

ULSTER COUNTY PLANNING BOARD

Minutes – October 5, 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, F. Zimmer, D. Whitaker, P. Brooks, K. Lovelett, C. Lanzetta, D. Boggess, T. Wilkin, M. Baden, J. Brown, P. Andreassen, K. Holmquist, M. Watkins, F. Almquist, V. Markowitz, W. Murray, V. McLaughlin, G. Gagliardi, D. Doyle, R. Leibowitz, B. Samuelson **Absent:** K. Hudson **Excused:** J. Konior, M. Calimano, M. Rudikoff, R. Kinnin
Guests: Justin Peone

- 2. APPROVAL OF MINUTES**

The September minutes were approved. Motion made by Mr. McLaughlin, seconded by Mr. Lovelett. All were in favor.

- 3. FINANCIAL REPORT**

Mr. Doyle stated the County Executive's Budget was announced last Friday; overall the county budget is down and taxes should be reduced for the 4th consecutive year. Mr. Doyle stated that the Executive's budget shows a significant decrease in the operating budget for Planning due to our moving Transportation related activities from our operating budget into the Capital budget.

Mr. Doyle stated this Board has a responsibility to review the Capital Program and report comments back to the Executive's office and the Legislature. He informed the Board that the Capital Program is online and he will be sending out a link. Mr. Doyle requested the Board send comments prior to the November meeting. Mr. Baden clarified that once the link is out, the board should review the document and send comments to Mr. Doyle for discussion by the Executive Committee. Mr. McLaughlin requested that all members' comments be included and sent to the Legislature. Mr. Wilkin, Mr. Brooks and Mr. Lovelett explained that comments received are reviewed by the Executive Committee, they are not submitted to the County Executive or Legislature individually, but by the Board as a whole. Ms. Lanzetta stated that individual comments could be submitted or spoken to the County Executive or Legislature at the public hearing.

- 4. PUBLIC COMMENT**

No Public Comment

- 5. COMMUNITY REPORT**

Mr. Brooks stated there was a groundbreaking for new library at Elting Place in Highland and he added that the Town hopes it will open next Summer.

Mr. McLaughlin stated the Central Hudson gas line project in the Village of Saugerties is complete.

Mr. Baden stated the State DOT started work on the bridge on Route 209 in Rochester. They plan to raise the bridge, and roadways leading to it, due to frequent flooding where the Rochester and Rondout creeks meet.

Ms. Lanzetta thanked the Town of Rochester for sharing their draft Solar law. The Marlborough Conservation Advisory Council is reviewing the document and making recommendations to adapt something similar for their community. Mr. Baden offered his assistance to Ms. Lanzetta if Marlborough had any questions about the Solar law.

Ms. Lanzetta stated that Marlborough is also moving ahead on a TAP application for sidewalks along Route 9W as part of Safe Routes to School program with the Transportation Council.

Mr. Doyle asked if any other communities were considering a Transportation Alternative Program (TAP) application and added to please reach out to Brian Slack or Dave Staas if your community is applying. Mr. Brooks said he believed Town of Lloyd is applying in order to connect the Library to a couple nearby schools. Mr. Doyle stated New Paltz has reached out to the County for consideration of a TAP application.

Mr. Wilkin stated he has been sitting on Transportation Council for the last year and a half and noted that functional class maps, which Brian Slack mentioned, were helpful to use for planning purposes. Mr. Wilkin stated that he has also attended meetings regarding the Plattekill/ Route 32 bridge over the Thruway. He noted it was originally supposed to be done as a rehab next Spring, but as of August they will be doing a full rebuild due to damage caused by an accident.

Mr. Watkins stated Wallkill Center is in the process of being sold and will be coming back with a project with 96 units, a portion of which is age restricted.

6. COMMUNICATIONS

No member comment.

7. OLD BUSINESS

a. Planning Seminar Follow-up

Mr. Lovelett stated he wanted to thank Mr. Baden for the training seminar last week, which, he added, was one of the better trainings we've had. Mr. Leibowitz stated a pdf of the seminar slides is on the website. Mr. Baden stated that due to requests from Marlborough and Town of New Paltz, he'll be doing the training again on either Nov 10th or Dec 8th. Once the date is established a notice will go out. Mr. Baden noted that having seminars at the community college is a good central location, but we may try to do one session per year in southern Ulster. Mr. Samuelson noted that 52 people attended the Documentation seminar in Stone Ridge on September 26th.

b. Membership Update Reminder

Chairman Baden asked members to stay on top of expiring terms.

Chairman Baden welcomed Giovanni (Gio) Gagliardi, the newest board member representing the City of Kingston. He added that we spoke last month about sending a letter to Mr. Kinnin, but after speaking with Mayor Noble, it was decided to request filling that spot on the board instead.

c. **Mileage Reimbursement Reminder**

Chairman Baden asked the board to hand in 3rd quarter mileage forms.

8. SPECIAL TOPICS DISCUSSION

No Discussion

9. NEW BUSINESS

a. **8-Year Review ~ Ag District #3**

Mr. Samuelson informed the Board that Ag reviews happen every 8 yrs. Ag District #3 focuses on the Rondout Valley, primarily where Route 209 runs parallel with the Rondout creek. He stated there are a couple parcels in Hardenburgh and some in Wawarsing and added that he does not anticipate many parcels will be removed, except maybe in Rochester and Marbletown. Mr. Samuelson noted the AFPB and the State generally do not like to remove parcels. Mr. Baden asked if Mr. Samuelson would be approaching the Town. He added that his planning board could be helpful with properties located in the Ag District. Mr. Doyle stated we could supply the Rochester Planning Board with a map of the district if that would be helpful.

Mr. Wilkin stated he received a letter from the state regarding prison farms that are rented out. He added that two farms in Napanoch are available for rental next year.

b. **Nominating Committee for 2017 Officers**

Chairman Baden stated the Nominating Committee will consist of Mr. Wilkin, Mr. Watkins, Ms. Pecora and himself. They will present candidates for Chair, Vice Chair and Secretary at the November meeting.

c. **Capital Program**

Discussed during Financial Report.

d. **Environmental Notice Bulletin & Grant Opportunities**

Mr. Doyle stated there is a NYSERDA grant funded program for resources for communities with respect to climate change and energy, which will be presented at SUNY Ulster on October 24th. Mr. Doyle noted that the presentation is being sponsored by the UC Department of Environment and Planning Department and added that the flyer has not been sent yet.

Mr. Leibowitz stated that there is Positive Declaration listed for Pilgrim Pipeline in the ENBs. Mr. McLaughlin recused himself from the conversation due to a conflict. Mr. Doyle stated the draft scope is out for the Pipeline, which runs along the Thruway from Albany to NJ. Mr. Doyle added that there will be quite a bit of impact in Ulster County and noted that DEC is welcoming comments.

10. ZONING REFERRALS – See Separate Zoning Minutes

11. ADJOURNMENT

The meeting adjourned at 8:50PM

Ulster County Planning Board Minutes



10/5/2016

Kingston Town

Referral Number **2016198** Received: 9/20/2016
Name: **Gokey Site** Type of Referral: **Site Plan**
Description: Construct 4-unit apartment building
Project Location: 74 Hill Road
Recommendation: **Advisory Comments** Abstentions:
Motion: Andreassen
Second: McLaughlin Recusals:
Vote: Yes No

Marbletown

Referral Number **2016199** Received: 9/22/2016
Name: **Lotus Pond Farm Trust** Type of Referral: **Subdivision**
Description: 2-lot subdivision of 36.8 acres for residential use in designated open development area
Project Location: 270 Van Wagenen Lane
Recommendation: **No County Impact** Abstentions:
Motion: Watkins
Second: Andreassen Recusals: Lovelett
Vote: Yes No

Marlborough

Referral Number **2016192** Received: 9/16/2016
Name: **Empire Landscaping** Type of Referral: **Site Plan**
Description: Existing business in newly created business overlay district
Project Location: 1600-1611 Route 9W, Milton
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Andreassen Recusals: Lanzetta
Vote: Yes No

New Paltz Village

Referral Number **2016204** Received: 9/30/2016
Name: **44 Center** Type of Referral: **Variance-Area**
Description: Revert existing dwelling to single family use (was accessory use via special permit) - minimum lot size variance
Project Location: 44 Center Street
Recommendation: **No County Impact** Abstentions:
Motion: Watkins
Second: Lovelett Recusals: Murray
Vote: Yes No

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New Paltz Village

Referral Number **2016205** Received: 9/30/2016
Name: **44 Center** Type of Referral: **Site Plan**
Description: Revert existing dwelling to single family use (was accessory use via special permit)
Project Location: 44 Center Street
Recommendation: **No County Impact** Abstentions:
Motion: Watkins
Second: Lovelett
Vote: Yes No Recusals: Murray

Rochester

Referral Number **2016200** Received: 9/23/2016
Name: **Westwind Orchard Cidery** Type of Referral: **Site Plan**
Description: Construct 4,500 square foot building for use as a hard cider production and tasting building at an existing orchard.
Project Location: 215 Lower Whitefield Road
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Holmquist
Vote: Yes No Recusals: Baden

Rosendale

Referral Number **2016202** Received: 8/26/2016
Name: **294 Main Street** Type of Referral: **Site Plan**
Description: Use existing structure for mixed use - computer repair/therapy sessions, and apartment.
Project Location: 294 Main Street
Recommendation: **No County Impact** Abstentions:
Motion: McLaughlin
Second: Andreassen
Vote: Yes No Recusals: Brown

Saugerties Town

Referral Number **2016203** Received: 9/27/2016
Name: **Sal Mancuso** Type of Referral: **Site Plan**
Description: Utilize existing structure for automotive/truck repair building
Project Location: 1133 Kings Highway
Recommendation: **Required Modifications** Abstentions:
Motion: Lovelett
Second: McLughlin
Vote: Yes No Recusals: Andreassen

Shandaken

Referral Number **2016201** Received: 9/26/2016
Name: **Group Child Care** Type of Referral: **Variance-Use**
Description: Use Variance to allow nursery school
Project Location: 5571-5573 Route 28
Recommendation: **Required Modifications** Abstentions:
Motion: Andreassan
Second: Lovelett
Vote: Yes No Recusals:

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Shawangunk

Referral Number **2016193** Received: 9/13/2016
Name: **The Greenhouses Hotel, LLC** Type of Referral: **Special Permit**
Description: 14 guest room hotel, accessory restaurant and conference center
Project Location: 2187 Bruynswick Road
Recommendation: **Required Modifications** Abstentions:
Motion: Wilkin
Second: Andreassen
Vote: Yes No Recusals: Watkins

Shawangunk

Referral Number **2016194** Received: 9/13/2016
Name: **The Greenhouses Hotel, LLC** Type of Referral: **Site Plan**
Description: 14 guest room hotel, accessory restaurant and conference center
Project Location: 2187 Bruynswick Road
Recommendation: **Required Modifications** Abstentions:
Motion: Wilkin
Second: Andreassen
Vote: Yes No Recusals: Watkins

Ulster

Referral Number **2016195** Received: 9/16/2016
Name: **Begnal Motors** Type of Referral: **Variance-Area**
Description: Multiple Signage Variances
Project Location: 129-131 Washington Avenue
Recommendation: **Disapprove** Abstentions:
Motion: Andreassen
Second: Lovelett
Vote: Yes No Recusals: Whitaker
 Almquist

Ulster

Referral Number **2016196** Received: 9/16/2016
Name: **Begnal Motors** Type of Referral: **Site Plan**
Description: Master signage plan and movement of dumpster
Project Location: 129-131 Washington Avenue
Recommendation: **No County Impact** Abstentions:
Motion: Andreassen No: McLaughlin
Second: Lovelett
Vote: Yes No Recusals: Whitaker
 Almquist

Ulster

Referral Number **2016206** Received: 10/5/2016
Name: **Kingston Commons** Type of Referral: **Site Plan**
Description: Revised site plan for multi-tenant commercial facility
Project Location: 6319-669 and 625 Route 28/Washington Ave
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Lovelett
Vote: Yes No Recusals: Almquist
 Whitaker

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Woodstock

Referral Number **2016197** Received: 9/16/2016
Name: **LED Pump Toppers** Type of Referral: **Variance-Area**
Description: Remove two manual pump toppers on existing fuel dispensers and replace them with 2 LED pump toppers
Project Location: 27.55-2-9
Recommendation: **No County Impact** Abstentions:
Motion: Andreassen
Second: McLaughlin Recusals:
Vote: Yes No