

ULSTER COUNTY PLANNING BOARD

Minutes – May 7, 2008

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

The Executive Committee Met

- 1. ROLL CALL Present:** R. Pecora, M. Beuf, D. Martorana, T. Natale, L. Biggin, T. Hokanson, T. Wilkin, S. Hudson, F. Greitzer, R. Kalb, R. Budziak, G. Matichuk, A. Yuran, E. Hooper, R. Elwell, R. Pritchard, S. Finkle, D. Doyle, J. Schwartz, R. Leibowitz.
Absent: H. Anderson, R. Ferrigan, M. Watkins, M. Lockwood. **Excused:** R. Oakes, R. Praetorius
- 2. PREVIOUS MINUTES** Mr. Greitzer asked that the April Zoning Minutes correctly reflect that he voted “no” on the referral for the Boiceville Wastewater Treatment Plant (t/o Olive #2008-065) and Town of Woodstock Wetland & Watercourse Protection referral(#2008-060).
Motion to approve the April Minutes as amended made by Ms. Pecora, seconded by Mr. Martorana.
- 3. FINANCIAL REPORT** No Member Comment
- 4. PUBLIC COMMENT** No Public Comment
- 5. COMMUNITY REPORT** Mr. Budziak informed the Board that the Town of Ulster passed a resolution to become a member of Greenway. Mr. Finkle stated the city & town (of Ulster) are applying for gateway grant for design standards for Washington Ave. Mr. Budziak stated a group in the Town would like to receive biodiversity assessment training. He asked to what extent are our members participating in this process. Mr. Greitzer stated that Rosendale completed diversity assessment for part of Town. Ms. Hokanson stated the Town New Paltz has a biodiversity map, some planning board members & others are going thru the training. Ms. Beuf stated Gardiner has had a biodiversity study. Mr. Budziak stated several planning initiatives in the Town of Ulster are being challenged. Ms. Hokanson stated that New Paltz just announced an RFP to update their master plan.
- 6. COMMUNICATIONS**
 - a. Lead Agency Dispute Continues - Williams Lake/Hudson Valley Resort – Town of Rosendale
Town of Rosendale Planning Board vs. NYSDEC Region 3
 - o Letter from Billy Liggan, Town of Rosendale Planning Board Chair to Commissioner Grannis
 - o Letter from Patrick McDonough, Town of Rosendale Supervisor to Commissioner Grannis
 - o Letter from William Janeway – Regional Director to Commissioner Grannis
 - b. NYSDOT – Public Hearing - new proposed location of the railroad grade crossing in Town of Saugerties – being held May 12th at 10:30 am at Saugerties Town Hall
Mr. Doyle stated this was a long overdue change to Tissell Road problem. The proposed new location avoids wetlands and the need for a permit, however access on county road has substandard site distances and must cross a double-track and not a single track. The County will likely ask that issues concerning sight distance be resolved at the intersection with Old Kings Highway.
 - c. NYSDEC announces Hudson River Estuary Grant Program (HRE) request for applications. Deadline June 27, 2008. Informational workshop will be held May 13th 10:00–12:00 in Poughkeepsie. Mr. Doyle stated the county will be applying for grant money for a natural resource inventory; he urged municipalities to apply for the grant as well.

- d. Town of Lloyd Planning Board – Lead Agency Declaration – Highland Square Commercial Facility
156,278 SF of new commercial space on 22.185 acre site
Mr. Doyle stated this was submitted before as a referral and they are now going for an impact statement.
- e. Town of Rosendale Planning Board – Notice of Negative Declaration – Ulster County Cooperative Housing, LLC, Legacy Farms Cooperative Housing Project
Mr. Doyle stated approval has been granted.
- f. Town of Ulster Planning Board – SEQRA Notice of Intent to Serve as Lead Agency – Mid-Hudson Valley FCU for Zoning District Change – change portion of R-10 Dist to LC
Mr. Doyle made note of the above.
- g. FEIS received - Dharmakaya:Mahamudra Buddhist Hermitage – Town of Wawarsing
Mr. Leibowitz asked the board for their approval to reissue our previous comments. He handed out copies of the original comments. Mr. Leibowitz explained the reason for his request relates to case law in Orange County that states that when the County Planning board receives the Final EIS is when the 30-day period begins. Mr. Leibowitz stated that there are no changes to the Site Plan we reviewed previously and asked the Board to make a motion to re-approve those comments and treat this as a referral.
Motion to approve previous comments made by Mr. Martorana, seconded by Ms. Pecora. All were in favor.
- h. DEIS received - Crossroads at New Paltz - Mixed use development approx 103,340 SF
Mr. Doyle stated we have met with the applicant three times; this site plan has been revised numerous times. New Paltz Planning Board has steered this in the direction of Neo-Traditional Design Development. Ms. Hokanson added this was a preliminary DEIS.
- i. Esopus Creek & Rondout Creek Watershed Reconnaissance Study by US Army Corps of Engineers
Mr. Doyle stated with respect to the flooding that occurred locally, Congressman Hinchey asked the Army Corps of Engineers to do an initial reconnaissance study and reports have been produced. The reports go thru the levels of flooding that occurred, estimates, damage, etc. and recommend a water based feasibility study for both watersheds. The estimated total cost of the studies is \$2.5 million each. The studies would require a 50% local match. Studies are not focused on relief of flooding; they are on ecosystem benefits. He stated that without the study you are not eligible for federal funds; and was dismayed by the length of time, required local match and the inability to focus on flooding.

7. OLD BUSINESS

- a. **Public Hearing on Priority Housing Strategies Report**
Mr. Doyle stated the date of this hearing is June 4th at 6:00 pm at the Chairman of the Legislature's call. Mr. Doyle will notify the Board if any changes.
- b. **Public Hearing on Annual Agriculture Additions – June 4th at 6:15 pm**
Mr. Doyle stated this year should be interesting as the Rivendell Winery (New Paltz) is listed to be one of the additions again this year. The project sponsors withdrew their application last year due to controversy.
- c. **Open Space Partnership Formation**
Mr. Doyle informed the Board that the Legislature will consider a resolution next week on the formation of the Open Space Partnership. Ms. Schwartz will compile a list of names and organizations to give to the Chairman for consideration. Ms. Schwartz stated the goal is to keep the membership to between 8-12 members. Anyone can attend the meetings.

d. **Staff Planner Hired**

Mr. Doyle stated we hired a staff planner Burt Samuelson who will begin May 27th. Staff has created a work program for him. Ms. Pecora added that the Executive Committee suggested that he should work on the newsletter. Mr. Samuelson will be attending the June meeting.

e. **Wetlands – A Case for Local Permits**

Mr. Doyle stated the Board reviewed Woodstock Wetlands Statute at last meeting and we had concerns expressed about the overlapping jurisdictions and the other layers of state, federal and local protection. We stated no filling would be permitted with respect to recently changed nationwide permits for federal wetlands – that is not the case, filling is permitted, but you need a permit and must undergo environmental review process. Under residential subdivisions you can fill up to a half an acre with a permit and must prove that all the necessary agency reviews have been completed. The Corps policy is avoidance before fill. Mr. Doyle stated that local governments have to be able to make their own call for fill to occur when prudent avoidance can't work and would like to establish a position of the Board on this matter. Mr. Doyle stated we will lay it out to the Board next month as part of our review for Woodstock.

f. Mr. Leibowitz stated we have developed a **schedule for working on the Referral Guide**. We hope to pass it in September and host a seminar for local Planning Boards in October.

8. NEW BUSINESS

a. **Completion of Draft Non-Motorized Transportation Study**

Mr. Doyle stated the Non-Motorized Transportation study is done and we will accept comments for the next 30 days, it's available in PDF format on website. 600 projects were identified as part of the study were narrowed to 15. Mr. Doyle added we are working in Marlboro on their hamlet transportation plan. Spring traffic counts have begun on Hudson River corridor; we have about 96 count locations. Uptown Kingston study including a complete buildout analysis, transportation enhancements and signalization improvements. DOT requested we look at the intersection of 587 and Albany Ave. we maybe working with the NYS Roundabout Unit in Albany for this project. Mr. Greitzer asked about synching lights. Mr. Doyle said they are on Broadway but not possible elsewhere in Uptown Kingston.

b. Ms. Schwartz added that we are working into year two of the Main Street program. She and Guy Kemp were approached by representatives from Highland, Rosendale and Gardiner to work with their communities at a recent meeting they attended. She asked the Board to inform their communities to contact us if interested.

Ms. Pecora asked to have Bill Tobin give a Transportation Council update at a future meeting.

c. Environmental Notice Bulletin – No Member Comment

d. Zoning Referrals – *See Separate Zoning Minutes*

9. ADJOURNMENT The meeting adjourned at 9:45 pm. Motion by Ms. Pecora, seconded by Mr. Martorana.