

**ULSTER COUNTY PLANNING BOARD**  
***Minutes – April 5, 2017***

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 6:30 PM**

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

- 1. ROLL CALL – Present:** J. Leverich, L. Geary, J. Konior, P. Brooks, K. Lovelett, D. Boggess, T. Wilkin, M. Baden, P. Andreassen, S. Spata, M. Watkins, F. Almquist, V. Markowitz, M. Rudikoff, W. Murray, V. McLaughlin, G. Gagliardi, D. Doyle, R. Leibowitz, B. Samuelson  
**Absent:** R. Pecora, D. Rolfe **Excused:** D. Whitaker, C. Lanzetta, M. Calimano, J. Brown, J. Winer **Guests:** Yuval Sterer
  
- 2. APPROVAL OF MINUTES**  
The March minutes were approved. Motion by Mr. Konior and seconded by Mr. McLaughlin.
  
- 3. PUBLIC COMMENT**  
No Public Comment
  
- 4. EDUCATION & TRAINING OPPORTUNITIES**
  - a. UCPB Spring Seminar *“An Introduction to the Land Use Referral Guide & Community Design Manual”* Thursday, April 13<sup>th</sup> at 7:00-9:30PM at SUNY Ulster  
  
Mr. Doyle mentioned the Spring seminar and noted there will be paper copies of the Referral Guide and compact discs with both documents available. He added that approximately 50 people have registered for the seminar.
  
  - b. *“Hudson River on the Rise: Waterfront Planning for Communities and Nature”* Thursday, April 27<sup>th</sup> from 9:30AM–4:00PM – Fee \$25 (includes light breakfast, lunch & coffee break) at Henry A. Wallace Center at FDR Presidential Library & Home in Hyde Park.  
  
Mr. Doyle made note of the above. Mr. Doyle informed the board members that they are required to have 4 hours of training per year. He added that our board hosts two 2-hour seminars per year and offers 15 minutes of credit for each of our meetings attended. Mr. Baden stated that members should get a proof of training for each seminar attended with the number of hours and a brief description of the topic.
  
- 5. COMMUNITY REPORTS**  
Mr. Baden informed the board that he is on the mailing list for Dutchess County Planning Federation. They will be hosting 3 trainings this Spring in Millbrook at Cornell Cooperative Ext and usually cost \$5.

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

Mr. Baden stated there were 22 people in attendance for the training at Town of Rochester. Ten were from Rochester and the rest were from all over Ulster County. He noted that Mr. Samuelson was in attendance for the SEQRA portion. Mr. Baden offered his services for training to other municipalities if anyone would like him to come to their local board. Mr. Wilkin stated 3 people from Plattekill were there and said Mike did a good job and they enjoyed it very much.

Mr. Wilkin stated there was a gateway meeting in Plattekill last week to talk about Agri-Tourism. He added that Mr. Doyle and Mr. Brooks attended. Mr. Wilkin added the applicant found it helpful, but some of the board members disagreed with what Mr. Doyle had to say. Mr. Doyle informed the Board that this meeting concerned a farm operation in an Ag Dist that enjoys a certain protection from local zoning, but is now doing more recreation oriented uses that are clearly not ag related, and the question became how to deal with that. The farmer does not want to come before the local board for site plan review each time he changes an activity. The community is concerned with the types of activities taking place on the farm and where they are taking place.

Mr. Andreassen stated that NYSEERDA sent a request for Towns to adopt a more stringent energy code. He explained it is an International Energy Conservation code, adopted by the State of New York in October of last year. Mr. Andreassen stated the feedback is difficult to meander through and would make things more difficult for designers, builders etc., especially with builders having issues with contrasting requirements from different towns. He added that from an enforcement point of view it would be very difficult.

Mr. Andreassen stated there was a public info meeting about Bristol Beach in Saugerties and he noted that Burt was in attendance and asked him to speak about it. Mr. Samuelson stated the town wants to redevelop an old brick factory for event space and develop a beach on the site. The next step is to identify a priority. He added that it is a beautiful piece of land with no vehicular access to most of it. Mr. Andreassen stated there are varying opinions on what should be done with the property from developing a concert venue to leaving it in pristine condition.

Mr. Doyle stated that one of the UCTC staff attended a meeting with CSX in Saugerties regarding the 5 or 6 private crossings on Kings Highway to start a discussion on reverse access, similar to what was done at Tossal Road, due to fatalities. The result of the meeting was they do not have extra money in the Rail Safety Program to do these things. He added they are looking at more high-use crossings as opposed to private crossings and they believe the landowners do not want to close their private crossings.

Peter Brooks stated there was a successful kickoff meeting for the 10 month Route 9W corridor study, which runs seven miles from Marlborough into Lloyd. Towns are being encouraged for input to identify critical intersections and other traffic concerns. Mr. Doyle explained what kicked this off was a concern expressed by Marlborough and NYSDOT on the traffic and speeds in the corridor. We did some crash analysis and are looking at least 4 intersections and the possibility of take down road from 4 to 2 lanes. Consultant Buckhurst Fish & Jacquemart (BFJ) from NYC will do a concept level access management plan for the corridor as a whole or how to think about access parcel by parcel to be incorporated into the zoning statute.

Mr. Markowitz stated there was a catastrophic fire at Emerald Pond in Ellenville on March 3<sup>rd</sup>. He added that the police department and fire department rescue squad

did an excellent job and wanted to express gratitude to the Hot Shots restaurant in Kerhonkson and others who raised funds for 38 displaced residents.

Mr. Baden stated that our board discussed proposed changes in seqr law a couple months ago. The DEC held a public hearing on Friday in Albany and will hold an informational session and public hearing on changes to the laws in New Paltz tomorrow. They will be accepting written comments until May 1st.

Mr. Boggess stated that DOT put up Scenic Byway signs on Route 28 in Olive/Shandaken. He also noted that about 30 people on Cold Brook Road are upset about the Rail Explorers coming.

Mr. Murray stated that the Wallkill River is on the rise. In New Paltz the NBR moratorium is being reviewed and there will be a public workshop meeting on the 27th. There have been quite a few positive amendments to the NetZero project, they have been very responsive to concerns about traffic and the landmark district. The NAPA Store Project submitted plans, hoping to get in before the moratorium.

Mr. Konior stated the Town of Kingston received an application for a solar farm on Hallihans Hill on a 20 acre parcel that should come to the County in a month or so.

Mr. Lovelett passed around new mileage forms and made note that the mileage rate is now \$0.535.

## 6. PLANNING BOARD REPORTS

- a. Chairperson Report  
No Report
- b. Committee Reports  
No Report

## 7. PLANNING DEPARTMENT REPORTS

- a. Financial Report  
No Comment
- b. Environmental Notice Bulletin & Grant Opportunities  
Mr. Doyle stated that some of the funding the Planning Department uses for housing and economic development will need to wait for Federal budget to come out. Mr. Baden asked if the State budget would cause any issues for the County. Mr. Doyle stated that one thing in the NYS budget would be the authorization for UBER & Lyft to operate in Upstate NY, which they do not now. A portion of fees would be used to subsidize mass transit.
- c. Communications  
*No Comment*
- d. Director/Staff Reports
  - Ag Additions Update –  
Mr. Samuelson stated that we received 15 applications for 14 farming operations and had to turn a couple away due to them being late, ownership issues, paperwork, etc. He added that he will be doing site visits with Cornell

staff later in the month. Mr. Samuelson offered to talk more about the farms in May.

**8. SPECIAL TOPICS DISCUSSION**

a. EV (Electric Vehicle) Charging Stations – Planning & Policy Tool Guide

Mr. Doyle stated the County is submitting a grant request for additional charging stations for county properties. He added that the county is implementing its green fleet policy, submitting reimbursements for purchases of 3 or 4 cars, which is subsidized thru NYSERDA. Mr. Markowitz asked about the use at the charging station at Farber building in Ellenville. Mr. Doyle said he could let him know as he did not know the usage at this time. Mr. Baden asked if Mr. Doyle would share the grant funding information.

Mr. Doyle made note of new Census information included in the packet. He also made note of a new publication from Pattern for Progress that shows an increase in housing affordability.

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

Mr. Doyle informed the Board that the staff is extremely busy. We now have \$11 million of trail projects going through the office, have some oversight responsibility for family court, we have 4 Transportation Council studies, a Brownfield study, 2 more RFPs before end of year, staff is becoming more engaged with economic development – all part of the explanation as to why some responses are not immediate. If we do not get back to you, please contact Marianne on the main line to see where things are. Mr. Doyle went on to say we have a resolution in the Legislature to move right-of-way and easements around for the Kingston Commons project our Board reviewed last year, and we are taking the lead with Fire Training Center. Mr. Doyle informed the Board they won't see these projects noted as Planning, because they go through UCTC or we are working in background. He thanked the Board for being patient. Mr. Baden asked if the Board could help with any projects. Mr. Doyle stated the Board has put in an enormous effort with the Referral Guide, the seminar, etc. He added that the board should ask questions and go back to your community and talk about gateway meetings or updating comprehensive plans. Mr. Doyle brought up generative thinking, which has been discussed in the Executive Committee meetings – if it can be done individually it can be done together. He added that when members speak during Community Reports you are letting the board to know that it's happening and why it is important.

**10. ADJOURNMENT**

The meeting adjourned at 8:52PM

# Ulster County Planning Board Minutes



4/5/2017

## Esopus

Referral Number **2017053** Received: 3/20/2017  
Name: **Local Law #1 of 2017** Type of Referral: **Other Special Authorization**  
Description: Revised local law enabling Town to appoint Planning Board and ZBA Alternates  
Project Location: Townwide  
Recommendation: **No County Impact** Abstentions:  
Motion: McLaughlin  
Second: Watkins  
Vote: Yes  17 No  0 Recusals:

## Gardiner

Referral Number **2017054** Received: 3/22/2017  
Name: **Regulation of Solar Energy Systems** Type of Referral: **Zoning Statute Amendment**  
Description: Zoning amendment to regulate solar energy townwide  
Project Location: Townwide  
Recommendation: **Advisory Comments** Abstentions:  
Motion: Andreassen  
Second: McLaughlin  
Vote: Yes  17 No  0 Recusals:

## Gardiner

Referral Number **2017061** Received: 3/29/2017  
Name: **Gardiner Library** Type of Referral: **Site Plan Review**  
Description: Add 12 additional parking spaces (paving - .06 acres)  
Project Location: 133 Farmers Turnpike  
Recommendation: **Required Modifications** Abstentions:  
Motion: Watkins  
Second: Andreassen  
Vote: Yes  17 No  0 Recusals:

## Hurley

Referral Number **2017043** Received: 3/16/2017  
Name: **Economos Porch** Type of Referral: **Variance-Area**  
Description: 15' front yard variance for new porch located 35' from front yard property line  
Project Location: 845 Lucas Ave  
Recommendation: **No County Impact** Abstentions:  
Motion: Andreassen  
Second: Konior  
Vote: Yes  17 No  0 Recusals:

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## Marbletown

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Referral Number      **2017044**      Received:      3/13/2017  
Name:      **Local Law #4 of 2017**      Type of Referral:      **Other Special Authorization**  
Description:      Remove fees from law. Enable update to fees without having to amend Town code.  
Project Location:      Townwide  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Konior  
Second:      McLaughlin      Recusals:      Lovelett  
Vote:      Yes  No

## Rosendale

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Referral Number      **2017060**      Received:      3/24/2017  
Name:      **Garden House**      Type of Referral:      **Site Plan Review**  
Description:      Amend site plan to include wood-fire oven and BBQ to the outdoor seating area of an existing restaurant  
Project Location:      4 Hardenburgh Lane/Main Street  
Recommendation:      **Advisory Comments**      Abstentions:  
Motion:      Andreassen  
Second:      Baden      Recusals:  
Vote:      Yes  No

## Saugerties Town

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Referral Number      **2017055**      Received:      3/24/2017  
Name:      **Trinity Eats, LLC**      Type of Referral:      **Site Plan Review**  
Description:      Existing structure - proposed restaurant - requires more parking than originally proposed (6 more spots).  
Project Location:      338 Route 212  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Watkins  
Second:      Konior      Recusals:      Andreassen  
Vote:      Yes  No

## Saugerties Town

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Referral Number      **2017056**      Received:      3/24/2017  
Name:      **Flower Tent**      Type of Referral:      **Site Plan Review**  
Description:      Locate a seasonal (30 x 60) flower tent on former McDonald's Property  
Project Location:      3123 Route 9W  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      McLaughlin  
Second:      Konior      Recusals:      Andreassen  
Vote:      Yes  No

## Saugerties Town

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Referral Number      **2017059**      Received:      3/27/2017  
Name:      **Glasco Apartments, LLC**      Type of Referral:      **Site Plan Review**  
Description:      Convert first floor (commercial) for residential use (has area variance granted)  
Project Location:      38 Glasco Tpk  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Konior  
Second:      McLaughlin      Recusals:      Andreassen  
Vote:      Yes  No

# ~Ulster County Planning Board Minutes~

## Saugerties Village

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Referral Number      **2017052**      Received:      3/10/2017  
Name:      **Country Meadows**      Type of Referral:      **Site Plan Review**  
Description:      New construction - 53 unit/2-bedroom market rate apartments  
Project Location:      83-91 North Street  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      McLaughlin  
Second:      Watkins      Recusals:  
Vote:      Yes  No

## Wawarsing

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Referral Number      **2017057**      Received:      3/24/2017  
Name:      **Roadway Farm Stand**      Type of Referral:      **Site Plan Review**  
Description:      Temporary Farm Stand on parcel in Agricultural District #3  
Project Location:      15 Old Queens Highway and Route 209 Kerhonkson  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Baden  
Second:      Konior      Recusals:  
Vote:      Yes  No

## Wawarsing

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Referral Number      **2017058**      Received:      3/24/2017  
Name:      **Phantom Fireworks - Temporary Tent**      Type of Referral:      **Special Permit**  
Description:      Temp 20' x 40' tent for fireworks during the 4th of July season at Peter's Market.  
Project Location:      7700 Route 209 Napanoch  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      McLaughlin  
Second:      Konior      Recusals:  
Vote:      Yes  No