

ULSTER COUNTY PLANNING BOARD
Minutes – June 4, 2014

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

The Executive Committee met at 6:30 PM

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

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

2. **APPROVAL OF MINUTES**

The May minutes were approved. Motion by Mr. Kalb, seconded by Mr. Lovelett.

3. **FINANCIAL REPORT**

Mr. Doyle stated that we are still getting used to the new financial system. We currently have approx \$400,000 in the Transportation division for consulting reports. We have received next year's budget package (2015) from the County Executive and will begin working on it soon. Mr. Doyle informed the board that as of Monday we will have a new copier.

The Chairman introduced and welcomed our new member Mr. Michael Vaia from the Town of Denning. Mr. Vaia said he was pleased to be here.

4. **PUBLIC COMMENT**

No Public Comment

5. **COMMUNITY REPORT**

Mr. Almquist stated the traffic between 209 and Adams is a nightmare right now, but by the end of June, the medical office building will be open. Mr. Almquist also reported that Ulster is looking at a proposed 4-story Holiday Inn Express to be located on 9W by Stewarts, he added that the Town of Ulster Planning Board will be Lead Agency on this project.

Mr. Doyle informed the Board that the County Executive signed an order this afternoon stating that 100% of the County's energy sources will come from renewable sources. We'll be buying energy credits from a company called MEGA. Mr. Doyle added this is a commitment from this administration on its environmental agenda, and will be for all of the energy used by all of the County's buildings.

Mr. Doyle stated that the board began a discussion last month on policy guidance in regard to sustainability and how it will be used in our referrals. Some of that will be discussed in this evening's referrals. Mr. Doyle stated that there are policy guides in our referral guide and the board should begin working on an additional policy regarding sustainability, and then provide guidance back to municipalities. He added that NYS Energy Code is a good place to start. The board requested a presentation on the Policy Guides be done in July. He also stated that our office uses a lot of bandwidth on the County website and staff would like to take the Board through some of the information on the site. Chairman Watkins stated that training credit will be offered for the July 2nd meeting for this presentation and discussion. He added that members who cannot attend the July meeting should contact the Planning office as soon as possible.

KEY: (f) = handout will be in folder at meeting
(m) = handout included in the mailing

6. COMMUNICATIONS

Mr. Doyle read through the communications listed on the Agenda. Mr. Wilkin stated that Plattekill was unaware that they were supposed to send the Ag Data Statements up to the County, but they will be doing so from now on. He added that it is the law to send them in. Mr. Leibowitz added that we typically only receive the statements when we get a referral.

Mr. Doyle noted that we have received a notice of the 300-day review from Ag & Markets for Agricultural District #4, which is in southwestern Ulster. Mr. Doyle explained that the department acts as staff for Ag & Farmland Protection Board for the County to craft a recommendation for the Legislature.

7. OLD BUSINESS

a. Training Seminar–Using Technology in Planning Monday, June 9, 2014 SUNY Ulster

Mr. Doyle made note of the seminar and described some of what would be covered during the training.

8. SPECIAL TOPICS DISCUSSION

a. Lower Esopus – Technical Consultant

Mr. Doyle stated that the County will be acting as fiduciary for Department of Environmental Conservation relative to the Environmental Benefits Program that came from a Consent Order with DEP. The County has received a check from DEP for \$290,000, which will be used to review the draft scope of services and EIS for Lower Esopus relating to a permit issued for alum used in Kensico Reservoir and how releases from the reservoir are needed. Secondly it will be used for a Stream Management Program on the Lower Esopus. And, thirdly, a small amount will be used for Fish Stocking. Mr. Doyle stated that we will be conducting a tour with the consultant and the working group, followed by a meeting tomorrow. Chairman Watkins stated he would be interested in joining the tour.

9. NEW BUSINESS

a. **Notice of 8 Year Review of Agricultural District #4 – See Communications**

Mr. Doyle informed the Board of the Ag Additions report for 2014. The period for accepting applications was from March 1st to March 30th. The Farmland Protection Board filed its report with the Legislature on June 2nd. There were 6 parcels (5 properties) and all were recommended for inclusion. Mr. Doyle stated there will be a Public Hearing on June 17th. In July the Legislature will consider a resolution of the recommendations made by the Farmland Protection Board to adopt or amend. The Legislature's recommendation then goes to the Commissioner of Ag & Markets for consideration.

b. Environmental Notice Bulletin & Grant Opportunities– *Mr. Doyle made special note that CFA applications are due on June 16th.*

10. ZONING REFERRALS – See Separate Zoning Minutes

11. ADJOURNMENT

The meeting adjourned at 9:45.

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6/4/2014

Lloyd

Referral Number **2014084** Received: 5/30/2014
Name: **Local Law E of 2014** Type of Referral: **Amend Zoning Statute**
Description: Update Accessory Apartment Standards
Project Location:
Recommendation: **Advisory Comments** Abstentions:
Motion: Andreassen
Second: Konior Recusals: Brooks
Vote: Yes No

Lloyd

Referral Number **2014085** Received: 5/30/2014
Name: **Local Law F of 2014** Type of Referral: **Amend Zoning Statute**
Description: Allow upper floor and back-facing apartments in the W-G:GC zoning districts as a permitted principal use with site plan
Project Location:
Recommendation: **No County Impact** Abstentions:
Motion: Weitman
Second: Andreassen Recusals: Brooks
Vote: Yes No

New Paltz Town

Referral Number **2014068** Received: 5/21/2014
Name: **Looking Good Naturally** Type of Referral: **Variance-Area**
Description: Variance from - Front yard, rear yard for parking area, pens pace requirements, and signage
Project Location: 216 Route 32 N
Recommendation: **Advisory Comments** Abstentions:
Motion: Andreassen
Second: Konior Recusals: Calimano
Vote: Yes No

New Paltz Town

Referral Number **2014069** Received: 5/21/2014
Name: **Looking Good Naturally** Type of Referral: **Variance-Use**
Description: Use Variance for existing structure to Retail use - sale of beauty products, facial services. Previously UV for gas station
Project Location: 216 Route 32 N
Recommendation: **Advisory Comments** Abstentions:
Motion: Andreassen
Second: Konior Recusals: Calimano
Vote: Yes No

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Shawangunk

Referral Number **2014074** Received: 5/15/2014
Name: **Mountain Hipsters DBA Liquid Altitude** Type of Referral: **Site Plan**
Description: Use existing building for wholesale plant/warehouse for alcoholic beverages. Not open to public
Project Location: 857 Plains Road Building B
Recommendation: **No County Impact** Abstentions:
Motion: Andreassen
Second: Calimano Recusals: Watkins
Vote: Yes No

Shawangunk

Referral Number **2014075** Received: 5/15/2014
Name: **Titus Subdivision** Type of Referral: **Subdivision**
Description: 31 lot cluster subdivision
Project Location: Buena Vista Street
Recommendation: **Advisory Comments** Abstentions:
Motion: Andreassen
Second: Konior Recusals: Watkins
Vote: Yes No

Shawangunk

Referral Number **2014076** Received: 5/27/2014
Name: **Parker/Dippel** Type of Referral: **Variance-Area**
Description: Minimum Lot area and Width variances for single family home - 1.8 acres and 158' variances respectively
Project Location: Plains road
Recommendation: **No County Impact** Abstentions:
Motion: Konior
Second: Calimano Recusals: Watkins
Vote: Yes No

Ulster

Referral Number **2014077** Received: 5/27/2014
Name: **Village Apothecary Signage** Type of Referral: **Variance-Area**
Description: Additional wall sign (separate entrance to Mid-Hudson Medical) (29.16 SF)
Project Location: 1561 Ulster Avenue
Recommendation: **No County Impact** Abstentions:
Motion: Weitman
Second: Konior Recusals: Almquist
Vote: Yes No

Wawarsing

Referral Number **2014078** Received: 5/15/2014
Name: **Dollar General** Type of Referral: **Variance-Area**
Description: 3% maximum lot coverage area variance (1340 SF) - 9,224 SF retail building
Project Location: Route 209 and Webster ave kerhonkson
Recommendation: **Required Modifications** Abstentions:
Motion: Andreassan
Second: Konior Recusals:
Vote: Yes No

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Wawarsing

Referral Number **2014081** Received: 5/7/2014
Name: **Planned Resort Receration District** Type of Referral: **Amend Zoning Statute**
Description: Establish standards to allow for resort/casino
Project Location:
Recommendation: **Advisory Comments** Abstentions:
Motion: Baden
Second: Wilkin
Vote: Yes No Recusals:

Wawarsing

Referral Number **2014082** Received: 5/7/2014
Name: **Zoning Map Amendment to PRRD** Type of Referral: **Amend Zoning Map**
Description: Rezone from RU to PRRD
Project Location: Former Nevele Grande
Recommendation: **Advisory Comments** Abstentions:
Motion: Baden
Second: Wilkin
Vote: Yes No Recusals:

Wawarsing

Referral Number **2014086** Received: 5/30/2014
Name: **Ellenville Regional Hopsital Addition** Type of Referral: **Area Variance**
Description: 10' side yard variance for propsed hospital addition
Project Location: 10 Healthy Way
Recommendation: **No County Impact** Abstentions:
Motion: Calimano
Second: Konior
Vote: Yes No Recusals:

Wawarsing

Referral Number **2014087** Received: 5/30/2014
Name: **Ellenville Regional Hopsital Addition** Type of Referral: **Site Plan**
Description: 6,595 sf addition to existing hospital
Project Location: 10 Healthy Way
Recommendation: **No County Impact** Abstentions:
Motion: Calimano
Second: Konir
Vote: Yes No Recusals:

Wawarsing

Referral Number **2014100** Received: 6/4/2014
Name: **Institute for Family Health** Type of Referral: **Variance-Area**
Description: Variance for 0' lot line from all setbacks
Project Location: 6 haelthy Way
Recommendation: **No County Impact** Abstentions:
Motion: Calimano
Second: Konior
Vote: Yes No Recusals:

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Woodstock

Referral Number **2014079** Received: 5/12/2014
Name: **Miller/Howard Investment, Inc** Type of Referral: **Variance-Area**
Description: Expand existing structure - front yard, rear yard, open space lot density variances
Project Location: 10 Dixon Ave
Recommendation: **No County Impact** Abstentions:
Motion: Andreassen
Second: Konior
Vote: Yes No Recusals: Rudikoff

Woodstock

Referral Number **2014080** Received: 5/12/2014
Name: **Durkin/Perez Lot Line Revision** Type of Referral: **Variance-Area**
Description: side yard and open space lot density
Project Location: 261 Tinker Street
Recommendation: **No County Impact** Abstentions:
Motion: Andreassen
Second: Konior
Vote: Yes No Recusals: Rudikoff