# <u>ULSTER COUNTY PLANNING BOARD</u> *Minutes - July 2, 2014*

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

#### The Executive Committee did not meet

A Walk-through Tour/Presentation of the County Rain Garden was held at 7:00PM

Chairman Watkins called the meeting to order and asked Mr. Leibowitz to read the roll call.

1. ROLL CALL — Present: R. Pecora, D. Whitaker, J. Konior, P. Brooks, K. Lovelett, M. Calimano, D. Boggess, T. Wilkin, M. Baden, J. Brown, P. Andreassen, K. Holmquist, M. Watkins, F. Almquist, V. Markowitz, M. Rudikoff, D. Doyle, R. Leibowitz, B. Samuelson Excused: M. Vaia, R. Sokolov, H. Baker, E. Cafaro, M. Weitman, R. Kinnin, G. Swanzey Guests: Billy Liggan

#### 2. APPROVAL OF MINUTES

Zoning Referral #2014-078 (Town of Wawarsing – Dollar General) was corrected to reflect that Mr. Baden recused himself. The vote was also corrected to 19-0.

The June 4, 2014 minutes were approved with correction.

Motion made by Mr. Baden, seconded by Mr. Konior. All were in favor.

#### 3. FINANCIAL REPORT

Mr. Doyle stated the Financial Report in tonight's packet reflects information from the new financial system. He informed the Board that next Wednesday, we are meeting with the Executive Office staff on the 2015 budget. Mr. Doyle stated we have a fairly neutral budget for next year for all divisions of the department. He explained to the Board the difficulty in entering multi-year contracts to the financial system and how we are moving toward putting contracts into the Capital Program. Mr. Watkins asked about staff changes for 2015. Mr. Doyle stated that Mr. Samuelson has been working out of title and is being compensated. We have requested reclassifying Burt to the Sr. Planner title in 2015 for the work he is doing. Mr. Watkins asked if we were opening another position to help with the work. Mr. Doyle said we are proposing that the Planner title remain open. Mr. Doyle told the Board how their knowledge and expertise makes his job much easier. He added that he appreciates the expertise and depth of the board's representation at the local level. Mr. Watkins agreed that we have a knowledgeable board and stated we need to get back working on our policies. Mr. Doyle suggested working on a policy on sustainability. He used the rain garden as an example of what could be included. Mr. Watkins suggested that staff come up with a list the Board, or an assigned technical committee, could work on.

### 4. PUBLIC COMMENT

No Public Comment

#### 5. COMMUNITY REPORT

Mr. Calimano stated The Planning Board of New Paltz is being sued by Wilmorite. Mr. Whitaker stated Town of Hurley is having a special meeting on the new ATT tower (next to Gill's Farm stand). Mr. Rudikoff stated the Town of Woodstock got an applicant to propose a bio-swale as a storm water remediation. Mr. Andreassen stated Town of Saugerties has a Holiday Inn Express proposed at Schaller Farm near the Wyncoop House (by Winston Farm). Mr. Watkins added that the Town of Shawangunk Planning Board has motivated the Town Board to work on zoning.

### 6. COMMUNICATIONS

Town of New Paltz has a zoning change in the works to allow recreational resorts with Wildberry Lodge in mind. This is less of a use that the shopping malls that had been proposed for the same site, but there is still work to do on the Environmental Impact Statement.

Mr. Doyle made note of the minor subdivision proposed for Marbletown.

### 7. OLD BUSINESS

#### a. Final Action Report

Mr. Leibowitz informed the board that he did an analysis of Final Action reports that have been returned over the past two years. We send a final action report with every referral returned to the local boards. He offered that we can send each town a copy of the log. Mr. Baden stated his town had instances where the applicants withdrew their applications, and he asked if staff would like those returned. Mr. Leibowitz stated that isn't required, but we'd like to see them. Mr. Doyle stated failure to return the final action can impact the process. He added that we have found discrepancies where the local board approved an action without a super-majority vote and/or without explanation as to why they disagreed with our comments. Mr. Leibowitz offered to send each town a report where final actions were missing. A final action should always be filed with the County. A super-majority vote is only needed if the municipality doesn't agree with the County/s Disapprove or Required Modification recommendations, they will also need to include why their result is contradictory to the County's (a resolution or explanation as to why they are not following the UCPB recommendations). Mr. Doyle added that response to Advisory Comments require neither the majority plus one vote nor required submittals, but final action forms must be returned. Mr. Doyle stated that municipal attorneys should be familiar with the process.

Mr. Doyle stated the County has been acting as Fiscal Agent for the Draft Scope of the Environmental Impact Statement for Lower Esopus. We have been working with a technical advisory committee of the Shokan Esopus Working Group. The ENB was issued and has granted the request to extend the public comment period for 45 days. Mr. Doyle added that the consultant is showing their technical expertise in discussions with the group.

Mr. Baden thanked Rob, Tom Hynes and Amanda for the technology training last month. He stated they put it into practice at their last planning board meeting. Mr. Brooks thanked Dennis and Rob for the training on using the equipment and resources they already have. Mr. Watkins stated there are times when paper is helpful, but using the projector works well when involving the public.

Mr. Whitaker has a friend in Margaretville who is concerned with the DEP wanting to buyout commercial property. Mr. Doyle stated the new adopted (2007) FAD includes a city funded flood buyout program. He added that there are many buyout programs operating in the watershed right now.

### 8. SPECIAL TOPICS DISCUSSION

a. Policy Guide Presentation - Done after Zoning Referrals with Chairman's permission

Mr. Doyle said it was suggested at the last meeting that we revisit the Referral Guide Policy Recommendations. He added that we need to see where some of our recommendations come from and how we got there. Mr. Doyle stated certain items need consideration - quality of life, health and well being — why is this community a great place to live. We should state what it is we are trying to accomplish. We should do this for an outcome that is worth doing. Presentation followed.

#### 9. NEW BUSINESS

- a. Environmental Notice Bulletin & Grant Opportunities No Member Comment
- **10**. **ZONING REFERRALS –** See Separate Zoning Minutes

#### 11. ADJOURNMENT

The meeting adjourned.

Members who attended the July meeting will be credited with 60 minutes of training. (As decided by Chairman Watkins & Mr. Doyle)

# 7/2/2014



Esopus			
Referral Number Name: Description: Project Location: Recommendation: Motion: Second:	Calimano Konior	Received: Type of Referral:  Abstentions: Recusals:	6/13/2014 Variance - Area
Vote:	Yes 16 No 0		
Gardiner			
Referral Number Name: Description: Project Location:	2014104  Donna Magner-Weil  Addition to existing structure for residential use, artist's second accordance to the second	Received: Type of Referral: studio and garage.	6/26/2014 <b>Site Plan</b>
Recommendation: Motion: Second:	No County Impact Pecora Konior	Abstentions:	
Vote:	Yes 16 No 0	Recusals:	
Marlborough			
Referral Number Name: Description: Project Location:	2014089 Stewarts Shops #299 12' x 72' addition to rear of existing Stewarts 1872 Route 9W Milton	Received: Type of Referral:	6/18/2014 Site Plan
Motion: Second: Vote:	Required Modifications Calimano Konior Yes 16 No 0	Abstentions: Recusals:	
Marlborough			
Referral Number Name: Description: Project Location:	2014107 Various Amendments Amendments including the establishment of the Busines		7/1/2014  Amend Zoning Statute et along Route 9W.
Recommendation: Motion: Second:	Required Modifications Pecora	Abstentions:	
	Konior		

Marlborough			
Referral Number Name: Description: Project Location:	2014108  Rezone parcels from C-1 to R zoning C-1 parcels to R Zoning	Received: Type of Referral:	7/1/2014 Amend Zoning Map
Recommendation: Motion: Second:	Required Modifications Pecora Konior	Abstentions:	
Vote:	Yes 16 No 0	Recusals:	
New Paltz Tow	vn		
Referral Number Name: Description:	2014105 Alfandre Architecture Site plan changes based on as-builts 231 Main Street	Received: Type of Referral:	6/25/2014 Site Plan
Project Location: Recommendation: Motion: Second:	No County Impact Baden Andreassen	Abstentions:	
Vote:	Yes 15 No 0	Recusals: Calimano	
New Paltz Tow	rn .		
Referral Number Name: Description: Project Location:	2014106 Extra Space Storage Add roof mounted photovoltaic system to existing self-S. Putt Corners Rd	Received: Type of Referral: storage building	6/30/2014 Site Plan
Recommendation: Motion: Second:		Abstentions:	
Vote:	Yes <b>15</b> No <b>0</b>	Recusals: Calimano	
New Paltz Villa	ige		
Referral Number Name: Description: Project Location: Recommendation:	2014090 51 Main Street Lot size variance for mixed-use building 51 Main Street No County Impact	Received: Type of Referral:  Abstentions:	6/13/2014 Variance-Area
Motion: Second:	Andreassen Konior	Recusals: Brown	
Vote:	Yes 15 No 0		
New Paltz Villa	ige		
Referral Number Name: Description: Project Location:	2014091 51 Main Street Addition to existing restaurant and new apartment 51 Main Street	Received: Type of Referral:	6/13/2014 Site Plan
Recommendation: Motion: Second:	Required Modifications Pecora Calimano	Abstentions:	
Vote:	Yes 16 No 0	Recusals:	

New Paltz VIIIa	ige	
Referral Number Name: Description:	2014101  Rock and Snow Annex  Construct two story building for retail and storage use 28 Main Street	Received: 6/20/2014  Type of Referral: Site Plan
Project Location: Recommendation: Motion:	Required Modifications Andreassen	Abstentions:
Second: Vote:	Yes 16 No 0	Recusals:
New Paltz Villa	nge .	
Referral Number	2014109	Received: 7/2/2014
Name:	212-12 B (3)	Type of Referral: Amend Zoning Statute
Description: Project Location:	Correct Section 212-12. B (3) compliance with Site Pla	n Review
Recommendation: Motion:	No County Impact Pecora	Abstentions:
Second: Vote:	Yes 16 No 0	Recusals:
Rosendale		
Referral Number Name: Description: Project Location:	2014092 Rosendale Farmers Market Allow Sunday-only, farmers market behind Rosendale 4808 Main Street	Received: 6/19/2014 Type of Referral: Site Plan Theatre for 20 vendors
Recommendation: Motion: Second:	No County Impact Pecora Konior	Abstentions:
Vote:	Yes 16 No 0	Recusals:
Saugerties To	wn	
Referral Number Name: Description:	2014093 Local Law #2 of 2014 Affordable Housing Amendment	Received: 6/2/2014  Type of Referral: Amend Zoning Statute
Motion:	Townwide Required Modifications Pecora	Abstentions:
Second: Vote:	Yes 15 No 0	Recusals: Andreassen
Saugerties To	wn	
Referral Number Name: Description:	2014094 Local Law #3 Amend 245-43E - Preexisting Businesses Townwide	Received: 6/2/2014  Type of Referral: Amend Zoning Statute
Project Location: Recommendation: Motion:	No County Impact Konior	Abstentions:
Second: Vote:	Calimano Yes 15 No 0	Recusals: Andreassen

Referral Number   Name:   Residence Inn by Marriott   Type of Referral:   Special Permit	Ulster			
Referral Number Name: Residence Inn by Marriott Type of Referral: Site Plan  Residence Inn by Marriott Type of Referral: Site Plan  Residence Inn by Marriott Type of Referral: Site Plan  Recommendation: Required Modifications Abstentions: Required Modifications Recommendation: Required Modifications Abstentions: Required Modifications Recursals: Almquist  Woodstock  Referral Number Ves 15 No 0  Woodstock  Referral Number Authoris Fence Tour of existing retaining wall Project Location: Recursals: Almquist  Recommendation: No County Impact Abstentions: Abstentions: Recursals: Almquist  Recommendation: No County Impact Abstentions: Recursals: Almquist  Referral Number Variance-Area  Recommendation: No County Impact Abstentions: Recursals: Almquist  Referral Number Pecora Abstentions: Recursals: Variance-Area  Recommendation: No County Impact Abstentions: Recursals: Variance-Area  Variance-Area  Variance-Area  Variance for 8' high fence on side and front yard Secural Secu	Name: Description: Project Location: Recommendation: Motion: Second:	Residence Inn by Marriott Allow for hotel development 650-998 Frank Sottile Blvd Required Modifications Baden Konior	Type of Referral: Abstentions:	
Name: Residence Inn by Marriott Type of Referral: Site Plan    Construct 4-story, 92 unit hotel	Ulster			
Motion:   Baden   Second:   Konior   Recusals:   Almquist   Almq	Name: Description: Project Location:	Residence Inn by Marriott Construct 4-story, 92 unit hotel 650-998 Frank Sottile Blvd		
Referral Number	Motion: Second:	Baden Konior		
Name: Hutchins Fence Type of Referral: Variance-Area  Description: Construct 4' high fence on top of existing retaining wall 7 Schoonmaker Lane  Recommendation: No County Impact Abstentions: Motion: Pecora Second: Konior Yes 16 No 0 Recusals:  Woodstock  Referral Number Name: Zackin Fence Yariance for 8' high fence on side and front yard Project Location: Baden Second: Konior Recusals:  Woodstock  Referral Number No County Impact Abstentions: Motion: Baden Second: Konior Recusals:  Woodstock  Referral Number Yes 16 No 0 Received: 6/11/2014  Abstentions: Abstentions: Motion: Baden Second: Konior Recusals: Woodstock  Referral Number Yes 16 No 0 Recusals: Woodstock  Referral Number Second: Konior Recusals: Received: 6/11/2014  Woodstock  Referral Number No County Impact Abstentions: Abstentions: Abstentions: Advance-Area Side yard, open space density, lot area, and lot width variances Project Location: Andreasen Second: Motion: Andreasen Baden Recusals: Redukoff Recusals: Rudikoff	Woodstock			
Motion: Second: Konior Vote: Yes 16 No 0  Woodstock  Referral Number Name: Zackin Fence	Name: Description: Project Location:	Hutchins Fence Construct 4' high fence on top of existing retaining wall 7 Schoonmaker Lane	Type of Referral:	
Referral Number Name: Zackin Fence Variance for 8' high fence on side and front yard Project Location: Recommendation: Motion: Baden Second: Vote: Yes 16 No 0  Woodstock  Referral Number Name: Durkin/Perez Lot Line Revision Recommendation: Side yard, open space density, lot area, and lot width variances Project Location: Recusals: Received: 6/11/2014 Abstentions: Received: 6/11/2014 Abstentions: 6/11/2014 Abstentions: Andreassen Second: Baden Received: Abstentions: Apdreasser Received: Albitantic Albitantic Abstentions: Andreasser Received: Abstentions: Albitantic Albitantic Abstentions: Andreasser Received: Abstentions: Albitantic Albitantic Albitantic Abstentions: Albitantic Albi	Motion: Second:	Pecora Konior		
Name: Zackin Fence Type of Referral: Variance-Area  Description: Variance for 8' high fence on side and front yard  Project Location: 3220 Route 212 Bearsville  Recommendation: No County Impact Abstentions:  Motion: Baden Second: Konior Vote: Yes 16 No 0  Woodstock  Referral Number	Woodstock			
Motion: Baden Second: Konior Vote: Yes 16 No 0  Woodstock  Referral Number Name: Durkin/Perez Lot Line Revision Type of Referral: Variance-Area  Description: Side yard, open space density, lot area, and lot width variances Project Location: 261 Tinker Street Recommendation: No County Impact Motion: Andreassen Second: Baden Recusals: Rudikoff	Name: Description: Project Location:	Zackin Fence Variance for 8' high fence on side and front yard 3220 Route 212 Bearsville		
Referral Number  Name:  Durkin/Perez Lot Line Revision  Description:  Project Location:  Recommendation:  Motion:  Andreassen  Baden  Received:  Type of Referral:  Variance-Area  Variance-Area  Abstentions:  Received:  Aphreas:  Aphreas:  Aphreas:  Received:  Aphreas:  Aphreas:  Aphreas:  Received:  Aphreas:  Aph	Motion: Second:	Baden Konior		
Name: Durkin/Perez Lot Line Revision Type of Referral: Variance-Area  Description: Side yard, open space density, lot area, and lot width variances  Project Location: 261 Tinker Street  Recommendation: No County Impact Abstentions:  Motion: Andreassen  Second: Baden Recusals: Rudikoff	Woodstock			
Motion: Andreassen  Second: Baden Recusals: Rudikoff	Name: Description: Project Location:	Durkin/Perez Lot Line Revision Side yard, open space density, lot area, and lot width va 261 Tinker Street	Type of Referral:	
VOID: 100 100 100 100 100 100 100 100 100 10	Motion: Second:	Andreassen Baden		

### Woodstock

Referral Number 2014102 Received: 6/23/2014
Name: Lot Line Adjustment Type of Referral: Subdivision

Description: Transfer 0.90 acres from 261 Tinker Street to 10 Dixon Avenue parcel

Project Location: 10 Dixon Ave and 261 Tinker Street

Recommendation: No County Impact Abstentions:

Motion: Andreassen Second: Baden

Daden -

Vote: Yes **15** No **0** 

#### Woodstock

Referral Number 2014103 Received: 6/23/2014
Name: Miller Howard Investments Expansion Type of Referral: Site Plan

Recusals:

Recusals:

Rudikoff

Rudikoff

Description: Expansion of existing office use

Project Location: 10 Dixon Avenue

Recommendation: Required Modifications Abstentions:

Motion: Whitaker

Second: Baden

Vote: Yes 15 No 0

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