

ULSTER COUNTY PLANNING BOARD
Minutes – December 5, 2012

The Ulster County Planning Board Meeting
7:00 p.m. – Surrogate Courtroom, 3rd Floor
County Office Building

The Executive Committee met at 6:30 PM

Vice Chair Pecora called the meeting to order at 7:00 PM and Mr. Doyle read the roll call.

1. **ROLL CALL - Present:** R. Pecora, J. Konior, T. Marion, K. Lovelett, W. Falkenberg, T. Hokanson, H. Grant, T. Wilkin, C. Mallery, J. Brown, P. Economos, K. Holmquist, M. Watkins, V. Markowitz, A. Yuran, G. Swanzey, D. Doyle, R. Leibowitz, B. Samuelson, V. Craft, M. Davis **Absent:** P. Hakim, R. Budziak, E. Hooper **Excused:** M. Baden, M. Weitman, R. Kinnin
2. **APPROVAL OF MINUTES**
October 3rd meeting – Zoning minutes were amended to reflect that it was Mr. Markowitz who voted “No” on referrals 2012-173 & 174 – Town of Wawarsing Mahamudra Buddhist Hermitage, not Mr. Baden
Motion to approve October minutes as amended made by Mr. Wilkin, seconded by Mr. Konior. All were in favor, there were no abstentions.
3. **FINANCIAL REPORT**
Mr. Doyle informed the Board that we are working with the Finance office to carry funding over to next year for studies we have begun that were not billed against. Mr. Doyle stated that the Legislature passed the budget last night and the Department’s appropriations were left unchanged. The Legislature, by passing this budget, created an Office of Business Services, which will be a division of the Planning Department. The new division will be headed by March Gallagher who will retain her current title. Two new positions will be created for the business office. The County will work as staff for the revolving loan funds for the Development Corporation (UCDC), the shovel ready program and will act as staff for the IDA. Mr. Doyle stated that finances look good for next year, the flow control law passed and the County’s Capital Program passed. A contract for sale of Golden Hill has been signed. Ms. Hokanson asked if the C&D was still exempt from flow control and when it would be implemented. Mr. Doyle didn’t know about the C&D, but the law is posted and he added that flow control will take effect on January 1st.
4. **PUBLIC COMMENT**
There was no public comment.
5. **COMMUNITY REPORT**
Ms. Hokanson stated she worked with the New Paltz Chamber to develop a “Practical Guide for Planning and Zoning in New Paltz.” It gives basic information, links and phone numbers and “do’s and don’ts.” Ms. Hokanson offered to share the guide with the board.
6. **COMMUNICATIONS**
Mr. Doyle went over the list of communications. No board comment.
7. **OLD BUSINESS**
Mr. Doyle updated the board on Greenway. We have a contract ready to go. John Clark from Dutchess County came to our office for a meeting to discuss what Greenway looks like and what it does. This conversation helped us tweak our contract.
8. **SPECIAL TOPICS DISCUSSION**
Mr. Doyle stated that one thing presented by the County Exec in the budget was a proposal to sell the rail on the Ulster & Delaware (Catskill Mountain Branch) for the area west of Phoenicia.

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

This has generated a response from the rail community. We have some contractual issues to resolve with the railroad but we have broad support from the trails community and Legislative support.

Mr. Doyle stated we'd like to take a look at home occupation businesses in the communities for the Office of Business Services to find ways to better reflect the growth of these and to accommodate "cottage industries." We have a referral on tonight's agenda from the Town of Woodstock concerning home occupations. We'd like to do some research and work with the town then move to establish a policy agreement for the Board.

9. NEW BUSINESS

a. Board Membership & Educational Requirements

Mr. Doyle stated that we gave a handout last month showing educational requirements. Most of our members meet the requirements. If you do not meet your requirements the Legislature is precluded from reappointing you under the statute. We are required to file member training credits with the annual report. If you have attended other trainings please send in your certificates. Mr. Doyle stated that we do have a member and alternate up for reappointment that have not met their requirements. Four hours are required per year, we offer fifteen minutes per meeting of training credit. Mr. Doyle stated that he has to report the training requirement in our Annual Report each year.

Mr. Doyle informed the board that Mr. Kinnin was absent this evening due to his father's passing.

b. Nominating Committee

Ms. Pecora nominated Mr. Wilkin, Ms. Hokanson and herself as the nominating committee. Ms. Hokanson stated the Nominating Committee would like to present the slate for next year. It would be Mr. Watkins returning as Chair, Mr. Budziak as Vice Chair and Mr. Baden as Secretary.

Ms. Pecora asked if there were any other nominations or questions.

Mr. Konior made a motion to approve, seconded by Mr. Holmquist. All were in favor.

c. Capital Improvement Program (m-sent 11/01/12)

Discussed during Financial Report

d. Environmental Notice Bulletin & Grant Opportunities – No member comment

10. ZONING REFERRALS – *See Separate Zoning Minutes*

11. ADJOURNMENT

Mr. Doyle thanked the Board for a very productive year and he thanked the Board for their confidence in the staff. He encouraged the board to continue to engage us and added that their challenges are an important part of the planning process and result in more responsive referral reviews. Mr. Doyle also thanked the Executive Committee and members of the board who dealt with the changes of the Board's role over time moving towards broader policy discussion rather than referrals and zoning reviews. Mr. Doyle invited the Board back to the office for a Holiday Get-together.

The meeting adjourned at 8:36PM

~Ulster County Planning Board Minutes~

Kingston City

Referral Number **2012199** Received: 11/21/2012
Name: **Mohammed Alshaary** Type of Referral: **Variance-Use**
Description: Use variance from ground-floor commercial requirements (convert existing to 4-family dwelling with one commercial s
Project Location: 702 Broadway
Recommendation: **No County Impact** Abstentions:
Motion: Hokanson
Second: Konior
Vote: Yes No Recusals: Swanzey

Kingston City

Referral Number **2012200** Received: 11/21/2012
Name: **Mohammed Alshaary** Type of Referral: **Variance-Area**
Description: Parking variance
Project Location: 702 Broadway
Recommendation: **No County Impact** Abstentions:
Motion: Hokanson
Second: Konior
Vote: Yes No Recusals: Swanzey

Lloyd

Referral Number **2012201** Received: 11/5/2012
Name: **1089 Vineyard Avenue** Type of Referral: **Variance-Use**
Description: Apartment on the ground floor
Project Location: 108 Vineyard Avenue
Recommendation: **No County Impact** Abstentions:
Motion: Hokanson
Second: Konior
Vote: Yes No Recusals: Marion

Lloyd

Referral Number **2012202** Received: 11/5/2012
Name: **1089 Vineyard Avenue** Type of Referral: **Special Permit**
Description: Allow additional units in existing multi-family
Project Location: 108 Vineyard Avenue
Recommendation: **No County Impact** Abstentions:
Motion: Hokanson
Second: Konior
Vote: Yes No Recusals: Marion

Lloyd

Referral Number **2012203** Received: 11/5/2012
Name: **1089 Vineyard Avenue** Type of Referral: **Site Plan**
Description: Add 2 apartments for total of 7 dwelling units in an existing structure
Project Location: 108 Vineyard Avenue
Recommendation: **No County Impact** Abstentions:
Motion: Hokanson
Second: Konior
Vote: Yes No Recusals: Marion

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Marbletown

Referral Number **2012210** Received: 11/26/2012
Name: **SP Industries Wastewater Tank** Type of Referral: **Site Plan**
Description: Add waste water storage tank
Project Location: 3538 Main Street
Recommendation: **No County Impact** Abstentions:
Motion: Holmquist
Second: Konior
Vote: Yes No Recusals:

Marlborough

Referral Number **2012204** Received: 11/13/2012
Name: **Dean-Paul Properties S/D** Type of Referral: **Subdivision**
Description: 2-lot subdivision with one new single-family dwelling proposed
Project Location: 346 Bingham Road
Recommendation: **No County Impact** Abstentions:
Motion: Hokanson
Second: Konior
Vote: Yes No Recusals:

Olive

Referral Number **2012205** Received: 11/20/2012
Name: **Local Law #2 - Natural Gas Drilling** Type of Referral: **Amend Zoning Statute**
Description: Amend Chapter 155-17 to prohibit exploration for and/or extraction of natural gas and/or petroleum
Project Location:
Recommendation: **No County Impact** Abstentions:
Motion: Hokanson
Second: Konior
Vote: Yes No Recusals:

Plattekill

Referral Number **2012206** Received: 11/14/2012
Name: **Appeal of ZEO Decision** Type of Referral: **Other Special Authorization**
Description: Appealing ZEO decision that proposed lot line adjustment does not require an area variance
Project Location:
Recommendation: **Advisory Comments** Abstentions:
Motion: Hokanson
Second: Watkins
Vote: Yes No Recusals: Wilkin

Rochester

Referral Number **2012214** Received: 11/28/2012
Name: **Appledorn Farm, LLC** Type of Referral: **Subdivision**
Description: Lot line adjustment for access improvement purposes
Project Location: Whitefield Road
Recommendation: **No County Impact** Abstentions:
Motion: Economos
Second: Konior
Vote: Yes No Recusals: Mallery

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Saugerties Town

Referral Number **2012207** Received: 11/16/2012
Name: **Saugerties Community Church** Type of Referral: **Variance-Area**
Description: Sign variance for 50 SF sign; 32 sf existing sign
Project Location: 2778 Route 32
Recommendation: **Advisory Comments** Abstentions: Economos
Motion: Konior No: Hokanson
Second: Marion
Vote: Yes No Recusals:

Shandaken

Referral Number **2012215** Received: 11/30/2012
Name: **Phoenicia Library Expansion** Type of Referral: **Variance-Area**
Description: Expansion of existing library on pre-existing lot. 6 variances requested.
Project Location: 48 Main Street Phoenicia
Recommendation: **Advisory Comments** Abstentions:
Motion: Watkins
Second: Konior Recusals:
Vote: Yes No

Shawangunk

Referral Number **2012208** Received: 11/17/2012
Name: **Catsmo Corp** Type of Referral: **Variance-Area**
Description: 37.4 front yard variance where 75' is required to install a carport
Project Location: 25 Myers Road Wallkill
Recommendation: **No County Impact** Abstentions:
Motion: Wilkin
Second: Markowitz Recusals: Watkins
Vote: Yes No

Ulster

Referral Number **2012209** Received: 11/26/2012
Name: **Lands of Gills Farmland, LLC** Type of Referral: **Subdivision**
Description: 2-lot subdivision - 31.01 acres - to 27.561 and 4.449 acres. Separates existing NYS trooper barracks from farm opera
Project Location: NYS Route 209
Recommendation: **No County Impact** Abstentions:
Motion: Holmquist
Second: Konior Recusals:
Vote: Yes No

Ulster

Referral Number **2012213** Received: 11/28/2012
Name: **Lands of Maggiore/Gilda Bach** Type of Referral: **Subdivision**
Description: 2-lot subdivision - 3.077 and .0835 acre lots
Project Location: 24 Sawkill Road
Recommendation: **No County Impact** Abstentions:
Motion: Watkins
Second: Marion Recusals:
Vote: Yes No

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Wawarsing

Referral Number **2012211** Received: 11/27/2012
Name: **Multifamily Dwellings** Type of Referral: **Amend Zoning Statute**
Description: Amend 122-25(H) to require all multi-family developments to be served by municipally owned and operated wastewater
Project Location:
Recommendation: **Disapprove** Abstentions:
Motion: Economos
Second: Wilkin
Vote: Yes No Recusals:

Wawarsing

Referral Number **2012212** Received: 11/27/2012
Name: **Exploration or extraction of natural gas/petroleum** Type of Referral: **Amend Zoning Statute**
Description: Amend Chapter 112 to prohibit uses regarding exploration or extraction of natural gas or petroleum products
Project Location:
Recommendation: **Advisory Comments** Abstentions:
Motion: Hokanson
Second: Economos
Vote: Yes No Recusals:

Woodstock

Referral Number **2012195** Received: 11/1/2012
Name: **Various Zoning Statute Amendments** Type of Referral: **Amend Zoning Statute**
Description: Modify setbacks, establish site plan review requirements for municipal projects, authorize ministerial changes, correct
Project Location:
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Konior
Vote: Yes No Recusals: