

ULSTER COUNTY PLANNING BOARD
Minutes – Wednesday, June 6, 2018

The Ulster County Planning Board Meeting
7:00 p.m. – Surrogate Courtroom, 3rd Floor
County Office Building

The Executive Committee Did Not Meet

1. ROLL CALL – Present: J. Leverich, R. Pecora, L. Geary, J. Konior, K. Lovelett, H. Baker, M. Calimano, D. Boggess, T. Wilkin, M. Baden, J. Brown, A. Bruno, S. Spata, M. Watkins, F. Almquist, V. Markowitz, M. Rudikoff, J. Winer, W. Murray, V. McLaughlin, J. Bonavita-Goldman, G. Gagliardi, D. Doyle, R. Leibowitz, B. Samuelson **Absent:** D. Whitaker, **Excused:** P. Brooks, R. Hlavaty **Guests:** Michael Moriello, ESQ, Barry Medenbach

2. APPROVAL OF MINUTES

The May minutes were approved. Motion by Mr. McLaughlin, seconded by Mr. Konior. All were in favor.

3. PUBLIC COMMENT

No public comment.

4. EDUCATION & TRAINING OPPORTUNITIES

Mr. Doyle informed the Board that the Planning Department, Department of the Environment and NYSERDA are scheduling a workshop on resource assistance for local governments for developing municipal solar. This will include an overview of resources and procurement guidelines and a discussion on model solar law. It will conclude with a field visit to the solar array at the town of ulster landfill. June 28th at 1:00pm and credit will be given. We are still determining where to hold the training. Mr. Almquist suggested calling the Town of Ulster to inquire about using the Town's Sr. Center.

Mr. Wilkin asked about the training for local clerks. He added that Plattekill recently hired a new board clerk and felt she would benefit from the training. Mr. Doyle stated we will know something next month. Mr. Leibowitz added that we are currently having some difficulty with the online referral submittals.

5. COMMUNITY REPORTS

Mr. Spata stated that Rail Explorers are up and running. He also stated that he has been asked to be on the Town of Shandaken's Planning Board and added that Vivian Welton will be attending as the regular member on the County Planning Board. He will remain as the alternate member. Mr. Doyle noted that the resolution to appoint Ms. Welton went to Committee on Tuesday night so she should be appointed at the Legislature's June meeting.

Ms. Pecora informed the Board of Myles Putman's untimely passing. Mr. Putman had been the Town of Esopus Planning Consultant since 1979. Ms. Pecora added the Town has cancelled all of their Planning Board meetings for the month and will be searching for a new Planning Consultant.

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

Mr. Wilkin noted that after the storm last month many people lost cell service, adding that the cell towers are not reliable for emergency use.

6. PLANNING BOARD REPORTS

a. Chairperson Report

Chairman Lovelett reminded the Board that the July meeting will be held on Monday, July 9th.

Mr. Lovelett stated that blank mileage forms are available and will be due next month.

b. Committee Reports

No reports.

7. PLANNING DEPARTMENT REPORTS

a. Financial Report

All is well.

b. Environmental Notice Bulletin & Grant Opportunities

Mr. Doyle asked that communities be aware that NYSDOT has released the transportation alternatives program (TAP) awards. TAP awards are typically for trails, sidewalks, etc and run through the UCTC. There is also a call for "TIGER like" funds under the Build Act and the focus is on rural areas (60% of funding).

c. Communications

Mr. Doyle noted that we are seeing more applications for community solar. Community solar is less than 4 MW and sells energy to individual homeowners or communities. We have seen Lead Agency for solar projects in Wawarsing and Gardiner, each for 2 megawatts (MW). Mr. Baden stated you will probably see the level of subsidies raised to include larger projects (ex. From 2 to 5 MW).

d. Director/Staff Reports

- Changes to SEORA Update

Mr. Doyle stated the update streamlines the SEOR process – both the long and short environmental forms have been amended. He noted some of the changes to expect. Mr. Doyle added that we do not have a date for effectiveness yet.

- Mr. Samuelson gave an update on Ag Inclusions for this year. The Farmland Protection Board met on the 31st. He noted that we received 14 applications – 12 were recommended, 2 weren't due to lack of information. He added that NYS is pushing the inclusion process to take in properties with a path to being an agricultural operation. They do not want to include empty land. Mr. Doyle stated that agriculture continues to expand in Ulster County and is becoming more diverse.

8. SPECIAL TOPICS DISCUSSION

Mr. Doyle updated the Board on the ongoing Transportation Council projects and Trail projects.

9. ZONING REFERRALS – *See Separate Zoning Minutes*

10. ADJOURNMENT

The meeting adjourned at 9:20PM. All were in favor.

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6/6/2018

Esopus

Referral Number **2018083** Received: 5/4/2018
Name: **Port Ewen Corp** Type of Referral: **Use Variance**
Description: Operate Construction Company with Office (Parking for construction and staff vehicles) (Change of use for existing n
Project Location: 15 North Broadway Port Ewen, NY
Recommendation: **Required Modifications** Abstentions:
Motion: Calimano
Second: Markowitz
Vote: Yes 19 No 2
Recusals: Pecora
NO: Almquist, Brown

Lloyd

Referral Number **2018084** Received: 5/9/2018
Name: **Local Law E of 2018** Type of Referral: **Zoning Statute Amendment**
Description: Repeal of Adapative Reuse of Buildings Section of Law
Project Location: Townwide
Recommendation: **Advisory Comments** Abstentions:
Motion: Baden
Second: McLaughlin
Vote: Yes 22 No 0
Recusals:

Lloyd

Referral Number **2018093** Received: 3/28/2018
Name: **MCBS DG Highland, LLC** Type of Referral: **Subdivision**
Description: Subdivision of 3 lots for commercial and multi-family developments into 6 lots
Project Location: RT 9W
Recommendation: **Required Modifications** Abstentions:
Motion: McLaughlin
Second: Bruno
Vote: Yes 22 No
Recusals:

Lloyd

Referral Number **2018094** Received: 3/28/2018
Name: **MCBS DG Highland, LLC** Type of Referral: **Site Plan Review**
Description: Site Plan Review for Dollar General/Multi-Family Housing
Project Location: RT 9W
Recommendation: **Required Modifications** Abstentions:
Motion: McLaughlin
Second: Bruno
Vote: Yes 22 No 0
Recusals:

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Marbletown

Referral Number **2018090** Received: 5/21/2018
Name: **Fuhrman Subdivision** Type of Referral: **Subdivision**
Description: 3-lot subdivision with shared driveway.
Project Location: 7 Ricci Road Accord
Recommendation: **Advisory Comments** Abstentions:
Motion: Watkins
Second: Baden
Vote: Yes No Recusals: Lovelett
 NO: Markowitz

New Paltz Town

Referral Number **2018087** Received: 5/18/2018
Name: **Route 299 Gateway Comprehensive Plan Updat** Type of Referral: **Comprehensive Plan**
Description: Comperhensive Plan update specific to the Route 299 Corridor east of the Village
Project Location: Route 299
Recommendation: **Advisory Comments** Abstentions:
Motion: Baden
Second: Pecora
Vote: Yes No Recusals:

New Paltz Town

Referral Number **2018088** Received: 5/18/2018
Name: **Route 299 Gateway Zoning Map Amendment** Type of Referral: **Zoning Map Amendment**
Description: Zoning Map Amendment - 299 Gateway Area
Project Location: Route 299
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Baden
Vote: Yes No Recusals:

New Paltz Town

Referral Number **2018089** Received: 5/18/2018
Name: **Route 299 Gateway Area Zoning Standards** Type of Referral: **Zoning Map Amendment**
Description: Zoning Regulations for the new 299 Gateway Area zoning district
Project Location: Route 299
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Baden
Vote: Yes No Recusals:

Rochester

Referral Number **2018092** Received: 5/29/2018
Name: **Arrowood Farms** Type of Referral: **Special Permit**
Description: Allow for Special Events at Existing Farm Operation
Project Location: 236 Lower Whitfield Road
Recommendation: **Required Modifications** Abstentions:
Motion: McLaughlin
Second: Bruno
Vote: Yes No Recusals:

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Rochester

Referral Number **2018095** Received: 6/4/2018
Name: **Local Law #3** Type of Referral: **Zoning Statute Amendment**
Description: Amended Economic Overlay Zoning District
Project Location:
Recommendation: **No County Impact** Abstentions:
Motion: Watkins
Second: Gagliardi Recusals: Baden
Vote: Yes No

Ulster

Referral Number **2018085** Received: 5/11/2018
Name: **Sawkill Country Store** Type of Referral: **Site Plan Review**
Description: Construct 5,000 sq. ft. mixed use commercial building for country store and auto mechanics businesses.
Project Location: Sawkill Road near 209 interchange
Recommendation: **Required Modifications** Abstentions:
Motion: Pecora
Second: Baden Recusals: Almquist
Vote: Yes No

Woodstock

Referral Number **2018086** Received: 5/15/2018
Name: **Waterfall Way** Type of Referral: **Area Variance**
Description: Modification to previous setback variance requests (previously approved)
Project Location: 8-10, 16-21 Waterfall Way Woodstock
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Baden Recusals: Rudikoff
Vote: Yes No

Woodstock

Referral Number **2018091** Received: 5/22/2018
Name: **Shed Variance** Type of Referral: **Area Variance**
Description: Shed in front yard
Project Location: 2 Millstream Road
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Calimano Recusals:
Vote: Yes No