

# ULSTER COUNTY PLANNING BOARD

## *Minutes – January 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 Met this Month

Newly elected Chairperson, Toni Hokanson, wished the Board a Happy New Year and thanked them for their confidence in appointing her.

- 1. ROLL CALL Present:** R. Pecora, M. Beuf, H. Anderson, D. Martorana, L. Biggin, T. Hokanson, T. Wilkin, F. Greitzer, R. Praetorius, R. Kalb, R. Budziak, A. Yuran, E. Hooper, R. Elwell, R. Pritchard, D. Doyle, J. Schwartz, R. Leibowitz.  
**Absent:** R. Ferrigan, T. Natale, D. Little, M. Lockwood, S. Finkle.  
**Excused:** R. Oakes, S. Hudson, M. Watkins.  
**Guests:** Scott Dutton, Chris Smailer, David Sutherland, Denis Larios, Michael Kaminski, Paul Brown.

- 2. PREVIOUS MINUTES** The December meeting minutes were approved. Motion by Ms. Beuf, seconded by Ms. Pecora.

### **3. FINANCIAL REPORT**

Mr. Doyle stated we are in very good shape and informed the Board that our amendment request to add money to our 2008 budget for conferences and contracts was approved.

- 4. PUBLIC COMMENT –** No Public Comment

### **5. COMMUNITY REPORT**

Ms. Hokanson stated the Executive Committee wanted to add a new agenda topic that allowed members a chance to report from the communities on ongoing studies or new projects. Mr. Doyle added that we were not receiving information on municipal projects and studies and this would allow our Board's participation. Mr. Budziak stated his concern over the requirement to recuse oneself from discussion and asked how to reconcile that issue. Ms. Hokanson explained that it would be a brief synopsis of factual information and not an opinion and she asked the Board to give it a try. Mr. Doyle expanded that there is no case law on participation in discussion prior to the vote on the project

### **6. COMMUNICATIONS**

- a. Property listed on the National Register of Historic Places: Cordts Mansion – Kingston  
Mr. Doyle made note of the above.
- b. Lead Agency Request: Town of New Paltz Planning Board. 15 lot Birches subdivision plan. O'Rourke Drive/Nepale Drive. 42.48 acres. single family homes with individual wells and septic. 50% of land open space with conservation easements. Access to North Putt Corners Road.  
Mr. Doyle made note of the above.
- c. Lead Agency Request: Town of New Paltz Planning Board. 12-14 South Putt Corners Road. Change of use of 62,000 SF structure in I-1 for light manufacturing.  
Mr. Doyle made note of the above, Mr. Leibowitz added that it was also on the zoning agenda.
- d. Notice of Public Scoping Session: Town of Shawangunk. Watchtower Bible & Tract Society of New York, Inc. 300 multi-family dwellings in a three story residential building attached to an existing. Two story parking garage with 400 spaces., three story accessory building, recreation building, technical equipment building, and additions to existing dining room, laundry and dry cleaning on 1,141, acres.  
Mr. Doyle made note of the above.

- e. Scoping Documents Received. Town of Rosendale. Hudson River Valley Resort. Williams Lake Hotel. 779 acres. LEED Gold-certified 130 room hotel, 160 for sale homes (101 attached townhouses and 59 detached single-family), spa, wellness center, and welcoming arrival facility. Expect 729 acres to be undeveloped.

Mr. Doyle made note of the above. Mr. Doyle stated that staff would like to comment back on the proposed scope specifically the zoning change. Mr. Leibowitz added that the transportation study traffic analysis is also an issue for comment.

**Motion to approve staff comments made by Mr. Anderson, second by Ms. Pecora.**

- f. Scoping Session Notice regarding Walkway Over the Hudson  
Ms. Schwartz made note of this and offered to share copies with members.

## **7. OLD BUSINESS**

- a. Open Space Plan adopted

Mr. Doyle stated that the Board's comments have been submitted to the Legislature and staff will go to the Legislative Committees in January to request they begin the process of authorizing the Open Space Partnership and to ask the Chairman to have members appointed to the Partnership. Mr. Doyle added that Ms. Schwartz will be looking at the structure of the partnership, which he said would consist of technical and policy committees.

Mr. Doyle thanked the Board for their part in the long tedious process of getting the Open Space Plan adopted.

- b. Housing Update

Mr. Doyle informed the Board of two housing related grants in progress. One \$600,000 grant is being run through RUPCO for housing rehab and another \$600,000 grant, for farmworker housing, is running through Cornell Cooperative Ext. We hope to work with the farmworker housing this summer as there has been an enormous amount of interest in this program.

Mr. Doyle added that by Legislative Resolution we will be trying to get Housing Strategies Report adopted as an element of the County's Comprehensive Plan. We will be getting letters out to the municipalities in February and run a public a meeting campaign and hope to have the affordable housing document adopted by end of summer.

Mr. Doyle informed the Board that we are involved in a Tri-county housing study, which is also called a Static Gaps Analysis. The analysis is looking at the economics of housing within the three counties and will estimate fair share needs through the communities using population projections. Fair share is a constitutional requirement throughout NYS. Communities could challenge the fair share number that they are assigned. Mr. Doyle stated the analysis is funded by the Dyson Foundation, counties are contributing a negligible amount and the study is being run through Dutchess County. Orange County intends to use the study as part of the update to its comprehensive plan. Ulster has not had the discussion yet as to how the study will be used. Mr. Doyle added that we anticipate the Gap Analysis to be done by early summer.

Mr. Doyle informed the Board of the Affordable Housing Awareness Campaign, which will do survey work to determine the needs, issues and current response to awareness. Contracts were supposed to be signed at the end of 2007; we are hoping to begin by the end of January. Mr. Doyle stated that we are looking for sponsors. Funding has been promised by some area banks and we believe local hospitals and design professionals may be interested in funding part of the campaign. Mr. Doyle informed the Board that the County's Continuum of Care has been funded. The application for the next round of funding is due in February.

## **7. NEW BUSINESS**

- a. **2008 Work Program**

Mr. Doyle passed around a handout of the extensive program for 2008 and briefed the Board on the key points.

Mr. Doyle stated we want to update the referral guide to be consistent with Charter provisions. He added that we need to develop a policy set to decide what we want to see and what can be exempted. Most efficient is to exempt things by mutual agreement. A discussion on how to handle the larger work load followed.

We expect to do four training seminars this year the first will be on March 11<sup>th</sup> at the community college. We would also like to cover referral responsibilities to the County Planning Board will be once the Charter is in place.

Mr. Doyle stated we are talking about reassigning staff to do data mapping work. He added that Mr. Larios has volunteered to do infrastructure mapping as part of Ulster Tomorrow.

Mr. Doyle expressed some concern about not being able to get GIS support necessary for projects. The Board responded by stating their desire to show support for GIS related work requests. Mr. Doyle asked that they contact their local representatives as we do not want to instigate interdepartmental infringement.

- b. Environmental Notice Bulletin – *Mr. Doyle noted that he asked Ms. Craft to separate funding & grants from the regular notice when she prepares the bulletin.*
- c. Zoning Referrals – *See Separate Zoning Minutes*

## **8. ADJOURNMENT**

The meeting adjourned at 9:03. Motion by Mr. Martorana, seconded by Mr. Wilkin.