

ULSTER COUNTY PLANNING BOARD
Minutes – Wednesday, March 1, 2023

The Ulster County Planning Board Meeting 7:00 p.m.
Restorative Justice & Community Empowerment Center
Conference Room A
733 Broadway, Kingston, NY

The Executive Committee Did Not Meet

Chairman Boggess called the meeting to order and Mr. Doyle read the roll call.

- 1. ROLL CALL – Present:** R. Pecora, G. Gidaly, M. Cohen, D. Onderdonk, S. McCarthy, H. Hansen, C. Lanzetta, M. Calimano, D. Boggess, T. Wilkin, M. Baden, J. Brown, S. Hubbard, V. Welton, F. Almquist, W. Murray, V. McLaughlin, D. Doyle, R. Leibowitz, B. Samuelson **Absent:** M. Watkins **Excused:** J. Ferraro, V. Markowitz, M. Rudikoff

2. APPROVAL OF MINUTES

Mr. Baden asked to amend the February minutes by clarifying language on page 2, under *5.b. Committee Reports*, for the paragraph beginning with, "Chairman Boggess stated we have a motion and a second to send," by adding "the proposed change" before "as amended."

The February minutes were approved as amended. Motion made by Mr. Baden, seconded by Ms. Pecora. Mr. Gidaly abstained. The rest were in favor.

3. EDUCATION & TRAINING OPPORTUNITIES

Mr. Baden stated he will be presenting his "Build a Better Record" webinar via Zoom on March 15th at 7:00PM and noted that an email with the registration link has been sent out to the Board. Mr. Leibowitz stated the training will be recorded and available on demand for a week on our website. Mr. Baden added the slides from the training will also be available.

Mr. Baden stated the NY Planning Federation will be having one-hour lunch time training for free online on March 8th. If you sign up, they will send you a link.

4. COMMUNITY REPORTS

Mr. McLaughlin stated the Village of Saugerties parking statute passed, adding that the Village board overruled the County's comments. The Village also adopted a revised short-term rental law.

Mr. Almquist stated the Town of Ulster Supervisor guarantees a parking citation for tractor trailers unloading cars onto Route 9W at the Toyota dealership.

There was a discussion on local boards having co-chairs.

5. PLANNING BOARD REPORTS

a. Chairperson Report

The Chairman stated that mileage vouchers are due for the first quarter of the year. Members can bring them to the April meeting or mail them to the Planning office.

b. Committee Reports

Chairman Boggess noted that on February 9th, he, Tom Wilkin, Mike Baden and Dennis Doyle went to the Charter Revision Commission meeting and presented our Board's comments. He thought most of them were receptive to our comments.

6. PLANNING DEPARTMENT REPORTS

a. Financial Report

Mr. Doyle informed the Board that we haven't expended much funding yet. He noted that the rail safety study and Housing Smart Initiative are underway. We have substantial funding in the Professional Services account for the tenant safety and landlord assistance program. Mr. Doyle described the landlord assistance program and noted that we have been getting numerous calls.

b. Environmental Notice Bulletin & Grant Opportunities

Cindy Lanzetta informed the Board that Greenway is taking applications for planning, trails and heritage development grants until May 5th. There is a new platform online that should make it easier to apply.

c. Communications

No Member Comment

d. Director/Staff Reports

Mr. Doyle informed the Board that Deputy Director Amanda LaValle has taken the position of Deputy County Executive. She will be overseeing Planning, Department of Environment, Economic Development, DPW and UCAT. Mr. Doyle stated that the vacancy has been posted and we've received at least 8 resumes. He encouraged the Board to let anyone who would be a good fit for the Deputy position to apply.

Mr. Baden stated the Legislature has \$2 million in funding available through ARPA, for the Ulster County Municipal Parks & Recreation Grant, which can be used for anything park related. There is a maximum award of \$100,000 per municipality and the grant requires a 50% match. Applications are due April 14th.

Mr. Baden wanted to send his thanks to Kai Lord-Farmer for his presentation to the Town of Rochester housing committee.

7. SPECIAL TOPICS DISCUSSION

• Housing Smart Community Initiative Update

Mr. Doyle informed the Board that 8 municipalities have joined the program and we've spoken to several others. He added that we are hoping to get municipalities in Southern Ulster to join and then move west into the mountain towns. Mr. Doyle stated there has been a lot of interest in the communities.

• Mr. Doyle stated that the resolution to begin construction on the Kingston Rail Trail passed the Legislature February 14th. We anticipate starting work, particularly tree removal, soon and hope to finish by end of year.

8. PUBLIC COMMENT

No Public Comment

9. ZONING REFERRALS – See Separate Zoning Minutes

10. ADJOURNMENT

The meeting adjourned at 8:45PM. All were in favor.

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3/1/2023

Esopus

Referral Number **2023029** Received: 2/21/2023
Name: **Lighthouse Village** Type of Referral: **Special Permit**
Description: 71-unit senior condominium complex.
Project Location: 364 Broadway and Clay Road
Recommendation: **Required Modifications** Abstentions:
Motion: McLaughlin
Second: McCarthy Recusals: Pecora
Vote: Yes No

Esopus

Referral Number **2023030** Received: 2/21/2023
Name: **Lighthouse Village** Type of Referral: **Site Plan Review**
Description: 71-unit senior condominium complex.
Project Location: 364 Broadway and Clay Road
Recommendation: **Required Modifications** Abstentions:
Motion: McLaughlin
Second: McCarthy Recusals: Pecora
Vote: Yes No

Esopus

Referral Number **2023031** Received: 2/22/2023
Name: **Streamside Farms** Type of Referral: **Special Permit**
Description: 125-unit apartment complex with clubhouse
Project Location: 263 Mountainview Ave
Recommendation: **Required Modifications** Abstentions:
Motion: Baden
Second: McLaughlin Recusals: Pecora
Vote: Yes No

Esopus

Referral Number **2023032** Received: 2/22/2023
Name: **Streamside Farms** Type of Referral: **Site Plan Review**
Description: 125-unit apartment complex with clubhouse
Project Location: 263 Mountainview Ave
Recommendation: **Required Modifications** Abstentions:
Motion: Baden
Second: McLaughlin Recusals: Pecora
Vote: Yes No

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Gardiner

Referral Number **2023028** Received: 2/21/2023
Name: **Gabriel Residence** Type of Referral: **Site Plan Review**
Description: Single-family home with accessory apartment
Project Location: 490 Route 299
Recommendation: **No County Impact** Abstentions:
Motion: McLaughlin
Second: Welton
Vote: Yes No Recusals:

Kingston City

Referral Number **2023026** Received: 2/7/2023
Name: **Kingston Barrel Factory** Type of Referral: **Site Plan Review**
Description: Renovate existing and construct new for mixed-use purposes. Residential and commercial space.
Project Location: 104 Smith Avenue
Recommendation: **Advisory Comments** Abstentions:
Motion: Baden
Second: McLaughlin
Vote: Yes No Recusals:

Kingston City

Referral Number **2023035** Received: 2/22/2023
Name: **9 Prince Street** Type of Referral: **Site Plan Review**
Description: New three-story building with 8 apartments on property with two existing buildings containing 6 residential units.
Project Location: 9 Prince Street (Foxhall and Prince)
Recommendation: **Advisory Comments** Abstentions:
Motion: McCarthy
Second: Welton
Vote: Yes No Recusals:

Marlborough

Referral Number **2023036** Received: 2/23/2023
Name: **Mad Batters Pastries & The Baker's Tale** Type of Referral: **Site Plan Review**
Description: Bakery with retail sales. Existing building, expanding parking, relocated septic.
Project Location: 576-578 Route 44/55
Recommendation: **Required Modifications** Abstentions:
Motion: Calimano
Second: Welton
Vote: Yes No Recusals: Lanzetta

New Paltz Village

Referral Number **2023033** Received: 2/22/2023
Name: **6-8-10 Cooper Street** Type of Referral: **Site Plan Review**
Description: Three, two-family buildings on three existing parcels. Solar roofs and geothermal.
Project Location: 6-8-10 Cooper Street
Recommendation: **No County Impact** Abstentions:
Motion: McLaughlin
Second: Calimano
Vote: Yes No Recusals:

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New Paltz Village

Referral Number **2023034** Received: 2/22/2023
Name: **218 Main Street** Type of Referral: **Site Plan Review**
Description: Expansion of office building by 1,430 square feet.
Project Location: 218 Main Street
Recommendation: **Required Modifications** Abstentions:
Motion: Baden
Second: Pecora Recusals:
Vote: Yes No

Olive

Referral Number **2023021** Received: 2/20/2023
Name: **Ashokan Acres** Type of Referral: **Subdivision**
Description: 9-lot subdivision
Project Location: Samsonville Rd/CR-3 and Brown Road
Recommendation: **Required Modifications** Abstentions:
Motion: Baden
Second: Pecora Recusals:
Vote: Yes No

Rochester

Referral Number **2023027** Received: 2/14/2023
Name: **Local Law B of 2023** Type of Referral: **Zoning Statute Amendment**
Description: Cannabis Legislation
Project Location: Townwide
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: McCarthy Recusals: Baden
Vote: Yes No

Saugerties Town

Referral Number **2023023** Received: 2/8/2023
Name: **Glasco Apartments** Type of Referral: **Area Variance**
Description: 33' side-yard variance on north side of proposed pool and 46' side yard variance on north side of proposed maintena
Project Location: 2964-2966 Rotue 9W
Recommendation: **No County Impact** Abstentions:
Motion: McLaughlin
Second: Welton Recusals: Hubbard
Vote: Yes No

Saugerties Village

Referral Number **2023020** Received: 2/15/2023
Name: **317 Main Street** Type of Referral: **Site Plan Review**
Description: Expansion to existing Speedy Mart Store (originally proposed as mixed use, two story expansion.
Project Location: 317 Main Street
Recommendation: **Required Modifications** Abstentions:
Motion: McLaughlin
Second: Calimano Recusals: Hubbard
Vote: Yes No

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Ulster

Referral Number **2023022** Received: 2/16/2023
Name: **BVH Sapphire Trust** Type of Referral: **Site Plan Review**
Description: Two, 3-unit apartment buildings.
Project Location: 127-133 Glenrie Blvd
Recommendation: **Required Modifications** Abstentions:
Motion: Welton
Second: McCarthy Recusals: Almquist
Vote: Yes No

Ulster

Referral Number **2023024** Received: 2/16/2023
Name: **IBM Building Modification Project** Type of Referral: **Site Plan Review**
Description: Modify existing groundwater treatment facility with the construction of a 2,000 sq. ft. Twostory building to improve cur
Project Location: Enterprise Drive/Boices Lane
Recommendation: **Required Modifications** Abstentions:
Motion: Pecora
Second: Welton Recusals: Almquist
Vote: Yes No

Ulster

Referral Number **2023025** Received: 2/16/2023
Name: **Kingston Area Soccer League** Type of Referral: **Site Plan Review**
Description: Add single-story 8,125 square foot building for two indoor tennis courts and future indoor soccer training. Parking exp
Project Location: 14-45 Kukuk Lane
Recommendation: **Required Modifications** Abstentions:
Motion: McCarthy
Second: Welton Recusals: Almquist
Vote: Yes No