

ULSTER COUNTY PLANNING BOARD

Minutes - February 4, 2009

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

- 1. ROLL CALL: Present:** R. Pecora, M. Beuf, D. Martorana, T. Natale, L. Biggin, T. Hokanson, R. Oakes, T. Wilkin, S. Hudson, J. Walsh, R. Praetorius, K. Holmquist, M. Watkins, R. Budziak, J. Constable, A. Yuran, R. Elwell, R. Pritchard, S. Finkle, D. Doyle, M. Gallagher, R. Leibowitz, B. Samuelson
Absent: H. Anderson, J. Konior, G. Matichuk, M. Lockwood **Excused:** F. Greitzer, E. Hooper
Guests: Paul Brown, Matthew Rudikoff, Steve Krulick, John Adams, Steve Osborn, John Buchanan, Michael Badin

- 2. PREVIOUS MINUTES** Chairperson Hokanson asked for an approval of the December minutes. Mr. Budziak stated the record should show that he abstained from the vote on the Quick Check referral. (Note: Quick Check was on the January Agenda. There referral received Staff Comments due to the January meeting being cancelled). The December Minutes were approved as amended. Motion by Ms. Pecora, seconded by Mr. Finkle. Mr. Martorana and Ms. Walsh abstained. Ms. Hokanson clarified that the vote was for the December Minutes.

3. FINANCIAL REPORT

Mr. Doyle informed the Board that the Agenda erroneously stated that Revenues were from 2008 – it should be 2009 and they are zero at this point. The budget items do not include 2008 contract rollovers yet. County department heads have been asked to provide alternate budget and staffing scenarios. In order to preserve the staff and budget we would move our Fees for Professional Services (normally used for consultants) inside and assign staff to do work that is reimbursable. Mr. Doyle informed the Board that the Transportation Council will meet March 5th to adopt the Unified Planning Work Program.

- 4. PUBLIC COMMENT** Ms. Hokanson asked guests to limit their comments to five minutes. Mr. Rudikoff from Woodstock, who represents Shop Rite and is currently working on the Walmart project in Wawarsing. He had 2 pieces of correspondence, which he submitted. On Jan 22nd the Town adopted a new zoning ordinance. He stated that materials already submitted comply with the old ordinance, but not the new. Mr. Rudikoff asked that the UCPB consider material and size of project.

Mr. Krulik founder of WERD (Wawarsing Ellenville for Responsible Development) group formed in 2007 primarily to look at proposals that may have a negative effect on the community. He read a letter sent to Wawarsing Town Board. Local retail jobs will be lost to Walmart. Mr. Krulik urged the UCPB to find a Positive Declaration and left a copy of letter.

Mr. Adams would like Walmart to be required to file an impact statement. Landscaping is inadequate and is located on the Shawangunk Scenic Byway. Also concerned about the pedestrian walkway that was said to be outside of the scope of plan. New zoning law makes this a non-conforming use for that zone. Mr. Adams stated he believes the Town is looking for more big box stores to come to the area.

Mr. Buchanan from Ellenville reported that on December 19th there was a demonstration at the Monticello Walmart. He read an article with observations about people who work at Walmart that need the help of a food pantry. Article was submitted.

Ms. Hokanson informed the guests that the Wawarsing Walmart referral is expected to be reviewed at our March meeting.

5. COMMUNITY REPORT

Renno Budziak – In tonight's ENB a FEIS approval for Ulster Manor – adjacent neighbors have filed an Article 78 regarding environmental concerns.

Tom Wilkin stated with the referral process changing, the Town of Plattekill planning board has a concern about needing SEQRA done before a public hearing. Mr. Doyle stated that case law indicates that SEQRA determinations need to be made prior to public hearings. He added that nothing would prevent municipalities from holding meetings for input on projects/not necessarily public hearings. This would also relieve the local board from responsibility of Town Law that requires complete referral packages be sent to the County 10 days before a public meeting. Ms. Hokanson asked how a Negative Declaration could be completed prior to the public hearing. Mr. Doyle stated it is the determination of significance that is needed. Determinations are supposed to be made 20 days from receipt of the application. Regarding agreements made between local planning, zoning and town boards and the UCPB Mr. Doyle stated that the law states that the agreement is between the referring board and our board and we would like a signed agreement from all three.

Ms. Hokanson stated that the Town of New Paltz has a new loop bus which runs every half hour. Implementing from transportation plan. She added that they are also updating the Town Comprehensive Plan. Having first meeting with consultants to start looking at overview. Ms. Hokanson added they have given the consultant an 8 month timeline.

Ms. Hokanson informed the board that a get-well card was circulating for Fred Greitzer.

6. COMMUNICATIONS

- a. City of Kingston Planning Board Received Notice of Completion of Final EIS – Hudson Landing
Mr. Doyle stated the City of Kingston is currently working on their finding statement and they have asked us to participate in some of that work.
- b. Letter and Petition to Town of New Paltz on behalf of Woodland Pond to lower the speed limit on North Putt Corners Road
Mr. Doyle stated this relates to the fact that Woodland Pond being asked to install a left hand turn lane from their entrance, they do not own the land that is needed to install their turning lane and adjacent land owner will not sell. The request to lower the speed limit will be determined by NYSDOT. Ms. Hokanson has sent the applicant a letter stating that DOT has the final word and they will not consider lowering the speed without an engineering study of the road.
- c. Village of Saugerties – SEQRA Notice and Intent to serve as Lead Agency – Partition Street Project, LLC for Redevelopment of the former Cantine Mill Property – situate on 7.7 acres - 500 seat catering hall, 150 seat restaurant, 30 room hotel with parking, associated municipal infrastructure and other improvements in the planned Waterfront (PW) Zoning Dist and Residential 3 Acre Zoning Dist.
Mr. Doyle stated the review process has begun and a discussion on traffic has been looked at by UCTC in the Saugerties Area Mobility Study.
- d. Town of Woodstock Planning Board – Notice of Completion of Draft EIS & Notice of SEQR/TWEQR Public Hearing – Woodstock Commons (RUPCO) – Affordable Housing Community consisting of up to 12 residential structures, a multi-use community center, maintenance building, stormwater control facilities and a road system. Projected number of occupants is 140. Public hearing Feb 5, 2009, comments accepted until Feb 18, 2009.
Mr. Doyle made note of the above.
- e. Village of New Paltz Planning Board – Received Supplemental Draft EIS for Stonleigh Woods at New Paltz – applicant has requested Site Plan, Subdivision & Special Use Permit approvals for development of a scaled down version of original project. Plan now proposed to include a total of 116 single family dwelling units in 2 housing styles; as well as a 24 unit senior apartment building on 63.3 acres. Comments on SDEIS will be accepted until March 27th. A public hearing will be held at 7:00 PM March 5th at Deyo Hall, New Paltz.
Mr. Doyle made note of the above.

- f. Declaration of Intent to be Lead Agency - Town of Lloyd Planning Board - 7 lot residential subdivision (Vlomis) located at Mowbray Road on 40.13 acres in the Ag zoning district. Mr. Doyle made note of the above.
- g. Property recommended for listing on NYS Register of Historic Places and nominated to the National Register of Historic Places: Moses Yeomans House – Delaware Ave, Kingston. Mr. Doyle made note of the above.
- h. Mr. Doyle informed the Board that the NYS Office of Community Renewal has issued its annual funding call for CDBG funds. Every community is eligible. Return date is April 24th. Urging all communities to apply.

Main street grants are also available for housing rehab and public infrastructure. Mr. Doyle will e-mail the notice to the Board. He has sent notice of funding availability to Supervisors.

7. NEW BUSINESS

- a. **Introduction of New Deputy Director for Economic Development – March Gallagher**
Mr. Doyle informed the Board of the steps taken by the Legislature and County Executive's office to create this position. He also gave Ms. Gallagher's educational and professional background. Ms. Gallagher addressed the board and informed the board of projects she is working on.

Mr. Martorana asked if this position ties into UCDC. Ms. Gallagher stated that creating a position within UC brings relief to UCDC, because now they have a person within the county to go to. Mr. Doyle added this gives us a policy direction that was missing before. A resolution to approve Ulster Tomorrow was passed by our Committee on Monday and now will be sent on to be adopted by the Legislature.

- b. Executive Order #1 – 2009 Making UC Business-friendly to Promote Economic Development
Came from transition task force – this sets a council of economic advisors and directs agencies to consider economic development when they carry on their mission. Role limited to how county government and agencies work. Work with each department to discover their role in economic development. Mr. Doyle stated we have scheduled a Land Use Leadership Roundtable for Wednesday, February 25th at UCCC. He added that this was the idea of Dr. Paul Brown who will be facilitating the roundtable. Invitations have been sent to Planning Board and ZBA Chairs and Supervisors and Mayors. Mr. Doyle stated that our Board will not be invited to this meeting but perhaps have a roundtable meeting with the Board itself to look at how we function. Ms. Hokanson asked if the roundtable would count as training credit. Mr. Doyle stated that it would.

Mr. Doyle asked for a Board Resolution for a support letter for Town of Olive to develop a corridor management plan for a Scenic Byway. Motion to approve by Mr. Martorana, seconded by Ms. Pecora.

- c. Presentation - "Engaging the Board"
Mr. Doyle stated this was a cut down of a Harvard presentation to look at a different way for the Board to do its work.
- d. Environmental Notice Bulletin – *No Member Comment*
- e. Zoning Referrals – *See Separate Zoning Minutes*

8. ADJOURNMENT

The meeting adjourned at 9:25. Motion by Mr. Martorana, seconded by Mr. Hudson.