

**ULSTER COUNTY PLANNING BOARD**  
***Minutes – November 4, 2015***

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

**The Executive Committee Met at 6:30PM**

Chairman Baden 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, D. Boggess, T. Wilkin, M. Baden, J. Brown, K. Holmquist, F. Almquist, V. Markowitz, M. Rudikoff, D. Gilmour, V. McLaughlin, D. Rolfe, D. Doyle, R. Leibowitz, B. Samuelson **Absent:** E. Cafaro **Excused:** C. Lanzetta, M. Calimano, P. Andreassen, M. Watkins, G. Swanzey **Guests:** Jon Nedbor – Crested Hen, John Messerschmidt

2. **APPROVAL OF MINUTES**

Mr. Wilkin requested a change to his comment in the Minutes - #5. Community Report to read: "He noted that thanks to input from Mr. Doyle the Town had to complete SEQRA to be in compliance before it could transfer the property."

The October minutes were approved as amended. Motion made by Ms. Pecora, seconded by Mr. Konior. Mr. Rolfe abstained. The rest were in favor.

3. **FINANCIAL REPORT**

Mr. Doyle stated the issue with the payroll line item has not been amended yet, but we know what needs to be fixed and are in the process of correcting it.

4. **PUBLIC COMMENT**

There was no public comment.

5. **COMMUNITY REPORT**

Chair Baden welcomed new members David Gilmour, alternate member for the Village of New Paltz and David Rolfe, alternate member for the City of Kingston. Mr. Gilmour stated that William "Bill" Murray was with him this evening, who is proposed to be the new regular member. Mr. Gilmour and Mr. Rolfe each gave some information about themselves. Mr. Baden and the board welcomed the new members. Mr. Wilkin added that since neither of them sits on a local board they will not have to recuse themselves from discussion and voting on referrals.

Chairman Baden stated there are a few members whose terms expire at the end of this year: Mr. Konior from Town of Kingston, Mr. Brown from Town of Rosendale, Mr. Markowitz & Mr. Constable from Wawarsing and Mr. Swanzey & Ms. Cahill from the City of Kingston. Mr. Watkins & Mr. Rascoe from Town of Shawangunk's term has been expired for a couple of years and also from the City of Kingston, Mr. Kinnin's term expired three years ago, but he has not been replaced. The Chairman added that the way the law is written; a member may serve after the term expires until they are reappointed or replaced. Mr. Rolfe asked what the difference was between a regular member and an alternate. Mr. Baden explained that an alternate has all the rights and privileges as a regular member and attends meetings in the regular member's absence. Mr. Rolfe asked if he would be the regular member due to Mayor Gallo's letter requesting he serve in that capacity. Mr. Doyle explained that the Mayor's letter was received after Mr. Rolfe was already appointed as an alternate by the Legislature. Mr. Doyle added that we will wait until the new administration is in place to work with the City on our board memberships.

Mr. Baden stated that members are required to attend 4 hours of training per year. New members have 12 months from appointment. Mr. Wilkin noted that the board receives 15 minutes of credit for each meeting attended. Mr. Baden stated we also provide 2 trainings per year.

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

## 6. COMMUNICATIONS

Mr. Doyle reviewed the communications.

## 7. OLD BUSINESS

### a. Ulster County Capital Program Review

Mr. Doyle stated that every year the Planning Board is charged with reviewing the Capital Program, which is produced by the Executive, and to provide comment to the Legislature. We have gotten back about 5 sets of comments. Comments are considered by the Legislature and the Executive. The Executive Committee will meet on Thursday, November 12<sup>th</sup> at 4:00pm and the Board is welcome to attend to consider the comments. Alternately, comments can also still be sent to Mr. Doyle via email. He stated we would like to set a date for comments to be submitted. The Board decided to make a deadline of Tuesday, November 10<sup>th</sup> for comments to be in. Mr. Doyle will email the comments mentioned out and give the Board a chance to respond before the Executive Committee meeting next Thursday. Mr. Baden stated time is always an issue for us because we get the document so late.

**Mr Baden asked for a motion from the Board to allow the Executive Committee to review the Planning Director's work and the comments.**

**Motion made by Mr. McLaughlin, seconded by Mr. Konior. All members in favor. The meeting will be on Thursday, November 12<sup>th</sup> at 4PM in the Planning office. All members are welcome to attend.**

Mr. Baden stated there were a number of members who did not have the required 4 hours of training for the year. There are tutorials online. Mr. Doyle stated if anyone finds themselves short on credit, we could have Planning staff meet with a local board, which would count toward training. Mr. Baden stated there is a 3-hr training in Dutchess County in Millbrook on Nov 18th.

## 8. SPECIAL TOPICS DISCUSSION

No member comment.

## 9. NEW BUSINESS

### a. Hudson Valley Farmland Protection Funding Announced

Mr. Doyle stated there was an announcement last week that \$20 million was available for farmland protection for the Hudson Valley and applications are now available online. He added that we know this is for conservation easements and there will be no ranking of projects by the Farmland Protection Board. Mr. Samuelson stated there will be a Farmland Protection board meeting in mid-December. This gives the board time to draft letters of endorsement in January. Mr. Doyle added that the Farmland Protection board must endorse applications to establish eligibility. Mr. Doyle stated that Scenic Hudson has been working with at least 3 farms who are potential applicants. Ulster County's Open Space could possibly put up half of the required local match. Mr. Doyle added we are in process of putting together rules for farmland preservation and would like them to come out at same time as applications for the \$20million. Applications are due January 29<sup>th</sup>.

### b. Nominating Committee

Mr. Baden stated the officers' term expires at the end of December and he appointed Mr. Wilkin, Ms. Pecora and Mr. Brooks to be the Nominating Committee, who will choose the slate of officers for 2016. He noted the current officers are himself as Chairman, Mr. Lovelett as Vice Chair and Mr. Calimano as Secretary.

c. **Board Update – Expiring Terms and Training Credits  
Discussed earlier in the meeting.**

d. Environmental Notice Bulletin & Grant Opportunities– *No member comment*

Mr. Wilkin asked if the Federal funding extension affected the UCTC. Mr. Doyle stated UCTC is part of the planning department and we have a host agency agreement with the State of New York. UCTC is federally funded through a program called MAP-21. That funding ran out at the beginning of the month, but congress has extended authorization for funding for another 6 weeks. Mr. Doyle stated we have PL (Planning) funds from FHWA and FTA of approximately \$400,000 year to support staff and do transportation studies around the county.

Mr. Boggess stated he had a community report. Last week the DEP presented their plan for replacing the 5-arch bridge near Boiceville to the Olive Town Board. DEP is also working with a consultant about mitigating flooding and could possibly increase the bridge span that would allow more water to flow through.

**10. ZONING REFERRALS – *See Separate Zoning Minutes***

**11. ADJOURNMENT**

**Chairman Baden stated that normally after the December meeting everyone brings a covered dish or a dessert, we cut the agenda short and have a Holiday party afterward in the Planning office.**

**The meeting adjourned at 9:38pm.**

# Ulster County Planning Board Minutes



11/4/2015

## Esopus

Referral Number **2015125** Received: 10/13/2015  
Name: **Cottage Colony** Type of Referral: **Variance-Area**  
Description: Subdivision reduces existing bungalow colony lowered below 10 acre required threshold. (10.4 acres - 1.4 and 9 acre)  
Project Location: 850 Old Post Rd  
Recommendation: **No County Impact** Abstentions:  
Motion: Wilkin  
Second: Konior Recusals: Pecora  
Vote: Yes  No

## Esopus

Referral Number **2015126** Received: 10/22/2015  
Name: **Britt & Graff Propane and Oil, Inc.** Type of Referral: **Site Plan**  
Description: Install two 30,000 gallon propane tanks  
Project Location: 2 Liese Lane (RT 9W), Ulster Park  
Recommendation: **Required Modifications** Abstentions:  
Motion: McLaughlin  
Second: Konior Recusals: Pecora  
Vote: Yes  No

## Gardiner

Referral Number **2015141** Received: 10/29/2015  
Name: **Christopher & Adele Pannone** Type of Referral: **Special Permit**  
Description: Construct single family home in SP-2 zoning district  
Project Location: 120 Trapps Rd  
Recommendation: **No County Impact** Abstentions:  
Motion: Lovelett  
Second: Konior Recusals:  
Vote: Yes  No

## Hurley

Referral Number **2015127** Received: 10/13/2015  
Name: **SBA Towers, Inc.** Type of Referral: **Variance-Area**  
Description: Height variances for 154' tower and 9' security fence. (35' max in town)  
Project Location: 149 Walton Lane/198 Heritage Drive  
Recommendation: **Required Modifications** Abstentions:  
Motion: Wilkin  
Second: Konior Recusals: Whitaker  
Vote: Yes  No

# ~Ulster County Planning Board Minutes~

## Kingston City

---

Referral Number      **2015128**      Received:      10/9/2015  
Name:      **Kingston 2025**      Type of Referral:      **Comprehensive Plan**  
Description:      New Comprehensive Plan  
Project Location:      Citywide  
Recommendation:      **Advisory Comments**      Abstentions:  
Motion:      Lovelett  
Second:      Konior  
Vote:      Yes  **16**      No  **0**      Recusals:

## Marlborough

---

Referral Number      **2015129**      Received:      10/20/2015  
Name:      **Levesque Amended Site Plan**      Type of Referral:      **Site Plan**  
Description:      Increased outdoor storage for piping supply company from 82,000 to 140,660 sq. ft.  
Project Location:      1100 Route 9W, Marlboro  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Pecora  
Second:      Konior  
Vote:      Yes  **15**      No  **0**      Recusals:      Lovelett

## New Paltz Town

---

Referral Number      **2015130**      Received:      10/14/2015  
Name:      **Schain Office Building**      Type of Referral:      **Variance-Area**  
Description:      22' front yard variance for existing parking lot  
Project Location:      70 N. Putt Corners Rd  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      McLaughlin  
Second:      Konior  
Vote:      Yes  **16**      No  **0**      Recusals:

## New Paltz Town

---

Referral Number      **2015135**      Received:      10/23/2015  
Name:      **Flood Damage Prevention**      Type of Referral:      **Other Special Authorization**  
Description:      Updates to subdivision of land and flood damage prevention chapters of the Town Code  
Project Location:      Townwide  
Recommendation:      **Advisory Comments**      Abstentions:  
Motion:      Lovelett  
Second:      Konior  
Vote:      Yes  **16**      No  **0**      Recusals:

## New Paltz Town

---

Referral Number      **2015136**      Received:      10/23/2015  
Name:      **Flood Damage Prevention**      Type of Referral:      **Amend Zoning Statute**  
Description:      Update flood damage prevention standards in zoning statute.  
Project Location:      Townwide  
Recommendation:      **Advisory Comments**      Abstentions:  
Motion:      Lovelett  
Second:      Konior  
Vote:      Yes  **16**      No  **0**      Recusals:

# ~Ulster County Planning Board Minutes~

## **New Paltz Village**

---

Referral Number      **2015137**      Received:      10/21/2015  
Name:      **Goodwill Church**      Type of Referral:      **Site Plan**  
Description:      Convert existing building (former Barnaby's Restaurant) to religious use  
Project Location:      16 N. Chestnut Street/Rt. 32  
Recommendation:      **Advisory Comments**      Abstentions:  
Motion:      Konior  
Second:      Holmquist  
Vote:      Yes  No       Recusals:

## **Olive**

---

Referral Number      **2015131**      Received:      10/22/2015  
Name:      **Woodstock Local Brewing Co., Llc**      Type of Referral:      **Site Plan**  
Description:      Convert existing building for use as a microbrewery.  
Project Location:      2872 Route 28, Shokan  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      McLaughlin  
Second:      Konior  
Vote:      Yes  No       Recusals:      Boggess

## **Rochester**

---

Referral Number      **2015132**      Received:      10/22/2015  
Name:      **Crested Hen Farms**      Type of Referral:      **Special Permit**  
Description:      Expansion of existing barn on 32 acre parcel for use as Commercial Events Facility. Previously referred.  
Project Location:      607 County Route 6, Alligerville  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Pecora      No: Markowitz  
Second:      Konior  
Vote:      Yes  No       Recusals:      Baden

## **Rochester**

---

Referral Number      **2015138**      Received:      10/26/2015  
Name:      **Gordon Brown Subdivision**      Type of Referral:      **Site Plan**  
Description:      2-lot subdivision with shared driveway on a 5.03 acre parcel for single family home  
Project Location:      136 Sundale Rd  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Pecora  
Second:      Konior  
Vote:      Yes  No       Recusals:      Baden

## **Saugerties Town**

---

Referral Number      **2015133**      Received:      10/22/2015  
Name:      **Farmhouse Commons**      Type of Referral:      **Site Plan**  
Description:      Multi-family project - 80 apartments, 48 (two-bed) and 32 (one-bed).  
Project Location:      2044-2048 NYS Route 32  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Pecora      No: Markowitz  
Second:      McLaughlin  
Vote:      Yes  No       Recusals:

## ~Ulster County Planning Board Minutes~

### Ulster

---

Referral Number      **2015134**      Received:      10/22/2015  
Name:      **Vitamin Shoppe**      Type of Referral:      **Site Plan**  
Description:      Construct 3,000 square foot retail establishment.  
Project Location:      1273 Ulster Avenue  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Pecora  
Second:      Konior      Recusals:      Almquist  
Vote:      Yes  No

### Woodstock

---

Referral Number      **2015140**      Received:      10/30/2015  
Name:      **Joralemon Fence**      Type of Referral:      **Variance-Area**  
Description:      2' fence height variance  
Project Location:      47 West Hurley Rd  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Pecora  
Second:      McLaughlin      Recusals:  
Vote:      Yes  No