

ULSTER COUNTY PLANNING BOARD
Minutes - April 6, 2016

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

The Executive Committee Did Not Meet

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, M. Calimano, D. Boggess, T. Wilkin, M. Baden, J. Brown, P. Andreassen, M. Watkins, F. Almquist, V. Markowitz, M. Rudikoff, W. Murray, V. McLaughlin, D. Doyle, R. Leibowitz, B. Samuelson **Absent:** E. Cafaro, R. Kinnin, S. Cahill **Excused:** K. Holmquist

- 2. APPROVAL OF MINUTES**
The March minutes were approved. Motion by Mr. McLaughlin, seconded by Mr. Konior. All were in favor.

- 3. FINANCIAL REPORT**
Mr. Doyle stated all was well. We are beginning a Human Services Coordination Plan and have Traffic Counts coming up. The Transportation Council passed a \$1million budget running from April 1 – March 31 that will be starting soon. He added that we have a considerable amount of work for the Transportation Council.

- 4. PUBLIC COMMENT**
There was no public comment

- 5. COMMUNITY REPORT**
Mr. Watkins thanked Mr. Baden for bringing the Solar Training together.

Mr. Boggess stated Al Higley’s farmstand in the Town of Olive closed up and moved back to Shandaken. He also stated that something fell through in the transaction of the property for Woodstock Brewery.

Ms. Lanzetta stated that the Town of Marlborough has a B&B regulation in the zoning code, and for hotels, the law stipulates 20 or more rooms, but they have nothing for in between. She asked if anyone had something to share or suggestions to please email to her.

Mr. Baden stated Town of Rochester has a definition of Inn in their code.

Mr. Doyle offered to share short term rental information.

Ms. Pecora spoke about an Article 78 filed against the Town of Esopus. Two different courts filed against the ZBA decision denying a rehabilitation support services project. A suit was filed in Supreme Court for incorrect interpretation of the law definition of “family” and another action in US District Court in Syracuse for violation of the Federal Fair Housing Act.

Mr. Wilkin went to an informational session in Rosendale on Solar Leases.

Mr. McLaughlin stated there was a hot button issue with the Mill senior residence in the Village of Saugerties – the owner requested the PILOT to be extended, which was denied. Mr. Doyle noted that for subsidized housing where rents are controlled, the assessment should be made on the value of the rent, not on the value of the building.

Mr. Baden asked the board to get mileage requests in for the first quarter as soon as possible.

Mr. Doyle asked Ms. Hudson to speak about Pilgrim Pipeline and local home rule. Ms. Hudson stated the proposed pipeline will run from Albany into NJ. Riverkeeper and Scenic Hudson did research on NYS Transportation Corporation Law, which gives Villages and Cities the authority to say “No.” A letter was sent to DEC and the Thruway Authority drawing attention to this state revision. Ms. Hudson added it would be a waste of time to move forward with proposal because 5 of 9 Villages and Cities where the pipeline will go through have said no.

6. COMMUNICATIONS

Mr. Doyle noted the Negative Declaration adopted by Town of New Paltz Town Board as Lead Agency for the Backup Water Supply Project for the Town and Village of New Paltz is related to the shutdown of the aqueduct.

Mr. Doyle also mentioned the Fitch Bluestone House on Wilber Ave being listed on the State Register of Historic Places.

7. OLD BUSINESS

a. Report on Marlborough Planning Board visit

Ms. Lanzetta stated their full planning board, a few zba members and a town board member were present to meet with our board representatives. She added that it was important to have local board members present, many of them new, to realize that the county planning board is made up of good people. She felt it was a very successful meeting. Mr. Baden offered the same type of meeting for anyone whose municipality would benefit from such a thing. Mr. Doyle stated he thought it went well and thanked Mr. Brooks for his assistance on pushing the topic of gateway meetings. Ms. Lanzetta added that an additional gateway meeting may be coming up as a result of the visit. Mr. Baden thanked Ms. Lanzetta for inviting the group to Marlborough.

b. Follow up on Solar Training

Chairman Baden asked for comments. Mr. Wilkin stated he heard positive comments and also from other people who would have liked more information. He added that we should reach out to see what is needed and move forward. Mr. Baden stated that his community is working on a law using several model laws. Mr. Watkins stated he thinks we should be very careful with what is allowed to go through. He added that we are blessed to live in an area with beautiful scenery and he felt large scale solar and certain roof mounted systems should be reviewed more carefully to be sure it's the best thing for the town. Ms. Lanzetta asked which municipalities would be moving laws first. Mr. Doyle stated that Wawarsing already has a law and Town of Saugerties is on tonight's agenda. Ms. Lanzetta added that aesthetically these systems are pretty unsightly, but like electric, they become part of the back ground after a while.

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

Mr. Leibowitz noted that he had an Essential Info Packet from the American Planning Association, which includes several model statutes for small and larger scale solar. He added that he would send it out to the board. Mr. Baden wanted to note that the presenter, Jessica works straight from the Governor's office and they are pushing solar as an agenda as a way to change energy. He added that is something to keep in mind.

8. SPECIAL TOPICS DISCUSSION

a. Trail Update

Mr. Doyle stated, for the new board members, we are working on several trails:

1. From the City of Kingston to the Town of Ulster at Hurley, Route 209. We have finished the preferred route and preliminary design and are moving to detailed design.
2. Hudson Valley Rail Trail Phase 4 in Town of Lloyd, which extends the trail from Old New Paltz Road to South Road following the right-of-way to the Old Maybrook line.
3. The Ashokan Rail Trail which is all of the former railroad right of way, which is owned by DEP and the County has an easement. We have gone through an RFP process and sent out an award letter for design. It is 11.5 miles of trail and we have \$4.5 million for construction.
4. U&D Corridor in the City of Kingston from Down Street to the Kingston Plaza has been designated by the Legislature as trail only. We are in the process of interviewing consultants for the design work.

Mr. Doyle added that we have \$12 to \$14 million worth of trails work going through the office and we are very busy.

9. NEW BUSINESS

a. Environmental Notice Bulletin & Grant Opportunities

Mr. Doyle noted there was a grant announced today by the State Office of Community Renewal for communities with Main Streets, for technical assistance grants up to \$20K, to be used for getting communities ready to apply for Main Street funding. He added that this is the time to think about applying for technical assistance grants. Ms. Pecora asked about grants from the Harpo Foundation grants for visual would be supported for the developmentally disabled at ARC? Mr. Doyle said he would follow up on this for the ARC board. Ms. Lanzetta stated that Hudson River Greenway is offering a grant for planning, especially to update a comprehensive plan. Mr. Wilkin asked if it would include adding solar to comprehensive plan. Ms. Lanzetta thought that was a great idea.

Mr. Baden made note of training in Orangeburg in Rockland County. He said he would continue to update our list to be sent out via email.

10. ZONING REFERRALS – *See Separate Zoning Minutes*

11. ADJOURNMENT

The meeting adjourned at 9:30pm.

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Ulster County Planning Board Minutes



4/6/2016

Lloyd

Referral Number **2016067** Received: 3/29/2016
Name: **Walker Site Plan** Type of Referral: **Site Plan**
Description: Convert Existing Building for auto repair, service, and sales use
Project Location: 3945 Route 9W (South of Perkinsville Rd)
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Lovelett
Vote: Yes No Recusals: Brooks

Marbletown

Referral Number **2016066** Received: 3/14/2016
Name: **McClatchy-Weis Subdivision** Type of Referral: **Subdivision**
Description: 2-lot subdivision of 8 acre parcel. One single family home existing. New lot for new single family home
Project Location: 262 CR-2 (Kripplebush and Cherry Hill Rd)
Recommendation: **Required Modifications** Abstentions:
Motion: Pecora
Second: McLaughlin
Vote: Yes No Recusals: Lovelett

Marbletown

Referral Number **2016068** Received: 3/25/2016
Name: **Stone Gate Subdivision** Type of Referral: **Subdivision**
Description: 4-Lot Subdivision to create four single-family residential units with individual wells and septic
Project Location: Atwood Road (Route 213) E. Side of Highland Rd
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Wilkin
Vote: Yes No Recusals: Lovelett

Rochester

Referral Number **2016069** Received: 3/23/2016
Name: **Revised Subdivision Mt. Laurel Estates** Type of Referral: **Subdivision**
Description: Amend Phase 2 and 3 of Subdivision by reducing from 15 to 8 lots. Reduce length of private road and change locatio
Project Location: Dawson Lane off Samsonville Rd
Recommendation: **No County Impact** Abstentions:
Motion: Wilkin
Second: Watkins
Vote: Yes No Recusals: Baden

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Saugerties Town

Referral Number **2016070** Received: 3/14/2016
Name: **Saugerties Self Storage** Type of Referral: **Site Plan**
Description: Expansion of existing self-storage facility - by 12,250 sq ft to 30,150 sq. ft.
Project Location: 3064 Route 9W
Recommendation: **Required Modifications** Abstentions:
Motion: Lovelett
Second: Watkins Recusals: Andreassen
Vote: Yes No

Saugerties Town

Referral Number **2016071** Received: 3/18/2016
Name: **Local Law #1 of 2016** Type of Referral: **Amend Zoning Statute**
Description: Amend regulations regarding bottled water or bulk water facilities.
Project Location:
Recommendation: **Advisory Comments** Abstentions:
Motion: Calimano
Second: McLaughlin Recusals: Andreassen
Vote: Yes No

Saugerties Town

Referral Number **2016085** Received: 4/1/2016
Name: **Local Law #2 of 2016** Type of Referral: **Amend Zoning Statute**
Description: Allow large scale solar energy facilities in LDR and MDR zoning districts
Project Location: LDR/MDR
Recommendation: **Required Modifications** Abstentions:
Motion: Lovelett
Second: Calimano Recusals: Andreassen
Vote: Yes No NO: Markowitz

Shandaken

Referral Number **2016072** Received: 3/14/2016
Name: **Glamping** Type of Referral: **Special Permit**
Description: Seasonal Campsite (6 to 16 sites) with service and utility buildings. New Parking and septic.
Project Location: 19 Old Route 42
Recommendation: **Required Modifications** Abstentions:
Motion: Wilkin
Second: Pecora Recusals:
Vote: Yes No

Shandaken

Referral Number **2016073** Received: 3/14/2016
Name: **Glamping** Type of Referral: **Site Plan**
Description: Seasonal Campsite (6 to 16 sites) with service and utility buildings. New Parking and septic.
Project Location: 19 Old Route 42
Recommendation: **Required Modifications** Abstentions:
Motion: Wilkin
Second: Pecora Recusals:
Vote: Yes No

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Shawangunk

Referral Number **2016074** Received: 3/21/2016
Name: **Popiel Subdivision** Type of Referral: **Variance-Area**
Description: Residential rear and side-yard variances (two-lot subdivision and lot line adjustment)
Project Location: Bruyn Tpke and Lippincott Road
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Lovelett
Vote: Yes No Recusals: Watkins

Shawangunk

Referral Number **2016075** Received: 3/21/2016
Name: **Barone** Type of Referral: **Variance-Area**
Description: 10' rear yard residential variance for swimming pool
Project Location: 102 Hardenburgh Rd
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Calimano
Vote: Yes No Recusals:

Ulster

Referral Number **2016076** Received: 3/16/2016
Name: **Bridgeview Storage** Type of Referral: **Site Plan**
Description: Construct 8000 sq ft self storage building on existing building pad
Project Location: 1100 Flatbush Rd
Recommendation: **Required Modifications** Abstentions:
Motion: Pecora
Second: Calimano
Vote: Yes No Recusals: Almquist

Wawarsing

Referral Number **2016077** Received: 3/22/2016
Name: **Ukrainian National Foundation Activity Center** Type of Referral: **Special Permit**
Description: Construct 3,960 sf log activity center (multi-use and storage space)
Project Location: 261 Foordmoore Rd Kerhonkson
Recommendation: **No County Impact** Abstentions:
Motion: Wilkin
Second: Lovelett
Vote: Yes No Recusals:

Wawarsing

Referral Number **2016078** Received: 3/22/2016
Name: **Ukrainian National Foundation Activity Center** Type of Referral: **Site Plan**
Description: Construct 3,960 sf log activity center (multi-use and storage space)
Project Location: 261 Foordmoore Rd Kerhonkson
Recommendation: **No County Impact** Abstentions:
Motion: Wilkin
Second: Lovelett
Vote: Yes No Recusals:

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Wawarsing

Referral Number **2016079** Received: 3/22/2016
Name: **Camp Chaviva Amended Site Plan** Type of Referral: **Special Permit**
Description: Amend site plan - increase size of three proposed bunk houses from 2,200 to 3600 sq ft each
Project Location: 11096 Ulster Heights Rd
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: McLaughlin
Vote: Yes No Recusals:

Wawarsing

Referral Number **2016080** Received: 3/22/2016
Name: **Camp Chaviva Amended Site Plan** Type of Referral: **Site Plan**
Description: Amend site plan - increase size of three proposed bunk houses from 2,200 to 3600 sq ft each
Project Location: 11096 Ulster Heights Rd
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: McLaughlin
Vote: Yes No Recusals:

Wawarsing

Referral Number **2016084** Received: 3/22/2016
Name: **Honors Haven** Type of Referral: **Subdivision**
Description: Undo Recent 2-lot subdivision - Reconsolidate into a single parcel
Project Location: 1195 Arrowhead Road
Recommendation: **No County Impact** Abstentions:
Motion: McLaughlin
Second: Lovelett
Vote: Yes No Recusals:

Woodstock

Referral Number **2016081** Received: 3/7/2016
Name: **Gordon Timber Harvest** Type of Referral: **Special Permit**
Description: Selective Timber Harvest of 336 trees for forest management
Project Location: 5080 Route 212 Willow
Recommendation: **Required Modifications** Abstentions:
Motion: Andreassen
Second: Lovelett
Vote: Yes No Recusals:

Woodstock

Referral Number **2016082** Received: 3/21/2016
Name: **Tannery Brook Real Estate** Type of Referral: **Variance-Area**
Description: Commercial Side Yard Variances
Project Location: Waterfall Way
Recommendation: **Required Modifications** Abstentions:
Motion: Calimano
Second: Konior
Vote: Yes No Recusals:

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Woodstock

Referral Number **2016083**
Name: **Twisted Gypsy Variances**
Description: Minimum open space and side-yard variance
Project Location: 261 Tinker Street
Recommendation: **Required Modifications**
Motion: Wilkin
Second: Calimano
Vote: Yes No

Received: 3/21/2016
Type of Referral: **Variance-Area**

Abstentions:

Recusals: