Ellenville

Referral Number **2012165** Received: 9/21/2012
Name: **Autozone** Type of Referral: **Site Plan**
Description: Construct new 6,816 square foot retail establishment
Project Location: 69 North Main Street
Recommendation: **Required Modifications** Abstentions:
Motion: Baden
Second: Konior
Vote: Yes No Recusals:

Ellenville

Referral Number **2012169** Received: 9/26/2012
Name: **Autozone** Type of Referral: **Variance-Area**
Description: 3 area variances to construct new 6,816 square foot retail establishment
Project Location: 69 N. Main Street
Recommendation: **Required Modifications** Abstentions:
Motion: Baden
Second: Konior
Vote: Yes No Recusals:

Esopus

Referral Number **2012160** Received: 9/13/2012
Name: **RV on Vacant Lot** Type of Referral: **Variance-Use**
Description: Store RV on vacant lot. Utilize as primary residence until house is built.
Project Location: 129 Third St Connelly
Recommendation: **Advisory Comments** Abstentions:
Motion: Baden
Second: Konior
Vote: Yes No Recusals:

Esopus

Referral Number **2012166** Received: 9/21/2012
Name: **Aberdeen on the Hudson Events** Type of Referral: **Special Permit**
Description: Use site of existing massage therapy school for wedding hosting and catered events when school is not in session
Project Location: 1723 Broadway (9W) West Park
Recommendation: **Required Modifications** Abstentions:
Motion: Holmquist No: Economos
Second: Konior Recusals: Pecora
Vote: Yes No

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Esopus

Referral Number **2012167** Received: 9/21/2012
Name: **Aberdeen on the Hudson Events** Type of Referral: **Site Plan**
Description: Use site of existing massage therapy school for wedding hosting and catered events when school is not in session
Project Location: 1723 Broadway (9W) West Park
Recommendation: **Required Modifications** Abstentions:
Motion: Holmquist No: Economos
Second: Konior Recusals: Pecora
Vote: Yes **16** No **1**

Hurley

Referral Number **2012172** Received: 9/24/2012
Name: **Michael North** Type of Referral: **Site Plan**
Description: Convert existing home to professional office with accessory apartment and detached garage
Project Location: 1404 State Route 28 West Hurley, NY
Recommendation: **Required Modifications** Abstentions:
Motion: Konior
Second: Economos Recusals:
Vote: Yes **18** No **0**

Lloyd

Referral Number **2012157** Received: 9/10/2012
Name: **Mountainside Woods** Type of Referral: **Subdivision**
Description: 162 single-family unit conservation subdivision. (153 acre parcel, 29.57 acre cluster).
Project Location: Westport, Ledgewood, and Trailside
Recommendation: **Required Modifications** Abstentions:
Motion: Baden
Second: Konior Recusals: Marion
Vote: Yes **16** No **0**

Lloyd

Referral Number **2012158** Received: 9/10/2012
Name: **Magryta Storage shed** Type of Referral: **Site Plan**
Description: Erect 40'x60' x 18' high equipment storage shed
Project Location: 228 S. Riverside Drive Highland
Recommendation: **Required Modifications** Abstentions:
Motion: Konior
Second: Baden Recusals: Marion
Vote: Yes **16** No **0**

Lloyd

Referral Number **2012159** Received: 9/10/2012
Name: **Food Vending Trailer** Type of Referral: **Site Plan**
Description: Operate food vending trailer
Project Location: Route 299 North side
Recommendation: **Required Modifications** Abstentions:
Motion: Pecora
Second: Konior Recusals: Marion
Vote: Yes **16** No **0**

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Marbletown

Referral Number **2012168** Received: 9/21/2012
Name: **Reformed Church of Marbletown** Type of Referral: **Site Plan**
Description: Lot line deletion and add parking for existing church
Project Location: 3742 and 3750 Main Street Stone Ridge
Recommendation: **No County Impact** Abstentions:
Motion: Economos
Second: Kinnin Recusals: Lovelett
Vote: Yes No

New Paltz Town

Referral Number **2012175** Received: 1/3/2012
Name: **Amend Chapter 140** Type of Referral: **Amend Zoning Statute**
Description: Prohibit Natural Gas and/or oil exploration and extraction
Project Location:
Recommendation: **No County Impact** Abstentions:
Motion: Pecora No: Kinnin
Second: Konior Recusals:
Vote: Yes No

Olive

Referral Number **2012162** Received: 9/14/2012
Name: **Hydro-Fracking** Type of Referral: **Amend Zoning Statute**
Description: Prohibition of extraction and exploration of natural gas from all zoning districts
Project Location:
Recommendation: **Required Modifications** Abstentions:
Motion: Economos No: Kinnin
Second: Konior Recusals: Grant
Vote: Yes No

Saugerties Town

Referral Number **2012170** Received: 9/26/2012
Name: **Mullen Site Plan** Type of Referral: **Site Plan**
Description: 98,200 sq. ft manufacturing facility and additional office building.
Project Location: 997 Kings Highway
Recommendation: **Advisory Comments** Abstentions: Economos
Motion: Baden
Second: Konior Recusals:
Vote: Yes No

Saugerties Town

Referral Number **2012171** Received: 9/26/2012
Name: **Trevor Keller** Type of Referral: **Site Plan**
Description: Single family home with detached garage. Home is about 890' from Hudson River.
Project Location: Emerick Rd
Recommendation: **Required Modifications** Abstentions: Economos
Motion: Kinnin Recusals:
Second: Baden
Vote: Yes No

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Shawangunk

Referral Number **2012164** Received: 9/20/2012
Name: **Sahit Huseinovic** Type of Referral: **Variance-Use**
Description: Place single-wide trailer on property. Plan to fix and keep for storage use
Project Location: 3463 NYS Route 52 Pine Bush
Recommendation: **Disapprove** Abstentions:
Motion: Holmquist
Second: Marion
Vote: Yes No Recusals:

Ulster

Referral Number **2012161** Received: 9/13/2012
Name: **Quick Chek Washington Avenue** Type of Referral: **Variance-Area**
Description: Variances for fence height, sign height, sign size, and lighting levels
Project Location: 640-642 Washington Avenue
Recommendation: **Disapprove** Abstentions: Greitzer
Motion: Baden
Second: Konior
Vote: Yes No Recusals:

Ulster

Referral Number **2012163** Received: 9/19/2012
Name: **Quick Chek Washington Avenue** Type of Referral: **Site Plan**
Description: Demolish existing and construct new 6,584 SF convenience store with canopy and 12 fuel pumps
Project Location: 640-650 Washington Avenue
Recommendation: **Required Modifications** Abstentions: Greitzer
Motion: Baden
Second: Konior
Vote: Yes No Recusals:

Wawarsing

Referral Number **2012173** Received: 10/1/2012
Name: **Mahamudra Buddhist Hermitage** Type of Referral: **Special Permit**
Description: Phase I of 4 construct house of worship and related facilities
Project Location: Old Inn Road and Cragmoor Road
Recommendation: **Required Modifications** Abstentions:
Motion: Wilkin No: Baden
Second: Holmquist
Vote: Yes No Recusals:

Wawarsing

Referral Number **2012174** Received: 10/1/2012
Name: **Mahamudra Buddhist Hermitage** Type of Referral: **Site Plan**
Description: Phase I of 4 construct house of worship and related facilities
Project Location: Old Inn Road and Cragmoor Road
Recommendation: **Required Modifications** Abstentions:
Motion: Wilkin No: Baden
Second: Holmquist
Vote: Yes No Recusals: