

# ULSTER COUNTY PLANNING BOARD

## *Minutes –April 2, 2008*

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

### **The Executive Committee did not meet this month**

**1. ROLL CALL Present:** R. Pecora, M. Beuf, H. Anderson, D. Martorana, T. Natale, T. Hokanson, R. Oakes, T. Wilkin, S. Hudson, F. Greitzer, R. Kalb, M. Watkins, R. Budziak, G. Matichuk, A. Yuran, E. Hooper, R. Pritchard, D. Doyle, R. Leibowitz, V. Craft.

**Absent:** R. Ferrigan, M. Lockwood. **Excused:** L. Biggin, R. Praetorius, R. Elwell, S. Finkle, J. Schwartz.

**Guests:** Daniel Helmer, John Helmer, Paul Brown.

**2. PREVIOUS MINUTES** The March Minutes were approved. Motion by Ms. Pecora, seconded by Mr. Martorana. Ms. Hokanson abstained.

### **3. FINANCIAL REPORT**

Mr. Doyle informed the board that the UCTC has programmed money that is not currently in our budget. We will request an amendment from the Legislature as we have a contractual obligation to the council. He added that only about a third of the Planning Department's budget is for planning, the rest is for transportation. Mr. Doyle stated that under a section of federal law we are required to do coordinated human services transportation planning, which we had relied on UCAT who receives some of the funding, to do the work. We recently discovered the work has not been done and their Planner has left the organization, which puts us approximately a year and a half behind. This may jeopardize some transit funding. Mr. Doyle added that it is the Transportation Council's responsibility to get this plan done therefore Unified Planning Work Program (UPWP) has been amended.

Mr. Doyle informed the Board that we received a request from Pattern for Progress to fund two seminars for \$5,000 each, one on Housing and the other regarding Economic Development. Mr. Doyle stated he would like to discuss the request with our committee. Orange and Dutchess Counties have both paid money to Pattern. These seminars are not connected to the Dyson project, Ulster Tomorrow or any other program we are currently involved with. Mr. Doyle stated they are worthwhile public forums but felt a discussion with the Economic Development Committee would be in order.

**4. PUBLIC COMMENT** Mr. Brown stated the need for regional help, perhaps from planning board chairpersons, to discuss matters of a regional nature. Also it would benefit board chairpersons to discuss referral submittal requirements, fees and estimates of costs – what is reasonable for engineer or attorney costs and where to go for help and compare notes.

**5. COMMUNITY REPORT** Ms. Beuf wanted to know if any communities have done a water survey. The Gardiner hamlet wants to understand the impact of infrastructure on zoning. Ms. Hokanson suggested the Department of Health for some of her concerns. Mr. Doyle suggested using Survey Monkey or inserting surveys in with tax bills or other mailings. Ms. Pecora stated the Esopus Town Board has set aside a reserve on water.

Ms. Hokanson stated that New Paltz has received a Farmland Protection Grant – Shawangunk and Marbletown have also received these grants.

### **6. COMMUNICATIONS**

- a. Letter received thanking Office for Small Cities, RUPCO & UC Planning for assistance with new housing for victims of 2005 Orlando Street flooding.  
Mr. Doyle read the letter from Mr. & Mrs. Vernon Smith who were left without a home due to the flooding in 2005. Mr. Doyle acknowledged Ms. Craft for all of her work with this program.

- b. Letter from Dave Donaldson regarding SP Industries/Virtis Expansion  
Mr. Doyle stated that our Board reviewed this project and recommended a left turn lane. The UC Highway Department followed up and made this a requirement for access approval. This created an issue as to whether the business would relocate. The Commissioner decided to modify his permit decision and not require the left hand turn lane at this time. A Transportation Improvement Proposal will be modified to include left hand turns for all major generators on South Putt Corners Road that will include a center turn lane. Mr. Doyle added that he has expressed his displeasure to the Economic Development Corporation regarding failure to refer applicants to UCPB prior to development of plans.
- c. Letter from Port Ewen Water/Sewer Dist. asking the Town of Esopus Planning Board for stipulations for slope stabilization for any site plan approvals for Hudson Point PUD.  
Mr. Doyle made note of the above and continued with the next item.
- d. Letter from Supervisor Coutant Town of Esopus Re: Slope Issues & Failure on River Road  
This letter was sent out to various people regarding how the slope failure will be dealt with including the water treatment plant. The County has significant concerns for the River Road facility. Would like to set up a meeting for all interested parties including FEMA. Ms. Pecora added that there are several problems associated with this and at this time there have been five slope failures.
- e. Letters to Joan DuPont, NYSDOT Regional Director regarding bridge rehabilitation on NYS Routes 32 and 213 in Rosendale.  
Mr. Doyle explained that the letters were from people concerned with sidewalks and other issues associated with the upcoming bridge rehabilitation. Mr. Doyle added that we have put the State on notice that we would like to see any plans for Capital Projects as the law states we are entitled to comment.
- f. SEQRA Negative Dec received for "Local Law No. 1 of 2008 A Local Law Amending the Zoning Law of the Town of Gardiner."  
Mr. Doyle made note of the above.
- g. Received Negative Declaration for Ashokan Field Campus Land Acquisition from NYCDEP  
Mr. Doyle made note of the above.
- h. Received Final Scoping Document for the proposed expansion of the Belleayre Mountain Ski Center and proposed modified Belleayre Resort at Catskill Park  
Mr. Doyle made note of some of the changes to the document for the resort.
- i. Intent to be Lead Agency - Town of Lloyd Planning Board - Anella/Magliato 35-Lot Subdivision - Pancake Hollow Road - 35 lot subdivision in AG/R-1 zone two lots totaling - 98.82 acres  
Mr. Doyle made note of the above.
- j. Received two Lead Agency Requests from Town of Ulster Town Board:
  - o Rusi Holding Corporation – 1354 Ulster Avenue – New one-story 9,728sf retail building with parking on 3.08 acre site.  
Mr. Doyle made note of the above.
  - o Albany Avenue Garage – 135 Sawkill Road – Establish motor vehicle sales & repair facility and expand paved area of the 5 acre site.  
Mr. Doyle mentioned that we have already reviewed this project.
- k. Lead Agency Dispute over Williams Lake/Hudson River Valley Resort – Town of Rosendale Planning Board & NYSDEC Region 3
  - o Letter from Region 3 to Commissioner Grannis
  - o Letter from Town of Rosendale Attorney to Commissioner GrannisMr. Doyle made note of the above and added this matter should be resolved shortly.

- I. Letter from Supervisor Coutant – Town of Esopus – Thanking Mr. Doyle for attending their Town Board Meeting.  
Mr. Doyle stated there were some misunderstandings in the Town regarding our Main Street efforts and what the grant would require them to do. Mr. Doyle stated that after the Town meeting the confusion was resolved.
- m. EMC Activities  
Mr. Doyle stated this handout was included because there were many educational opportunities.
- n. Mr. Doyle read a letter from Lisa Biggin to Jennifer Schwartz and Guy Kempe from RUPCO thanking them for their work on the Milton Main Streets Grant application.

## 7. OLD BUSINESS

- a. Housing Update
  - o Support letter for RUPCO - Mr. Doyle stated that Ms. Craft prepared the letter, which was signed by Ms. Hokanson to help with time restraints with a support letter for a Homeownership Grant. Mr. Doyle stated this was consistent with the Board's policies.
  - o Monitoring Visit April 8 from Office for Small Cities on 2004 CDBG Homeownership Grant – Ms. Craft stated that next Tuesday we will be monitored on the 2004 Homeownership Grant. She stated that she will spend the day with the program administrator going over files, described the other people involved and added they will make a couple site visits to meet with recipients later in the day.
- b. Housing Strategies Report –Public Information Meeting Dates  
Mr. Doyle stated that the board should have received the flyer. The next meeting is in the New Paltz Library on the 8<sup>th</sup> and then at the Ellenville Library on the 14<sup>th</sup>. We will return to our Board for a recommendation to the Legislature. Mr. Doyle informed the Board that by the end of this year we should have all of the key Comprehensive Plan elements adopted. (Open Space, Housing, Economic Development and Transportation) Mr. Doyle added that under each element there is ongoing work to implement these programs. He added that 2010 Census is up-coming and we will be working on that as well.
- c. Mr. Doyle stated that we have completed our interviews for the new planner position and have narrowed it down to three candidates. We are currently checking references for one individual who has transportation planning experience and substantial experience in the planning field. Mr. Doyle added that we are having personnel issues regarding our Transportation Planner who is here on a visa. We are being asked to sponsor a green card and have serious concerns regarding the new immigration rules.

## 8. NEW BUSINESS

- a. **2007 Rental Housing Survey**  
Ms. Craft informed the Board that rents have gone up and vacancies are still low. She went over some of the highlights of the document including salary required to afford rent in Ulster County, the limited availability of subsidized housing in general and newly adjusted fair market rents.
- b. **2008 Agricultural District Additions**  
Ms. Craft stated that March is the month for landowners to apply to be added to an agricultural district. We had a total of 11 applicants, or 20 eligible parcels, sent in from all 4 districts. She added there will be meeting with Cornell Coop Ext in next few weeks to do site visits and research in order to make a presentation to the Farmland Protection Board. The Farmland Protection Board meets in May. Our Legislature meets in July to act on the recommendation. The Woodcrest Bruderhof in Rosendale, Esopus and New Paltz (totaling almost 500 acres) are requesting to be added this year. The Rivendell Winery will be applying again this year after withdrawing their application last year. Mr. Doyle stated that Ag additions have been a successful program.
- c. Environmental Notice Bulletin & Grant Announcements– No Member Comment

- d. Mr. Doyle informed the Board that Stormwater permit requirements were included in this evening's packet. Information on Prevailing Wage in NYS was mailed last week in the agenda package. Handouts from the latest Seminar are also available. We are having discussions with the Department of Transportation to present the next seminar perhaps by the end of May.
- e. Zoning Referrals – *See Separate Zoning Minutes*

**9. ADJOURNMENT** The meeting adjourned at 9:50 p.m . Motion by Mr. Martorana, seconded by Mr. Watkins.