

ULSTER COUNTY PLANNING BOARD

Minutes – August 3, 2016

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

The Executive Committee Met at 6:30PM

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

1. **ROLL CALL – Present:** J. Leverich, R. Pecora, J. Konior, P. Brooks, K. Lovelett, C. Lanzetta, M. Calimano, D. Boggess, T. Wilkin, M. Baden, J. Brown, P. Andreassen, S. Spata, M. Watkins, V. Markowitz, D. Gilmour, V. McLaughlin, D. Doyle, R. Leibowitz, B. Samuelson
Absent: M. Rudikoff, E. Cafaro, S. Cahill **Excused:** K. Hudson, D. Whitaker, F. Almquist, R. Kinnin **Guests:** Bob Hlavaty, Pauline Leverich
2. **APPROVAL OF MINUTES**
The July minutes were approved. Motion by Mr. McLaughlin, seconded by Mr. Lovelett. All were in favor.
3. **FINANCIAL REPORT**
Mr. Doyle stated the budget was in good shape.
4. **PUBLIC COMMENT**
No Public Comment
5. **COMMUNITY REPORT**
Mr. Baden handed out the 2016 Ulster County Directory and hard copies of the 2015 Rental Housing Survey as requested by some members (Survey was also sent to Board via email).

Mr. McLaughlin stated several streets in the Village of Saugerties have been paved as a result of the Central Hudson natural gas project. He added the DPW did a nice job along with Central Hudson and others. Mr. McLaughlin also stated the Struzziери marina/restaurant project that our board reviewed last month was approved by the village and opened with a temporary CO. He added that the village board agreed to the recommendations of this board. Mr. McLaughlin noted that the project was declared an Unlisted Action by the Village.

Mr. Wilkin had a Planning Federation mailing and offered to have copies made if anyone would like one. Mr. Baden stated he had a few extra copies.

Mr. Doyle asked if anyone had an update on Consolidated Funding Applications (CFA) for their community.

- Mr. McLaughlin stated the Village was thinking about it, but he didn't know anything else.

- Mr. Markowitz asked if the Nevele went for a CFA. Mr. Doyle stated the Nevele had a private application and they received help from the Economic Development office.
- Mr. Gilmour noted that New Paltz had five CFA applications and was a partner on a sixth.

Ms. Pecora stated a pre-submission meeting for the Cabrini property would be coming before the Esopus planning board for a for a proposed health related facility.

6. COMMUNICATIONS

Mr. Doyle made note that the Apollo Group, from the Lead Agency notice, for will be on agenda this evening.

Mr. Doyle stated that information on the Flood plain training should be in the packet for this evening. He also made note of the Coalition again Pilgrim Pipeline public info sessions.

Mr. Baden stated he went to the Flood training when it was in Ulster County and it was informative, but very technical.

7. OLD BUSINESS

a. Referral Guide Update

Mr. Baden stated the executive committee has been working with Regional Planning Association (RPA) on updating the referral guide. The original grant money was designated when we were trying to become a Greenway Compact, but, since that effort was stalled, we began working on updating the referral guide. Currently working on the final edits then it will be brought to the board for adoption.

8. SPECIAL TOPICS DISCUSSION

Nothing Special

9. NEW BUSINESS

a. Environmental Notice Bulletin & Grant Opportunities

Mr. Doyle made note of the NYSDOT Bridge program. He stated that we have a complete list of all bridges in each community and the grant program has a spot on their website to click to bring attention to a specific bridge. Mr. Doyle stated the County will recommend several bridges to NYSDOT on the bridge program.

Mr. Doyle informed the board of the Hudson River Valley Greenway Conservancy Trails Grants. He stated \$250,000 is available and added this is a good opportunity to work on sections of trails. Ms. Lanzetta, who sits on the Greenway Conservancy Board, stated if your community has a conservation advisory council or environmental council it would be a good opportunity to coordinate with them on this for a project. She stated that most towns have become Greenway communities, which extends into the Catskill Region. Ms. Lanzetta explained that the Conservancy board has ability to accept property and they oversee trail

development whereas the Council does administrative work and planning activities.

Mr. Baden stated he wanted to give the board early notice of a training we will be hosting on Monday, Sept 26th at SUNY Ulster from 7:00-9:30PM on written decisions and planning board procedures leading up to written decisions and documenting those decisions afterward. He added that he will be conducting the training. More information will be forthcoming.

Mr. Baden stated we have been invited to attend the Planning Board meeting in the Town of Shawangunk Town Hall to discuss how our planning board operates. They meet the first Tuesday of the month at 7:00PM. (Next meeting is Sept 6th). Mr. Baden stated normally the executive committee attends, but he extended the invitation to the entire board.

10. ZONING REFERRALS – *See Separate Zoning Minutes*

11. ADJOURNMENT

The meeting adjourned at 9:00PM.

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8/3/2016

Esopus

Referral Number **2016144** Received: 7/21/2016
Name: **Marist** Type of Referral: **Special Permit**
Description: Interior modifications, exterior ramp, accessible parking space. Used for limited public assembly & overnight accomm
Project Location: 1455 Broadway
Recommendation: **Required Modifications** Abstentions:
Motion: Andreassen
Second: McLaughlin Recusals: Pecora
Vote: Yes No

Esopus

Referral Number **2016145** Received: 7/21/2016
Name: **Marist** Type of Referral: **Site Plan**
Description: Interior modifications, exterior ramp, accessible parking space. Used for limited public assembly & overnight accomm
Project Location: 1455 Broadway
Recommendation: **Required Modifications** Abstentions:
Motion: Andreassen
Second: McLaughlin Recusals: Pecora
Vote: Yes No

Gardiner

Referral Number **2016162** Received: 7/28/2016
Name: **Michael and Tamsine Boylan Phase I** Type of Referral: **Subdivision**
Description: 2-lot minor subdivision into two lots
Project Location: 401 Route 208
Recommendation: **No County Impact** Abstentions:
Motion: Andreassen
Second: Konior Recusals:
Vote: Yes No

Gardiner

Referral Number **2016163** Received: 7/28/2016
Name: **Michael and Tamsine Boylan Phase II** Type of Referral: **Subdivision**
Description: 2-lot minor subdivision into two lots
Project Location: 401 Route 208
Recommendation: **No County Impact** Abstentions:
Motion: Andreassen
Second: Konior Recusals:
Vote: Yes No

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Marbletown

Referral Number **2016146** Received: 7/22/2016
Name: **Flood Damage Prevention Local Law** Type of Referral: **Other Special Authorization**
Description: Amend Chapter 115 of the Town of Marbletown Code for Flood Prevention as authorized by NYS Constitution
Project Location: All Flood Zones
Recommendation: **Advisory Comments** Abstentions:
Motion: McLaughlin
Second: Konior Recusals: Lovelett
Vote: Yes No

New Paltz Town

Referral Number **2016147** Received: 7/20/2016
Name: **Masters Touch Church** Type of Referral: **Variance-Area**
Description: Existing office bldg with 2nd fl apt to be renovated into a church. Variance to allow 7 pkg spaces in side yard & varian
Project Location: 161 Route 208
Recommendation: **No County Impact** Abstentions:
Motion: Watkins
Second: Konior Recusals: Calimano
Vote: Yes No

New Paltz Village

Referral Number **2016148** Received: 7/22/2016
Name: **122 Main** Type of Referral: **Site Plan**
Description: Change of use of existing building - residential to office building
Project Location: 122 Main St
Recommendation: **No County Impact** Abstentions:
Motion: McLaughlin
Second: Konior Recusals:
Vote: Yes No

New Paltz Village

Referral Number **2016149** Received: 7/22/2016
Name: **48 Plattekill Ave** Type of Referral: **Site Plan**
Description: Residential site plan for 2nd floor addition with additional building remodeling
Project Location: 48 Plattekill Ave
Recommendation: **No County Impact** Abstentions:
Motion: Andreassen
Second: Konior Recusals:
Vote: Yes No

New Paltz Village

Referral Number **2016150** Received: 7/22/2016
Name: **Zero Place** Type of Referral: **Special Permit**
Description: Proposed new, single, 4 story, 69,320 SF mixed use building. 48 residential units. 17,330 SF within 1st fl designed f
Project Location: 87-91 & 93 North Chestnut St (NYS Rte 32 N)
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Konior Recusals:
Vote: Yes No

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New Paltz Village

Referral Number **2016151** Received: 7/22/2016
Name: **Zero Place** Type of Referral: **Site Plan**
Description: Proposed new, single, 4 story, 69,320 SF mixed use building. 48 residential units. 17,330 SF within 1st fl designed f
Project Location: 87-91 & 93 North Chestnut Street (NYS Rte 32 N)
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Konior
Vote: Yes 17 No 0 Recusals:

New Paltz Village

Referral Number **2016152** Received: 7/22/2016
Name: **Zero Place** Type of Referral: **Subdivision**
Description: Proposed new, single, 4 story, 69,320 SF mixed use building. 48 residential units. 17,330 SF within 1st fl designed f
Project Location: 87-91 & 93 North Chestnut St (NYS Route 32 N)
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Konior
Vote: Yes 17 No 0 Recusals:

New Paltz Village

Referral Number **2016164** Received: 7/28/2016
Name: **44 Elting Avenue** Type of Referral: **Site Plan**
Description: Site plan for above ground pool
Project Location: 44 Elting Avenue
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Lovelett
Vote: Yes 17 No 0 Recusals:

Rochester

Referral Number **2016153** Received: 7/21/2016
Name: **Acorn School** Type of Referral: **Special Permit**
Description: SUP to operate Pre-K private school program
Project Location: 2911 Lucas Turnpike, Accord
Recommendation: **Required Modifications** Abstentions:
Motion: Pecora
Second: McLaughlin
Vote: Yes 16 No 0 Recusals: Baden

Saugerties Town

Referral Number **2016154** Received: 7/11/2016
Name: **Town of Saugerties** Type of Referral: **Amend Zoning Map**
Description: Redesignating certain properties located in HDR district as MDR & RB district
Project Location:
Recommendation: **No County Impact** Abstentions:
Motion: McLaughlin
Second: Pecora
Vote: Yes 16 No 0 Recusals: Andreassen

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Saugerties Town

Referral Number **2016155** Received: 7/25/2016
Name: **Building addition** Type of Referral: **Site Plan**
Description: Adding breeze way & garage to existing building.
Project Location: 3736 Route 32
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Konior Recusals: Andreassen
Vote: Yes No

Saugerties Village

Referral Number **2016161** Received: 7/28/2016
Name: **24 Burt Street** Type of Referral: **Subdivision**
Description: 2-lot subdivision to create new single-family home
Project Location: 24 Burt Street
Recommendation: **No County Impact** Abstentions:
Motion: McLaughlin
Second: Konior Recusals:
Vote: Yes No

Shandaken

Referral Number **2016156** Received: 7/25/2016
Name: **Dorr-Variance** Type of Referral: **Variance-Area**
Description: Relocation of house - needs side yard variance
Project Location: 5467 Route 212, Mt Tremper
Recommendation: **No County Impact** Abstentions:
Motion: Watkins
Second: Konior Recusals: Spata
Vote: Yes No

Shawangunk

Referral Number **2016157** Received: 7/20/2016
Name: **The Estate of Stanley & Marion Gomes** Type of Referral: **Subdivision**
Description: Applicant seeking re-approval for expired conditional final approval granted Jan 2009 by planning board for 3 lot subd
Project Location: 24/48 Weed Road
Recommendation: **Advisory Comments** Abstentions:
Motion: Pecora
Second: Konior Recusals: Watkins
Vote: Yes No

Shawangunk

Referral Number **2016158** Received: 7/20/2016
Name: **Popiel Subdivision** Type of Referral: **Subdivision**
Description: Three lot subdivision with lot line change
Project Location: 52 Bruyn Turnpike, Wallkill
Recommendation: **No County Impact** Abstentions:
Motion: McLaughlin
Second: Konior Recusals: Watkins
Vote: Yes No

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Ulster

Referral Number **2016159** Received: 7/22/2016
Name: **All Space Storage** Type of Referral: **Site Plan**
Description: Construction of 4 new storage buildings - 2 @ 6300 SF & 2 @ 6900 SF
Project Location: 1693 Ulster Avenue
Recommendation: **No County Impact** Abstentions:
Motion: McLaughlin
Second: Konior
Vote: Yes No Recusals:

Woodstock

Referral Number **2016160** Received: 7/15/2016
Name: **Above Ground Sign** Type of Referral: **Variance-Area**
Description: Install 22 SF sign where only 10 SF is permitted
Project Location: 20-22 Rock City Road
Recommendation: **Disapprove** Abstentions:
Motion: Andreassen
Second: McLaughlin
Vote: Yes No Recusals: