

ULSTER COUNTY PLANNING BOARD

Minutes – February 6, 2013

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

The Executive Committee did not meet

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

- 1. ROLL CALL - Present:** R. Pecora, P. Hakim, J. Konior, T. Marion, S. Ricci, T. Hokanson, H. Grant, T. Wilkin, M. Baden, J. Brown, M. Watkins, R. Budziak, V. Markowitz, A. Yuran, M. Weitman, G. Swanzey, D. Doyle, M. Gallagher, R. Leibowitz, B. Samuelson **Absent:** P. Economos, E. Hooper, R. Kinnin **Excused:** K. Lovelett, W. Falkenberg, Keith Holmquist **Guests:** Bob Kalb, Debra Fasce, George McGrath, Amanda LaValle.
- 2. APPROVAL OF MINUTES**
The January minutes were approved. Motion by Ms. Pecora, seconded by Mr. Wilkin. All were in favor.
- 3. FINANCIAL REPORT**
Mr. Doyle proposed to show updated financials for the Office of Business Services on a quarterly basis. Mr. Doyle stated we are in the process of developing a Unified Planning Work Program for UCTC. He added that reimbursements will be coming in for the transportation division. Mr. Doyle stated we have funds to lease a copy machine and are looking into doing so. Mr. Doyle informed the board that he invited March Gallagher to attend this evening to give a brief overview of the Office of Business Services.
- 4. PUBLIC COMMENT**
George McGrath from Borden Road in Wallkill stated he lives near the proposed Fire House project in Town of Shawangunk and he stated his concerns, which include: environmental, traffic, safety, events, septic system, parking, neighboring agricultural property, aesthetic concerns and redress – what if things happen that are said will not happen. Mr. McGrath stated there is a concern regarding pond on the property that is connected to a stream that flows into the Wallkill River. Mr. Watkins asked if their property flooded last year. Mr. McGrath stated it did not. Mr. Doyle stated that these concerns can be brought up at the public hearing. Mr. Doyle noted that this project is on this evening's agenda.
- 5. COMMUNITY REPORT**
Mr. Budziak stated that he attended a presentation in Shandaken called "Economic Impact and Opportunities from Outdoor Recreational Activities." The presentation was based upon a report that was done for the Mohonk Preserve. He added it was enlightening to see the economic impact on the community. Mr. Doyle informed the board there were four printed copies of the document on the table and offered to email if anyone would like.

Mr. Budziak stated that there is a fundraiser for Kingston Land Trust on Tuesday. Mr. Swanzey added it will be held at the Stockade on Tuesday evening from 6-9PM – Pete & Tony Levin will be performing.
- 6. COMMUNICATIONS**
Mr. Doyle noted the communications to the Board.

Mr. Baden informed the board that applications for 2013 local government grants from NYS Archives are due March 1st. Information can be found on NYS Archives website.

Mr. Doyle announced that NYSDOT, under MAP21, is changing the way they invest in infrastructure. There is a State Transportation Enhancement Program for \$400 million that runs

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

over 3 or 4 years. Projects must be finished by 2018. Applications are due Feb 28th. Each region can submit 5 applications and NYSDOT can submit its own projects. Mr. Doyle stated that if funded, the MPO will add to the TIP. He noted other funding that is available - JARC (Job Access Reverse Commute - transit funding) \$116,000. Also \$53-58,000 in New Freedom money (for new services & people with disabilities). He urged City of Kingston to apply for funding to look at a transit development plan, implement mall routes and get money to do so. Applications are due Feb 28th.

Mr. Doyle stated that \$40 million is available in the region for NHSIP (National Highway Safety Improvement Programming)– projects dealing with highway safety: involve high accident locations not currently on TIP in both rural & urbanized areas. Mr. Doyle noted now UCTC website includes special funding opportunities. He thanked Brian Slack and Rob Leibowitz for their work on getting that on the website.

7. OLD BUSINESS

- a. Membership Update – Mr. Doyle stated that we have new memberships proposed – Mr. Kalb is here tonight, his resolution will be considered by the Legislature in March. New Paltz will be considered in February. We do not have any other new recommendations at this time.

Mr. Watkins asked for attendance lists.

- b. Greenway Kickoff Meeting – Mr. Leibowitz stated the Greenway Compact kickoff meeting was held last week. Toni Hokanson, Tom Wilkin, Mark Watkins & Mike Baden attended from our board. Amanda LaValle from Department of Environment (DOE) and Dennis Doyle, Rob Leibowitz and Burt Samuelson from Planning attended. Mr. Leibowitz stated that we have entered into contract with RPA (Regional Planning Associates) to develop our draft greenway compact and design manual for the county. The scope of the project was reviewed. He added that the consultants are looking at our current plans and using them to develop the draft greenway compact. Mr. Leibowitz stated the next Technical Advisory Committee meeting will be February 27th. Mr. Doyle thanked the board members for attending the kickoff meeting. He added the Greenway Director also attended. Mr. Watkins also thanked the staff for putting this together.

- c. Green Infrastructure

Mr. Doyle asked Amanda LaValle, Coordinator of DOE to speak about Green Infrastructure. Ms. LaValle introduced herself and informed the board that Ulster County was chosen to be a case study county for the development of a Green Infrastructure guide that DEC is funding. She added that Green Infrastructure in this case is landscape scale – natural resources or natural assets. Ms. LaValle stated they are looking at how connected forest landscapes tie together in UC, how they function, as well as how they support cultural or social benefits - such as recreation or agricultural uses. The backbone of the project is a map of unfragmented forest blocks in Ulster County. Ms. LaValle stated the consultant, from Virginia, presented the first draft of forest habitat map, which will be used to create theme maps such as agriculture or water quality. She added there is a tremendous amount of data – biological data of NYS such as - occurrences of rare and endangered species and habitat areas. DEC is looking at the process to see if it can be replicated across the state. Mr. Doyle stated this map gives a good visual impression for the county. Mr. Budziak stated this appears to be an inventory of forested areas and asked if there is an associated issue pertaining to stewardships for protected lands to sustain the vibrancy of forested lands. Ms. LaValle stated this will be a logical next step, but is beyond the scope of the case study. She added that once we have the inventory, we will want to come up with a toolbox or set of recommendations. Mr. Baden asked if the map was available. Mr. Doyle stated this map is in draft form and is internal for now. Ms. LaValle stated they would like comment on the map, maybe in March at a larger public meeting, during the consultant's next visit. Mr. Wilkin asked what the timeframe was for the project. Ms. LaValle stated the whole thing should be done by the end of April.

- d. LIDAR – UC Waterfront

Mr. Doyle shared a slide presentation on LIDAR along the Hudson River based on gauges in Norrie Point & in Poughkeepsie with the board. He added that Scenic Hudson has maps

showing inundation areas using new LIDAR data. Mr. Doyle stated this information can be used to look at categorizations of storm surge. There is tidal data showing "slosh model" calculations in areas where predictions of tidal flow (heights in elevation & feet) for areas in Kingston on the waterfront that are subject to flooding. We also have properties that would be impacted and parcels involved in various flood heights, moving back from the waterfront, evacuation zones, etc. Mr. Doyle noted how important baseline data has become. A robust GIS combined with easy to get data sources helps put together information for evacuation and how we look at hazard mitigation plans. There was also a map looking at the damages from Hurricane Irene.

8. SPECIAL TOPICS DISCUSSION

a. New Paltz Regional Chamber of Commerce – Practical Guide for a Business Applying to the Planning/Zoning Boards in New Paltz (f)

Mr. Doyle stated there is a handout in Agenda folder and asked Ms. Hokanson to speak about it. Ms. Hokanson stated this guide came about because she was contacted by the new head of the Chamber and the Director of Planning and Development for City of Newburgh. She added that the three of them collaborated on putting together a document on getting through the planning process.

b. Economic Valuation Study for Public Lands in the Central Catskills – Economic Impact and Opportunities from Outdoor Recreational Activities (available for review)

Mr. Budziak spoke about during the Community Report.

9. NEW BUSINESS

a. Introduction to Office of Business Services – March Gallagher

Ms. Gallagher introduced herself to the board and stated she hoped the board could be outreach support for the new Office of Business Services (OBS). She added that the County Executive decided to bring economic development in-house to the county. Ms. Gallagher gave some background information on OBS and some examples of why bringing economic development in-house was a good idea. She added that the staff from UCDC was brought over to work in the Office of Business Services. Ms. Gallagher stated the UCDC is not gone. Their board holds title to equipment that was bought with grants thru NYS. As an entity it may be needed in the future.

Ms. Gallagher informed the Board that the Office of Business Services has three functions:

1. Financing incentives for businesses seeking assistance
2. Business counseling – includes post-disaster business counseling, Business to Resource connections
3. Site selection – projects with specific site needs

Ms. Gallagher stated if the board knows of any businesses needing help or if their community is working on economic development issues, we are here to help. She added that economic development really starts in the towns and she stressed that the board's role is very important in communicating with their communities. Mr. Baden asked if there were suitable sites for development that the owner isn't looking to develop would she contact the owner. Ms. Gallagher gave an example of a property owner in Saugerties that she contacts yearly about her site. She also spoke of the former IBM recreation center in Town of Ulster, which is a good site, but they are not looking to sell. Ms. Gallagher stated the revolving loan fund committee always was and will still be appointed by the Legislature; the only difference is that the documents for that committee will be prepared by the Office of Business Services staff. She added that the Shovel Ready committee, on which Dennis Doyle sits, is also appointed by the Legislature. Ms. Gallagher informed the board that they can contact her through the Planning office.

Mr. Wilkin asked if there would be any training on the new SEQRA forms coming up. Mr. Doyle stated that he hasn't received anything on the new forms yet. Mr. Doyle added there is a training coming up from the Shawangunk Mountains Regional Partnership on Visualization being held in Rosendale on March 7th. Ms. Hokanson stated that NYS Association of Towns annual training is coming up and she will be teaching a class.

Mr. Watkins acknowledged the board's appreciation of Ms. Hokanson at last month's meeting and added that he personally wanted to thank Ms. Hokanson for all the year's he has been here, for helping him and for her help every project that comes through here.

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

10. ZONING REFERRALS – *See Separate Zoning Minutes*

11. ADJOURNMENT

The meeting adjourned at 9:50pm.

Ulster County Planning Board Minutes



2/6/2013

Gardiner

Referral Number **2013029** Received: 1/28/2013
Name: **Aurora Properties, LLC** Type of Referral: **Variance-Area**
Description: Dwelling unit density
Project Location: Second Ave and Milk Street
Recommendation: **Required Modifications** Abstentions:
Motion: Pecora
Second: Konior
Vote: Yes 16 No 0
Recusals:

Lloyd

Referral Number **2013021** Received: 1/23/2013
Name: **Gunk Haus** Type of Referral: **Variance-Area**
Description: Front yard variance for addition to existing restaurant
Project Location: 387 South Street
Recommendation: **Advisory Comments** Abstentions:
Motion: Pecora
Second: Baden
Vote: Yes 15 No 0
Recusals: Marion

Lloyd

Referral Number **2013024** Received: 1/24/2013
Name: **Sawyer Savings 9W** Type of Referral: **Site Plan**
Description: Demolish existing restaurant and farmstand (7,400 SF total). Construct new 4,185 square foot one-story bank with dri
Project Location: 3515 Route 9W
Recommendation: **Required Modifications** Abstentions:
Motion: Pecora
Second: Konior
Vote: Yes 15 No 0
Recusals: Marion

Lloyd

Referral Number **2013025** Received: 1/24/2013
Name: **Longhitano Tree Harvest** Type of Referral: **Special Permit**
Description: Selective timber harvest of 1,581 trees (10 per acre)
Project Location: Route 299 and CR-12 (New Paltz Rd)
Recommendation: **Required Modifications** Abstentions:
Motion: Hokanson
Second: Konior
Vote: Yes 15 No 0
Recusals: Marion

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Marlborough

Referral Number **2013026** Received: 1/24/2013
Name: **Brunel & Rafael Winery** Type of Referral: **Site Plan**
Description: Convert existing residence to wine production, sales, and tasting room use
Project Location: 180-192 South Street Marlboro
Recommendation: **Required Modifications** Abstentions:
Motion: Baden
Second: Konior
Vote: Yes No Recusals:

New Paltz Village

Referral Number **2013012** Received: 1/3/2013
Name: **Natural Gas and Oil Exploration/Extraction** Type of Referral: **Amend Zoning Statute**
Description: Prohibition of exploration and extraction of natural gas and oil.
Project Location:
Recommendation: **Advisory Comments** Abstentions:
Motion: Hokanson
Second: Konior
Vote: Yes No Recusals: Weitman

New Paltz Village

Referral Number **2013013** Received: 1/3/2013
Name: **Disposal of Natural Gas and Oil Wastes** Type of Referral: **Other Special Authorization**
Description: Prohibition of disposal of natural gas and oil wastes into municipal sewer system
Project Location:
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Baden
Vote: Yes No Recusals: Weitman

New Paltz Village

Referral Number **2013014** Received: 1/3/2013
Name: **Brine Prohibition** Type of Referral: **Other Special Authorization**
Description: Prohibition of application of oil and gas mining and drilling byproduct on village roadways and property
Project Location:
Recommendation: **No County Impact** Abstentions:
Motion: Baden
Second: Konior
Vote: Yes No Recusals: Weitman

New Paltz Village

Referral Number **2013017** Received: 1/3/2013
Name: **North Chestnut Street Gateway District.** Type of Referral: **Amend Zoning Statute**
Description: Re-zone B-3 district to North Chestnut Street Gateway District
Project Location:
Recommendation: **Advisory Comments** Abstentions:
Motion: Baden
Second: Konior
Vote: Yes No Recusals: Weitman

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Shawangunk

Referral Number **2013019** Received: 1/17/2013
Name: **Catsmo Corporation** Type of Referral: **Site Plan**
Description: Minor site plan changes for existing light industrial use
Project Location: 25 Myers Road
Recommendation: **Advisory Comments** Abstentions:
Motion: Hokanson
Second: Konior Recusals: Watkins
Vote: Yes No

Ulster

Referral Number **2013027** Received: 1/25/2013
Name: **Catskill Tennis Club, LLC** Type of Referral: **Variance-Area**
Description: 10' front yard variance for new indoor tennis facility
Project Location: 470 Old Sawkill Road
Recommendation: **No County Impact** Abstentions:
Motion: Hokanson
Second: Konior Recusals:
Vote: Yes No

Ulster

Referral Number **2013028** Received: 1/25/2013
Name: **Catskill Tennis Club, LLC** Type of Referral: **Site Plan**
Description: Construct 14,400 SF indoor tennis facility
Project Location: 470 Old Sawkill Road
Recommendation: **Required Modifications** Abstentions:
Motion: Baden
Second: Konior Recusals:
Vote: Yes No

Wawarsing

Referral Number **2013020** Received: 1/18/2013
Name: **Orchard at Towner Farms, LLC** Type of Referral: **Site Plan**
Description: Convert Minnewaska Motors to retail office/use - Enclose existing carport and install 2 propane tanks
Project Location: Route 209 and Route 44/55 Intersection
Recommendation: **Required Modifications** Abstentions:
Motion: Hokanson
Second: Konior Recusals:
Vote: Yes No