

ULSTER COUNTY PLANNING BOARD
Minutes – March 6, 2013

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

The Executive Committee met at 6:30PM

Mr. Watkins called the meeting to order at 7:44pm and asked Mr. Leibowitz to read the roll call.

- 1. ROLL CALL – Present:** J. Konior, K. Lovelett, W. Falkenberg, T. Wilkin, M. Baden, J. Brown, M. Watkins, R. Budziak, V. Markowitz, M. Weitman, G. Swanzey, D. Doyle, R. Leibowitz, B. Samuelson **Absent:** P. Hakim, T. Marion, T. Hokanson **Excused:** R. Pecora, H. Grant, D. LeFever, K. Holmfquist, R. Kinnin
- 2. APPROVAL OF MINUTES – The minutes were not approved due to a lack of a quorum.**
- 3. FINANCIAL REPORT**

Mr. Doyle stated that we have begun drawing down funds from our Professional Services line, we are fully staffed and reimbursement revenues in the amount of \$210,000 should be seen within the next 30-days. Mr. Doyle stated the financials for the OBS division were not reported this month. We will report OBS financials on a quarterly basis.
- 4. PUBLIC COMMENT – There was no public comment**
- 5. COMMUNITY REPORT**

Mr. Watkins asked the Board for a moment of silence for Anita Yuran, our member from Woodstock who recently passed away. Mr. Doyle informed the Board that Ms. Yuran was an architect and served actively on the UCPB since 1994. He read her obituary and informed the board of her memorial service. Mr. Doyle added that Ms. Yuran was a friend and family member who was fun to talk to and added that she will be missed. Mr. Watkins stated we'll need someone to comment on lighting and parking in honor of Ms. Yuran's favorite topics.

Mr. Budziak stated the site across the street from Adams is being developed. The first phase is a medical office facility. Other proposed businesses are a planned motel, retail, and restaurant; although none have been identified. Mr. Budzial stated one tenant identified for retail is Tractor Supply. Mr. Leibowitz stated that Tractor Supply is on tonight's agenda. Mr. Budziak stated the Medical office facility construction should be moving along soon.

Mr. Baden stated that Mohonk Mountain House was listed by Conde Nast as the number one resort. Mr. Baden noted they will be presented with the Pride of Ulster County Award at the March meeting of the Legislature.

Mr. Markowitz stated construction had begun on the Wawarsing Walmart. Mr. Doyle stated he met with the Supervisor, the Walmart reps and others regarding accommodating transit vehicles into the site. He stated one suggestion was to have the bus-stop located on the Napanoch side. Mr. Doyle stated that adequate transit support to a Walmart in a location such as this one requires a solution where passengers can be dropped off near the entrance of the store. He added that we continue to look at alternative solutions. Mr. Watkins stated that after a conversation during the executive session he wanted to say that he appreciates the work that staff does, and continues to do, on these projects.
- 6. COMMUNICATIONS**
 - Letter from Supervisor Zimet, Town of New Paltz – addressing concern for bicycling and walking not recognized by NYSDOT as a key component of our transportation system in the recently-released draft Two-Year Capital Plan.

Mr. Doyle stated the letter addresses new federal legislation that deals with transportation (MAP21). The Supervisor is urging us to continue to fund bike paths and trails, which support safe bicycling and walking.

Mr. Doyle made note of Environmental Justice and Green Gems Grant. He also noted a \$25,000 grant through State Farm Neighborhood Assist Grant. Mr. Doyle also made note of CFA funding for \$3.6 million, which was awarded in for food distribution hubs. In Ulster County \$826,000 was awarded to Hudson Valley Food Hub, located in Kingston, serving Farm to Table Co-Packers at Tech City and the Hudson Valley Harvest.

Mr. Doyle stated that mileage vouchers are available. We have agreed to submit them on a quarterly basis. Mr. Doyle noted the new mileage reimbursement rate of \$0.565 per mile.

Mr. Doyle informed the Board that under the Charter the Board has a responsibility to file an Annual Report. Mr. Doyle prepared a draft report, which was provided in the Agenda packet. It includes all the efforts of the department, as well as the board. The annual report is due in March. Mr. Doyle stated that he wanted to submit the draft version to the Legislature and give the Board the opportunity to comment. He added that he would like comments from the Board by the middle of March and will submit the final document to the Legislature in early April. Mr. Budziak suggested deleting a chart on page 8 due to its size. Another member noted a typo (monetary amount) on page 4. Mr. Watkins stated comments could be made later.

Motion to send the draft report made by Mr. Konior, seconded by Mr. Baden. There was a consensus by the members present to approve sending the draft Annual Report to the Legislature.

7. OLD BUSINESS

a. Greenway Update

Mr. Leibowitz stated that the 2nd Technical Advisory meeting was held last week. Discussion on consultant's findings on aligning existing county principles with the principles of the Greenway and how to structure the report to differentiate UC from OC. Mr. Leibowitz stated the committee is set to meet again in April, date not yet scheduled. He added that by then the draft development phase should begin.

8. SPECIAL TOPICS DISCUSSION

Mr. Doyle stated that we continue to work on Rail Trail issues and STRIVE issues (rehabilitation of the Sophie Finn school in Kingston) – this work is ongoing and time consuming.

9. NEW BUSINESS

a. Upcoming Planning Seminars:

➤ Thursday March 7th – Tools for Assessing Visual Impacts (Rosendale Rec Center)

Mr. Doyle stated we haven't heard yet if this seminar will be cancelled due to snow. We are co-sponsors with the Shawangunk Scenic Byway. They are bringing their consultant from Vermont who did work on assessing visual impacts.

➤ Thursday March 28th - Green Infrastructure (SUNY Ulster)

Mr. Doyle stated this is a pilot program, where Ulster County is the pilot for all of NYS for Green Infrastructure mapping. He urged attendance for this one adding that there will be some eye-opening maps and the discussion should be interesting. Mr. Leibowitz noted that the EPA has put together a series of handouts and documents on Green Infrastructure and integrating it into the local level and planning documents. Mr. Doyle stated we could provide those as handouts.

➤ **Thursday April 11th – Ready2Go - Shovel Ready Training (SUNY Ulster)**

Mr. Doyle stated that Ulster County will have a discussion about the Planning Dept, Office of Business Services, IDA, Development Corp and Legislature all partnering to create Ready2Go. How it works with planning boards in general. General approach to site plan review. Also talk about Shovel Ready – we have an analysis of the county's shovel ready program, which was done by a consultant –the criteria for Ulster County and also takes a look at some successes the county has had. We also want to talk about use of the UCPB staff in gateway meetings. To bring together all agencies involved beyond the local level, as well as the local level, to discuss issues, strengths and weaknesses of the application.

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

10. ZONING REFERRALS – See Separate Zoning Minutes

Mr. Doyle explained to the board that since we do not have a quorum we will make the presentation to the board, submit staff (non-binding) comments and inform the local boards that they need to wait 30 days from date of submittal to act.

11. ADJOURNMENT

The meeting adjourned

Ulster County Planning Board Minutes



3/6/2013

Hurley

Referral Number **2013030** Received: 2/8/2013
Name: **Ross Single Family Dwelling** Type of Referral: **Site Plan**
Description: Visual assessment review of proposed 4,079 sq. ft. single family home.
Project Location: 98 Glenford-Wittenberg Road (CR-40) Glenford, NY
Recommendation: **Reviewed No Decision* - Local Determination** Abstentions:
Motion: Baden
Second: Konior
Vote: Yes 11 No 0
Recusals:

Lloyd

Referral Number **2013038** Received: 2/28/2013
Name: **Local Law A of 2013** Type of Referral: **Amend Zoning Statute**
Description: Amendments to PUD standards
Project Location:
Recommendation: **Reviewed No Decision* - Local Determination** Abstentions:
Motion: Konior
Second: Baden
Vote: Yes 11 No 0
Recusals:

Lloyd

Referral Number **2013039** Received: 2/28/2013
Name: **Local Law B of 2013** Type of Referral: **Amend Zoning Map**
Description: Amend Parcels from DB to GB zoning district
Project Location: Route 9W, Lumen Lane,
Recommendation: **Reviewed No Decision* - Local Determination** Abstentions:
Motion: Konior
Second: Markowitz
Vote: Yes 11 No 0
Recusals:

Marbletown

Referral Number **2013034** Received: 2/20/2013
Name: **Netzley Subdivision** Type of Referral: **Subdivision**
Description: Subdivide an 8.82 acre parcel into 3 lots. There is an existing single family residence.
Project Location: 16 Cherry Hill Rd, Accord
Recommendation: **Reviewed No Decision* - Local Determination** Abstentions:
Motion: Konior
Second: Watkins
Vote: Yes 10 No 0
Recusals: Lovelett

~Ulster County Planning Board Minutes~

Marbletown

Referral Number **2013036** Received: 2/22/2013
Name: **Rondout Valley UMC - Sign Variance** Type of Referral: **Variance-Area**
Description: 32 SF internally illuminated LED sign & bulletin board
Project Location: 25 schoonmaker lane
Recommendation: **Reviewed No Decision* - Local Determination** Abstentions:
Motion: Konior
Second: Watkins
Vote: Yes No Recusals: Lovelett

New Paltz Village

Referral Number **2013032** Received: 2/4/2013
Name: **Café** Type of Referral: **Special Permit**
Description: Establish restaurant in existing building with outdoor dining (proposed deck)
Project Location: 17 Church Street
Recommendation: **Reviewed No Decision - Local Determination** Abstentions:
Motion: Baden
Second: Lovelett
Vote: Yes No Recusals: Weitman

New Paltz Village

Referral Number **2013037** Received: 2/26/2013
Name: **Zoning Statute Amendments** Type of Referral: **Amend Zoning Statute**
Description: Updates and clarifications to the definitions and special permits section of the statute
Project Location:
Recommendation: **Reviewed No Decision - Local Determination** Abstentions:
Motion: Baden
Second: Konior
Vote: Yes No Recusals: Weitman

Rochester

Referral Number **2013033** Received: 2/15/2013
Name: **RV Associates** Type of Referral: **Subdivision**
Description: Subdivide off a single 3.51 acre lot for use as single family home site
Project Location: 106 Mettakahonts Road
Recommendation: **Reviewed No Decision - Local Determination** Abstentions:
Motion: Konior
Second: Watkins
Vote: Yes No Recusals: Baden

Shandaken

Referral Number **2013031** Received: 2/15/2013
Name: **Phoenicia Library** Type of Referral: **Site Plan**
Description: Repair/rebuild existing library and construct a 20 1/4 x 24' addition to rear of building with ramp and elevator
Project Location: Main Street
Recommendation: **Reviewed No Decision* - Local Determination** Abstentions:
Motion: Konior
Second: Baden
Vote: Yes No Recusals:

~Ulster County Planning Board Minutes~

Ulster

Referral Number **2013035** Received: 2/21/2013
Name: **MHMG_KM Kingston/Tractor Supply** Type of Referral: **Site Plan**
Description: Construct 19,067 SF building with fenced outdoor display areas
Project Location: 1561 & 1601-1926 Ulster Ave
Recommendation: **Reviewed No Decision* - Local Determination** Abstentions:
Motion: Konior
Second: Baden Recusals:
Vote: Yes No