

ULSTER COUNTY PLANNING BOARD

Minutes – January 6, 2010

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

The Executive Committee met

The meeting was called to order at 7:30 pm and Mr. Leibowitz read the Roll Call

1. ROLL CALL – Present: R. Pecora, N. Lemmon, P. Hakim, J. Konior, D. Martorana, T. Natale, L. Biggin, T. Hokanson, R. Oakes, T. Wilkin, S. Hudson, F. Greitzer, R. Praetorius, K. Holmquist, M. Watkins, R. Budziak, A. Yuran, R. Elwell, D. Doyle, R. Leibowitz, B. Samuelson

Absent: G. Matichuk, TJ Briggs, S. Frederick, S. Finkle

Guests: Michael Baden, Stephen Brackett, Dave Minch, Judith Spektor, Virginia Luppino

2. PREVIOUS MINUTES – The December Minutes were approved. Motion by Ms. Pecora, seconded by Mr. Martorana?

Mr. Doyle welcomed Nadine Lemmon, our new member from the Town of Gardiner. Mr. Doyle passed a contact sheet around and asked the Board to check their contact information and make corrections if needed. He added that we are waiting for quite a few appointments to come in from different municipalities. Ms. Pecora stated that she was being reappointed and Mr. Martorana said the same. Mr. Budziak has been appointed Chairman to the Town of Ulster Planning Board.

3. FINANCIAL REPORT Mr. Doyle informed the Board that no changes have been made to the tentative 2010 budget they had reviewed in November. Mr. Doyle noted that the Agenda was showing end of 2009 figures, most of which have been drawn down. Mr. Hakim asked if the Board is supposed to approve the budget. Mr. Doyle stated that our Board may request priorities for the budget. The responsibility for preparation rests with the County Executive and approval by the Legislature.

4. PUBLIC COMMENT – (Was done after Community Report)

Dave Minch spoke on behalf of Saugerties Citizens for Smart Development regarding concerns with the Partition Street project. Urged UCPB to review the project and declare a SEQRA Type 1 and push for a Positive Declaration. Negative impacts remain that have not been addressed. Scenic views, historic resources and traffic also need to be addressed. The proposed style of building and size of the parking lot are a major concern. A handout of his speech was supplied to the Board. Mr. Minch added that his group has not had a chance to meet with the applicant to discuss their concerns. Judith Spektor also addressed the Board on the Saugerties project. She asked the UCPB to issue Required Modifications on the project. She stated the group would like to see changes to the Site Plan in order to comply with LWRP, SASS & NYS Coastal Waterfront Management practices. She urged our Board to ask the Village Board for a Positive Declaration. Ms. Spektor offered suggestions for alternative parking for the site. Mr. Doyle indicated that he has met with the applicant and the group. Michael Moriello, attorney for the Partition Street project applicant, stated that the project has been designated a Type 1 Action and a full coordinated review has been done with over 20 agencies. The project has been under review for over a year and SEQRA has been followed in all instances. The project has been looked at from a design standpoint, a planning standpoint and environmental standpoint. There are various consultants and experts. (Engineer, planner, environmental expert, archaeological expert, and a blasting expert.) The Planning Board conducted a Public Hearing which is now closed to any other environmental comments under SEQRA. Mr. Moriello stated the project has been examined by the local board and other agencies and independent consultants. He added that to say the applicant is controlling the local board is just not true. Mr. Moriello stated that because a project is considered a Type 1 action does not mean it automatically receives a Positive Declaration. Mr. Moriello stated that in the beginning the applicant discussed other alternatives with Mr. Doyle privately. He added that at the suggestion of Mr. Doyle, a second access to the water was added. Mr. Doyle asked if the Board wanted to do the referral review of the project at this time or wait until the zoning discussion and close

the comment period at this time. The Board elected to review the project as the first of the zoning referrals.

5. COMMUNITY REPORT

Ms. Pecora stated that Town of Esopus Library just awarded its bid on their Solar Energy project, it should be up and running in May. The Town Hall project should be up and running by the end of January. Ms. Hokanson stated that Town of New Paltz is working on their Comprehensive Plan and are nearly ready to have a draft to go to the public. She added they are still a few months out from doing SEQRA. Ms. Hokanson wished Ms. Pecora a Happy Birthday!

6. COMMUNICATIONS

Mr. Doyle stated the Board should pay particular attention to the grant opportunities from NYSERDA. He added that if anyone did not have information on these grants to contact him. Mr. Doyle stated that the Notice of Funding Availability (NOFA) on CDBG will be coming out soon – we will notify municipalities when they are announced.

7. OLD BUSINESS

- a. Board Membership/Contact Information – See above. Ms. Hokanson asked for a copy of the contact sheet when it was completed.
- b. Planning Guide – Traditional Neighborhood Development (TND)
Mr. Doyle passed around copies and stated that this is a draft document for the Board's consideration. Mr. Doyle informed the Board that in part this was a result of research for our referral recommendations for the AVR review in December. He stated there are some housekeeping items needed on the draft. Mr. Doyle stated the document is guidance for communities on TND and important considerations in its implementation. Mr. Doyle stated Town of Esopus has a good example of what a good regulating (concept) plan should look like. Warwick Grove in Orange County is a good design example. Once completed, the document will be distributed in PDF format and posted to the website. The Board was asked for comment so that the guidance could be finalized.
- c. Capital Program Report
Mr. Doyle informed the Board that based on our substantial discussion on the CPR, staff has followed the Board's recommendations, moved some items from bottom to top and included the alternative "but for" discussion. Also included are the Board's function and our ability as a Board to make the recommendation. This information has been submitted to Legislature and County Executive. We are in discussion with the County Executive's office with respect to some issues that were raised as part of our review. The Executive's office is working with a capital project committee, on which Mr. Doyle is a member, which meets on a bimonthly basis - looking at all backlogged projects and current authorizations. Members continued to express concern as to why they were charged in the Charter with reviewing the Capital Program and their roles and responsibilities related to the Capital Program. The Board reiterated its request to send a letter to the County Executive asking that a representative attend a meeting to discuss this.

8. NEW BUSINESS

- a. Environmental Notice Bulletin – *No Member Comment*
- b. Zoning Referrals – *See Separate Zoning Minutes*

9. ADJOURNMENT

The meeting adjourned at 10:00 pm. All were in favor.