

ULSTER COUNTY PLANNING BOARD
Minutes - February 3, 2016

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

The Executive Committee Met at 6:00 PM

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

- 1. ROLL CALL – Present:** R. Pecora, K. Hudson, D. Whitaker, J. Konior, P. Brooks, K. Lovelett, C. Lanzetta, D. Boggess, T. Wilkin, M. Baden, J. Brown, P. Andreassen, M. Watkins, V. Markowitz, W. Murray, V. McLaughlin, S. Cahill, D. Doyle, R. Leibowitz, B. Samuelson
Absent: M. Rudikoff, E. Cafaro, R. Kinnin **Excused:** M. Calimano, K. Holmquist, F. Almquist
Guests: Anique Taylor, Kathy Nolan, Susan Weatherly
- 2. APPROVAL OF MINUTES**
Motion to approve the January Minutes made by Mr. Wilkin, seconded by Mr. Konior. All were in favor.
- 3. FINANCIAL REPORT**
Mr. Doyle informed the Board that the Transportation Council is preparing a Unified Planning Work Program(UPWP) that will go into effect on April 1st. (The beginning of State Fiscal Year). The Council receives approximately \$450,000 in funding and has completed a call for projects some of which are included in the UPWP. The Department budget includes funding for the projects programmed in the County's Fiscal Year. Mr. Doyle informed the board that we are beginning a Human Services Transportation Coordination Plan, which is required by the Federal government. NYS DOT has assigned a mobility manager from the central office to participate in that study. Mr. Doyle stated that we have a revenue request in to the State for about \$88,000 and a 4th Quarter estimate of about \$90,000. Mr. Doyle stated that we have transferred some funds to the Ulster County Economic Development Alliance for the Ellenville Million. He also noted that the County Executive has announced a Main Street program for Ellenville to be funded with about \$25,000. There will also be a Soft Landing Fund for approximately \$250,000 for start-ups and expansions for existing businesses, which will be tied to job creation. Mr. Doyle added that there will also be a tourism and marketing study for Ellenville.
- 4. PUBLIC COMMENT**
Anique Taylor from Phoenicia stated she is concerned about the area and use variances that CMRR is requesting for a 2.5 acre railroad yard in the flood plain as you drive into town. She is concerned about storing trains and hazardous chemicals in the flood plain. She noted the storage and restoration so close to the Esopus Creek and its impact on the water. She is concerned about the proposed new building for storage and about the effect on housing values. She noted the eyesore nature of dilapidated trains and the effect on tourism. Ms. Taylor had a letter with these and other comments.

Kathy Nolan concurred with Ms. Taylor and asked the Board for a strong recommendation to keep the residential neighborhood from having an industrial activity.

5. COMMUNITY REPORT

Chairman Baden welcomed Mr. Murray as an official new member. Mr. Baden stated we also have a new alternate for the Town of Saugerties, Robert Hlavaty. He added that Mr. Konior and Mr. Markowitz have been reappointed. A proposed alternate is in the works for the Town of Ulster, Anna Haynor. Chairman Baden stated that Mr. Swanzey, representing City of Kingston, has resigned from the board. He added that Mr. Doyle has contacted the Mayor Noble to replace both Mr. Swanzey and Mr. Kinnin. Mr. Doyle noted that Sue Cahill was representing City of Kingston as an alternate member.

Chairman Baden passed the Exception Agreement sheet around and asked members whose municipalities have not signed on to mention the agreement at their next board meeting.

Kate Hudson stated she went to the NYS Bar Association meeting last week and they had a presentation on Solar. She stated that a model zoning ordinance will be available by the end of March, put out by the Pace Land Use Law Center. Mr. Baden stated there is a universal solar permit process from the Governor's Office for smaller scale solar projects. He added that if a town board has not adopted this as a local law, it can be used as a permitting process for accessory use requiring a building permit that will meet fire and electrical codes. Mr. Baden also noted that Colombia University has put out a model, which is a compilation of codes and a good generic starting point.

Ms. Lanzetta stated that Marlborough just completed the year-long process to go from a 5 person to a 7 person planning board and they have also appointed a new chairperson. She added that there are three new people who have no experience with planning boards. She requested that the county reps could come down to speak to them. Chairman Baden said the DOS has a good general training online called Planning Board Overview. Mr. Baden added that he and Mr. Doyle and several members of the Executive Committee have accepted the invitation and will come to Marlborough on March 21st.

Chairman Baden began compiling a list of trainings – Planning Board Overview is first on the list in the agenda packet. He noted that this and other online trainings can be found on the Department of State website. Mr. Baden added that board members should check with the local board to be sure trainings qualify for credit.

Mr. Wilkin brought up the topic of co-lead on SEQRA for the Pilgrim Pipeline. He went to the Shawangunk planning board meeting and they wrote a letter to the state saying there should be only one lead agency. He noted that Town of Plattekill passed a resolution earlier against the Pipeline because a portion of the pipeline will go away from the Thruway and they don't like the idea of a pipeline going upstream from Chadwick Lake as it is a reservoir for Town of Newburgh.

Ms. Hudson stated that as soon as a lead agency for the Pilgrim Pipeline is determined by the DEC commissioner, a draft scope will be released and it will be an opportunity for all potentially impacted municipalities (and individuals) to weigh in on

local impacts. Ms. Hudson added that it was announced that the pipeline will be 6 feet underground.

Mr. McLaughlin stated that the Sawyer Motors project is going well. He added that the lighting concerns from our board were addressed.

Mr. Doyle asked Ms. Lanzetta about the new 7 person board members' terms. Ms. Lanzetta said State Law can be super-ceded by law, but at the time the town board chose to keep a 5 year term, and chose to have all 4 new members have the same term.

6. COMMUNICATIONS

Mr. Doyle made note of Town of Marbletown Planning Board – Lead Agency Coordination Form – Stone Ridge Clock Tower Shoppes Site Plan. He added that we have had a gateway meeting on this project.

7. OLD BUSINESS

a. Board Member Update – see Community Report (above)

8. SPECIAL TOPICS DISCUSSION

Mr. Doyle stated we currently have preliminary design work done for the trail in the Town of Lloyd. We have finished project scoping and are moving toward design on the trail from Washington Avenue out to the Hurley connection and Route 209 to the O&W trail. We are issuing an RFP on a trail that is 11 miles long at the Ashokan reservoir within the DEP confines. We are working on an RFP for a policy document creating a rail trail from Cornell Street to the Kingston Plaza. We have 90 days (from December to the end of March) for a policy document approved by Legislature to complete an RFP for a rail operator for the sections deemed for rail operations - Kingston area to mile 1.8 and from Boiceville to the Phoenicia area. Mr. McLaughlin asked about the existing operator's lease. Mr. Doyle answered that the existing lease ends at the end of May. Mr. McLaughlin asked if the current operator could go out for the RFP. Mr. Doyle said they could if they met the conditions.

Chairman Baden stated that the Exec committee continues to work on updating the referral guide along with Mr. Leibowitz. We are in contract with Regional Plan Association (RPA) through the end of June.

9. NEW BUSINESS

a. **Planning Seminar** – *Zoning for Solar* – Tuesday, March 22, 2016 from 7:00-9:15PM in the College Lounge, SUNY Ulster, Stone Ridge
Presented by Jessica Bacher, Executive Director with Pace Land Use Law Center.
Chairman Baden asked the Board to spread the word.

b. Training Committee

Mr. Baden stated that Mr. Andreassen and Mr. Almquist have agreed to be involved and extended an open invitation to the board to join. The first item of business was to schedule the first training seminar – *Zoning for Solar*.

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

Mr. Doyle informed the board that we have received CDBG (Community Development Block Grant) funding for \$750,000 for housing ownership. He added that we are in the process of contracting with RUPCO to administer the program.

10. ZONING REFERRALS – *See Separate Zoning Minutes*

Ms. Pecora made a motion for the Executive Committee to study and review with staff, a policy for Electric Car Charging Stations. Seconded by Mr. Lovelett. All were in favor.

11. ADJOURNMENT

The meeting adjourned at 9:52 PM

Ulster County Planning Board Minutes



2/3/2016

Gardiner

Referral Number **2016031** Received: 1/28/2016
Name: **Growing Circle Montessori Ltd** Type of Referral: **Special Permit**
Description: Allow Pre-K School in Existing Residential Structure
Project Location: 2256 Route 44/55
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Lovelett
Vote: Yes No Recusals: Hudson

Gardiner

Referral Number **2016032** Received: 1/28/2016
Name: **Growing Circle Montessori Ltd** Type of Referral: **Site Plan**
Description: Convert existing residential structure for use as a school
Project Location: 2256 Route 44/55
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Lovelett
Vote: Yes No Recusals: Hudson

Gardiner

Referral Number **2016033** Received: 1/28/2016
Name: **Sunflower Studios** Type of Referral: **Site Plan**
Description: Convert existing structure for commercial use - art classes, gallery, yoga studio, artisan sales
Project Location: 120 Main Street
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: McLaughlin
Vote: Yes No Recusals: Hudson

Lloyd

Referral Number **2016021** Received: 1/19/2016
Name: **Pomodoro Café** Type of Referral: **Variance-Area**
Description: Area Variance for signage
Project Location: Haviland Rd and Mile Hill Rd
Recommendation: **No County Impact** Abstentions:
Motion: Andreassen
Second: Konior
Vote: Yes No Recusals: Brooks

~Ulster County Planning Board Minutes~

Lloyd

Referral Number **2016022** Received: 1/19/2016
Name: **Pomodoro Café** Type of Referral: **Variance-Use**
Description: Use Variance to allow sign on roof
Project Location: Haviland Rd and Mile Hill Rd
Recommendation: **No County Impact** Abstentions:
Motion: Andreassen
Second: Konior
Vote: Yes **16** No **0** Recusals: Brooks

Lloyd

Referral Number **2016037** Received: 2/2/2016
Name: **Erichsen's Auto** Type of Referral: **Site Plan**
Description: Install 8' fence at existing automotive service shop (overflow storage)
Project Location: Lumen Lane (Lot 9)
Recommendation: **Required Modifications** Abstentions:
Motion: Lovelett
Second: McLaughlin
Vote: Yes **16** No **0** Recusals: Brooks

Lloyd

Referral Number **2016038** Received: 2/2/2016
Name: **G. Dan Ros & Sons** Type of Referral: **Site Plan**
Description: Construct 4,000 sq. ft. building for office workshop and storage use for a construction services business
Project Location: Commercial Ave and Meadow St
Recommendation: **Required Modifications** Abstentions:
Motion: Lovelett
Second: Watkins
Vote: Yes **16** No **0** Recusals: Brooks

Marlborough

Referral Number **2016036** Received: 2/1/2016
Name: **1417 Route 9W - Gas Service Mart** Type of Referral: **Variance-Area**
Description: Variance - Automotive use within 500' of intersection of two street lot lines. (300' foot variance from 9W and James S
Project Location:
Recommendation: **No County Impact** Abstentions:
Motion: Watkins
Second: Lovelett
Vote: Yes **16** No **0** Recusals: Lanzetta

Plattekill

Referral Number **2016023** Received: 1/15/2016
Name: **Dunkin' Donuts** Type of Referral: **Special Permit**
Description: Construct 1400 sq. ft. Dunkin' Donuts with drive-thru
Project Location: 2067 NYS Route 32 in Modena
Recommendation: **Required Modifications** Abstentions:
Motion: McLaughlin
Second: Konior
Vote: Yes **15** No **1** Recusals: Wilkin
No: Markowitz

~Ulster County Planning Board Minutes~

Plattekill

Referral Number **2016024** Received: 1/15/2016
Name: **Dunkin' Donuts** Type of Referral: **Site Plan**
Description: Construct 1400 sq. ft. Dunkin' Donuts with drive-thru
Project Location: 2067 NYS Route 32 in Modena
Recommendation: **Required Modifications** Abstentions:
Motion: McLaughlin
Second: Konior
Vote: Yes No Recusals: Wilkin
 No: Markowitz

Plattekill

Referral Number **2016025** Received: 1/20/2016
Name: **Dollar General** Type of Referral: **Special Permit**
Description: Allow Retail Store in BD-40 zoning district
Project Location: 1280 Route 32
Recommendation: **Required Modifications** Abstentions:
Motion: Pecora
Second: Konior
Vote: Yes No Recusals: Wilkin

Plattekill

Referral Number **2016026** Received: 1/20/2016
Name: **Dollar General** Type of Referral: **Site Plan**
Description: Construct 9100 sq ft retail store
Project Location: 1280 Route 32
Recommendation: **Required Modifications** Abstentions:
Motion: Pecora
Second: Konior
Vote: Yes No Recusals: Wilkin

Shandaken

Referral Number **2016027** Received: 1/25/2016
Name: **Catskill Mountain Railroad** Type of Referral: **Variance-Use**
Description: Allow for building to be used as restoration and maintenance shop
Project Location: Station Road
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Lovelett
Vote: Yes No Recusals: No: McLaughlin

Shandaken

Referral Number **2016028** Received: 1/25/2016
Name: **Catskill Mountain Railroad** Type of Referral: **Variance-Area**
Description: Front and side-yard variances for proposed maintenance facility
Project Location: Station Road
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Lovelett
Vote: Yes No Recusals: No: McLaughlin

~Ulster County Planning Board Minutes~

Ulster

Referral Number **2016029** Received: 1/20/2016
Name: **Kingston Commons** Type of Referral: **Site Plan**
Description: Multi-tenant retail - 2,200 sf with drive-thru, 4430 sf w/ drive-thru, 6490 sf retail, 3190 sf bank w/ drive-thru
Project Location: 6319-669 and 625 Route 28/Washington Ave
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Lovelett
Vote: Yes No Recusals: Whitaker

Ulster

Referral Number **2016030** Received: 1/20/2016
Name: **Kingwood Park Plaza** Type of Referral: **Site Plan**
Description: Two-story, 14,400 sq. ft. retail building
Project Location: 1204 Ulster Avenue/9W
Recommendation: **Required Modifications** Abstentions:
Motion: McLaughlin
Second: Konior
Vote: Yes No Recusals:

Wawarsing

Referral Number **2016034** Received: 1/29/2016
Name: **Bnos Jerusalem D'Chasidei Belz** Type of Referral: **Special Permit**
Description: Demolish existing dormitory and construct three new dormitories to replace it at existing girls summer camp.
Project Location: 385 Briggs Highway
Recommendation: **Required Modifications** Abstentions:
Motion: McLaughlin
Second: Andreassen
Vote: Yes No Recusals:

Wawarsing

Referral Number **2016035** Received: 1/29/2016
Name: **Bnos Jerusalem D'Chasidei Belz** Type of Referral: **Site Plan**
Description: Demolish existing dormitory and construct three new dormitories to replace it at existing girls summer camp.
Project Location: 385 Briggs Highway
Recommendation: **Required Modifications** Abstentions:
Motion: McLaughlin
Second: Andreassen
Vote: Yes No Recusals: