

ULSTER COUNTY PLANNING BOARD

Minutes – May 4, 2011

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

The Executive Committee met at 6:45 pm

Mr. Wilkin, Ms. Elwell, Mr. Watkins, Ms. Hokanson, Ms. Pecora (excused) & Mr. Budziak

The Executive Committee discussed: The newly elected Mayor of New Paltz - Jason West, Referral Guide – Gardiner, Design Guidelines and CREEO Report on Agriculture

Mr. Wilkin called the meeting to order at 7:30pm and Mr. Leibowitz read the roll call.

1. ROLL CALL - Present: J. Katz, P. Hakim, J. Konior, T. Marion, K. Lovelett, T. Hokanson, T. Wilkin, M. Baden, F. Greitzer, J. Kalb, M. Watkins, R. Budziak, A. Yuran, R. Elwell, R. Kinnin, S. Finkle, D. Doyle, R. Leibowitz
Absent: L. Biggin, P. Economos, G. Matchuk, S. Frederick **Excused:** R. Pecora, H. Grant, K. Holmquist, E. Hooper

2. PREVIOUS MINUTES

Mr. Katz made a motion to approve the April 6, 2011 minutes. Seconded by Mr. Baden. Ms. Kalb abstained. All were in favor.

Mr. Doyle informed the Board that he researched Robert's Rules of Order and it states you do not have to be present in order to approve minutes; unless the board's bylaws specifically state you must be present - it does not preclude members to abstain from voting. Mr. Doyle added that under the charter we are required to and are now sending copies of the minutes to the Legislative Clerk. She is aware that we have one set of minutes outstanding. The Board asked if they could approve the February minutes now.

Mr. Konior made a motion to approve the February 2011 minutes. Seconded by Ms. Elwell. Ms. Kalb and Mr. Lovelett abstained – the rest were in favor. The February minutes were approved.

3. FINANCIAL REPORT - 2011

Mr. Doyle informed the Board that we are in good shape from a financial view. We are working on a development plan for transit. We will also be having traffic counters placed during the week before and after Memorial Day. Mr. Doyle stated we are looking for reimbursement from a 2002 grant for \$100,000 from the state. Mr. Doyle informed the board that we are currently seeking to hire a Senior Transportation Planner. Mr. Doyle asked if anyone had any comment on the new financial report layout and explained that the information is collected directly from the County's HTE financial system. Mr. Doyle explained that the \$15,000 for Software was support for the Reapportionment Commission. We provided copies of the software for all members of the commission, an available version for the public was in our office and a professional version was used by our staff.

4. PUBLIC COMMENT - No public comment

5. COMMUNITY REPORT

Mr. Watkins stated the Town of Shawangunk won their lawsuit with Cellco Communications. Shawangunk did not have majority plus one, which was challenged, but because of the way the review was done the town won. Ms. Hokanson asked if the decision could be shared with our board electronically. Mr. Watkins said he would look into it. Mr. Finkle mentioned that the City of Kingston's population went up by about 500 people in the Census numbers and asked Mr. Doyle if that was expected. Mr. Doyle answered that it was a pleasant surprise. He added that the largest population gain was in Shawangunk, which grew by 2,300 people. Mr. Doyle stated that 1,000 of those were attributed to the Watchtower Farm. He added that all of southern Ulster County experienced growth. Mr. Baden stated the Town of Rochester zoning law from 2009 was challenged. The town won the case last year but that is now being appealed.

Ms. Elwell stated the Village of New Paltz has a new, old mayor. Jason West was elected mayor and the Village will now have three new trustees out of four. Mr. Wilkin informed the board that the Town of Plattekill ZBA wanted to change the law to have a temporary use law put in effect in order to replace a single wide mobile home. Mr. Wilkin informed the ZBA a change in zoning code needs to be referred to the county. Mr. Wilkin stated he contacted Mr. Doyle and he dissuaded Mr. Wilkin from seeking a temporary use. Instead Mr. Doyle suggested amending the language to reflect NYS building code and/or HUD. Mr. Wilkin stated that when NYS Code Enforcement was contacted, the Town was informed that their law was illegal as written. As a result, the unit will be replaced and the code will be rewritten.

6. COMMUNICATIONS

Mr. Doyle spoke about the Open Space Institute's publication "Private Lands - Public Benefits." He added that according to this publication Ulster County has the least amount of available open space for growth. Mr. Doyle stated that the Catskill Center is holding a seminar on Ridgeline Protection on Wednesday, June 8th. Mr. Doyle also informed the Board that UCPB members are invited to join Norrie Point staff naturalists for a free educational canoe trip to learn about tidal marsh ecology. All gear will be provided. Mr. Doyle stated we need a minimum of 12 to a maximum of 22 people and he would have Ms. Schwartz coordinate an outing sometime in July or August. Five or six board members were interested in the trip at this time. Mr. Doyle offered to e-mail the Cornell Cooperative newsletter to the Board. They are offering a course regarding the Marcellus shale and what happens when the shale is developed in the community, with surprising findings. Mr. Doyle added that members would have to sign up for the webinar to find out what the findings are. Mr. Wilkin informed the Board that Cornell is doing a project with Hudson Valley Grass Energy where they are making fuel pellets out of grass.

7. OLD BUSINESS

a. CDBG Application

Mr. Doyle stated that we will be holding our 2nd public hearing next week Applications are due May 27th. The County will be making an application for \$750,000 for housing rehab on a county-wide basis; using a sub-recipient as defined under statute in program delivery. Mr. Doyle stated that we had 2 sub-recipients working on separate grants up until last Thursday. Cornell Cooperative Extension was going to do farmworker housing rehab for \$500,000, but dropped out when they discovered farmers need new housing units instead of rehabbed housing. Cornell will now be applying for their own grant. RUPCO will be doing a housing rehab program for the entire \$750,000 instead of the \$250,000 that was originally planned. Mr. Doyle added that RUPCO and Cornell continue to discuss how they can work together to help farmworkers.

b. Greenway Update (Priority Growth)

Mr. Doyle stated that we are working on Priority Growth areas. He added that we met with City of Kingston this afternoon. We still need to have meetings with the Town of Shawangunk and Village of New Paltz. We do not anticipate having meetings with Hardenburgh and Denning. Working with communities to mine their ideas and identify areas to make an effort for investments, looking at infrastructure and identify areas where communities want to grow. Mr. Doyle stated that unfortunately we are in a slow or no-growth scenario for what could be a decade. We are seeing governments downsizing and schools closing and yet the dynamic of the approval process and response to proposals remains as if we are under threat of over-development. Mr. Doyle stated he would like to see support from the Board to start a conversation with the Supervisor's Association to see how to improve the approval process. Mr. Doyle stated he would like comments and ideas back from the board. Mr. Finkle stated it would be good to have a conversation showing the benefits of growth as there is a whole sector of anti-growth people. For example, in Woodstock with the affordable housing project. Ms. Yuran stated they are probably the loudest voices. Mr. Katz added that NIMBY has been our lexicon for generations. Mr. Doyle stated he is trying to find a way in certain areas of the community to get the public as well as government to think outside of the box. We'd like to have the review process be collaborative instead of combative. Mr. Katz stated that Mr. Doyle should attend the Supervisor's meeting. There was a consensus among the board members that Mr. Doyle should attend as well.

c. Training Opportunities

Mr. Doyle stated that we were planning to do a seminar in May, but are now looking to June. We need to find a Transportation Group willing to do a presentation for free. Mr. Leibowitz stated that he posted some opportunities to our website. Mr. Doyle added there are a ton of trainings from outside sources.

Mr. Wilkin asked if anyone had any feedback from the last training session. Ms. Hokanson stated she heard people were happy it was ZBA focused. Mr. Baden said his Town's entire ZBA went and they all have their 4 hours training already, which has never happened before. Mr. Wilkin heard there should be more information on SEQRA, but in his opinion with SEQRA changing that is would be better to wait. Mr. Wilkin stated they were also requesting more information on Use & Area Variances. The Plattekill ZBA is also interested in some Planning issues. Mr. Wilkin also shared that the ZBA is frustrated at their ZEO and would like training on how ZBA could enforce violations.

Mr. Doyle received a request from Hudson Valley Regional Council for an updated Comprehensive Economic Development Strategy (CEDs)– an EDA term that allows us to apply for money. We will be sending letters to the communities to ask if they have any projects. He added this is an exercise should not ignore as it keeps the Economic Development Strategy current.

8. NEW BUSINESS

a. Environmental Notice Bulletin

Mr. Budziak requested to have the ENB and Grant Opportunities sent with the Agenda Packet.

Mr. Doyle stated that we have spent a very busy March into May with the Reapportionment Commission. Mr. Leibowitz has been meeting with the group weekly (or more). Mr. Doyle added that with some sidetracks in-between and urging by all parties the Commission met Monday night and listened to public comment (mostly by legislators). Mr. Baden participated by devising his own plan and offering comments. The map produced primarily by Mr. Benkert and Mr. Messina called Map 8 was approved 7-0 by the Commission. Mr. Doyle commended Mr. Leibowitz for his professional demeanor during this entire process. He added that this was a huge achievement for the Commission and a lesson in democracy.

b. Zoning Referrals – *See Separate Zoning Minutes*

9. ADJOURNMENT

The meeting adjourned at 8:45 pm.