

ULSTER COUNTY PLANNING BOARD
Minutes – December 2, 2015

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

The Executive Committee Did Not Meet

- 1. ROLL CALL – Present:** R. Pecora, K. Hudson, J. Konior, P. Brooks, K. Lovelett, C. Lanzetta, M. Calimano, D. Boggess, M. Baden, J. Brown, P. Andreassen, K. Holmquist, M. Watkins, F. Almquist, V. Markowitz, M. Rudikoff, D. Gilmour, V. McLaughlin, D. Doyle, R. Leibowitz, B. Samuelson **Absent:** D. Whitaker, E. Cafaro **Excused:** T. Wilkin, D. Rolfe, G. Swanzey

2. APPROVAL OF MINUTES

Chairman Baden requested the November minutes include “All members in favor” regarding the motion to allow the Executive Committee to review the Planning Director’s work and the comments for the Ulster County Capital Program. (Item #7 Old Business)

The November minutes were approved. Motion by Mr. McLaughlin, second by Mr. Lovelett. All were in favor.

3. FINANCIAL REPORT

Mr. Doyle stated that we are submitting a payment request to the State for transportation work of approximately \$100,000. A payment to the Ellenville Million project was submitted. Ms. Pecora asked about a negative balance on the report. Mr. Doyle answered that at the end of the year the Legislature authorizes the Commissioner of Finance to roll funds to balance the accounts.

4. PUBLIC COMMENT

No Public Comment

5. COMMUNITY REPORT

Mr. Baden stated that we have a new member from the Town of Gardiner, Kate Hudson. He added that we only have one municipality, Town of Hardenburgh, with no regular members, but we do have a number of alternate member vacancies.

Mr. McLaughlin stated the Village of Saugerties will be having a public hearing on Sawyer Motors, which is on tonight’s zoning agenda.

Mr. Rudikoff brought up short term rentals and mentioned a case in the Town of Hurley, where someone regularly rented their home as an AirBnB. The ZEO issued them a zoning violation calling them a Bed and Breakfast or hotel and stated they needed to get a Special Permit. They went to the ZBA to get a ruling and were told they needed a special permit. Then the applicant sued. Appeals court stated “Transient Rentals” is not an excluded use, nor is it defined in the Town of Hurley zoning code. Portland OR has been swarmed with AirBnB rentals and is defining them as an accessory business use as homeowners are consciously choosing to rent their homes for money. Mr. Rudikoff had sent Doyle an email to share with the board and suggested having an informational session on the topic.

Mr. McLaughlin noted that he was upset that his community’s comments weren’t included on the letter to the County Executive regarding the Capital Program. Chairman Baden stated that when the Executive Committee met to discuss the comments they did not review all of them. They were initially going to include all comments as an addendum, but the Committee felt that comments not reviewed by the entire board would not be appropriate. Mr. Doyle noted that comments can still be submitted at the public meeting for the budget if the municipality feels they have not been heard.

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

Mr. Baden welcomed Ms. Hudson to the meeting. She stated she is an environmental attorney and currently works for Riverkeeper and serves on the Town of Gardiner Planning Board.

Ms. Pecora stated Town of Esopus received notice that someone was looking to come in for a presubmission regarding purchasing the Anna Devine school in Rifton and making it into apartments.

6. COMMUNICATIONS

Mr. Doyle made note of the Town of New Paltz Town Board's submittal for an Interested Agency Request for Review and Comments on the Proposed Amendments to the Town Floodplain Laws, which our board provided comments on last month as part of a referral.

7. OLD BUSINESS

- a. Mr. Baden informed the board that mileage vouchers for the fourth quarter are due within one week of this evening's meeting. Blank forms are available in the planning office.
- b. Chairman Baden informed the board that Certificates of Training (proof of attendance for non-Ulster County provided training) are due for 2015.

8. SPECIAL TOPICS DISCUSSION

No member comment

9. NEW BUSINESS

a. **Election of Officers for 2016**

Ms. Pecora, Chair of the Nominating Committee, proposed the officers for 2016:

**Mike Baden as Chairman, Kris Lovelett as Vice Chair and Mike Calimano as Secretary.
Motion to approve made by Mr. Watkins, seconded by Mr. Konior. All were in favor.**

- b. Environmental Notice Bulletin & Grant Opportunities– *No Member Comment*

10. ZONING REFERRALS – *See Separate Zoning Minutes*

11. ADJOURNMENT

The meeting adjourned at 8:30pm.

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12/2/2015

Esopus

Referral Number **2015142** Received: 11/20/2015
Name: **Scenic Hudson Land Trust** Type of Referral: **Special Permit**
Description: Utilize property as publicly accessible park and nature preserve
Project Location: 132 River Rd, Ulster Park
Recommendation: **Advisory Comments** Abstentions:
Motion: Watkins
Second: Konior
Vote: Yes No Recusals: Pecora

Esopus

Referral Number **2015143** Received: 11/20/2015
Name: **Scenic Hudson Land Trust** Type of Referral: **Site Plan**
Description: Utilize property as publicly accessible park and nature preserve
Project Location: 132 River Rd, Ulster Park
Recommendation: **Advisory Comments** Abstentions:
Motion: Watkins
Second: Konior
Vote: Yes No Recusals: Pecora

Marbletown

Referral Number **2015144** Received: 11/23/2015
Name: **Rappa 2-Lot Subdivision** Type of Referral: **Subdivision**
Description: Subdivide into 3.7 acre lot with single family home and remainder lot
Project Location: 902 Berme Rd
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Konior
Vote: Yes No Recusals: Lovelett

Marlborough

Referral Number **2015156** Received: 12/1/2015
Name: **Amend 155-12(H) Business Overlay Corridor** Type of Referral: **Amend Zoning Statute**
Description: Amend Business Overlay Corridor Standards
Project Location: Route 9W
Recommendation: **Disapprove** Abstentions:
Motion: Watkins
Second: Konior
Vote: Yes No Recusals: Lanzetta

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New Paltz Town

Referral Number **2015154** Received: 11/30/2015
Name: **Minor Wireless Facility** Type of Referral: **Site Plan**
Description: Add antenna for creating wireless hotspot on existing structure
Project Location: 299 Main St/Cherry Hill Plaza
Recommendation: **No County Impact** Abstentions:
Motion: Watkins
Second: Pecora
Vote: Yes **17** No **0** Recusals: Calimano

Olive

Referral Number **2015145** Received: 11/19/2015
Name: **Shokan Square, Inc.** Type of Referral: **Site Plan**
Description: 2,520 square foot expansion of existing commercial space, relocation of septic system, and modify site to increase p
Project Location: 3110 Route 28
Recommendation: **Advisory Comments** Abstentions:
Motion: McLaughlin
Second: Konior
Vote: Yes **17** No **0** Recusals: Boggess

Rosendale

Referral Number **2015155** Received: 11/30/2015
Name: **Fortune 488, LLC** Type of Referral: **Amend Zoning Map**
Description: Rezone former Tillson school from R1/R2 to the Economic Enterprise Overlay Zone District
Project Location: 56 Grist Mill Rd
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Konior
Vote: Yes **17** No **0** Recusals: Brown

Saugerties Village

Referral Number **2015146** Received: 11/16/2015
Name: **Sawyer Brothers Holding Co. LLC** Type of Referral: **Special Permit**
Description: Utilize portion of site for outdoor vehicle storage (45 spaces)
Project Location: 162 Ulster Avenue
Recommendation: **Required Modifications** Abstentions:
Motion: Andreasson
Second: Almquist
Vote: Yes **18** No **0** Recusals:

Saugerties Village

Referral Number **2015147** Received: 11/16/2015
Name: **Sawyer Brothers Holding Co. LLC** Type of Referral: **Site Plan**
Description: Utilize portion of site for outdoor vehicle storage (45 spaces)
Project Location: 162 Ulster Avenue
Recommendation: **Required Modifications** Abstentions:
Motion: Andreassen
Second: Almquist
Vote: Yes **18** No **0** Recusals:

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Saugerties Village

Referral Number **2015148** Received: 11/16/2015
Name: **Steven and Gail Thompson** Type of Referral: **Special Permit**
Description: Allow apartments on first floor
Project Location: 160 Main St
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Konior
Vote: Yes No Recusals:

Saugerties Village

Referral Number **2015149** Received: 11/16/2015
Name: **Steven and Gail Thompson** Type of Referral: **Site Plan**
Description: Convert office/professional use to two first-floor apartments
Project Location: 160 Main St
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Konior
Vote: Yes No Recusals:

Shawangunk

Referral Number **2015150** Received: 11/10/2015
Name: **Walker Valley Auto Inc.** Type of Referral: **Special Permit**
Description: Convert former residence to motor vehicle sales use
Project Location: 3671 NYS Route 52
Recommendation: **Required Modifications** Abstentions:
Motion: McLaughlin
Second: Konior
Vote: Yes No Recusals: Watkins

Shawangunk

Referral Number **2015151** Received: 11/10/2015
Name: **Walker Valley Auto Inc.** Type of Referral: **Site Plan**
Description: Convert former residence to motor vehicle sales use
Project Location: 3671 NYS Route 52
Recommendation: **Required Modifications** Abstentions:
Motion: McLaughlin
Second: Konior
Vote: Yes No Recusals: Watkins

Wawarsing

Referral Number **2015152** Received: 11/16/2015
Name: **Ellenville Real Estate Holdings, LLC** Type of Referral: **Variance-Area**
Description: Minimum lot size variance
Project Location: 119 5 Arrowhead Rd, Ellenville
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Konior
Vote: Yes No Recusals:
No: Watkins, Brooks

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Woodstock

Referral Number	2015153	Received:	11/4/2015
Name:	Woodstock Artists Association	Type of Referral:	Variance-Area
Description:	9% variance for lot coverage (has 34%, requires 25% max)		
Project Location:	28 Tinker St		
Recommendation:	No County Impact	Abstentions:	
Motion:	Watkins	Recusals:	
Second:	Konior		
Vote:	Yes <input type="text" value="18"/>	No	<input type="text" value="0"/>