

ULSTER COUNTY PLANNING BOARD
Minutes – Wednesday, February 7, 2024

The Ulster County Planning Board Meeting
7:00 p.m. Legislative Chambers, 6th Floor
County Office Building

The Executive Committee did not meet

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

- 1. ROLL CALL - Present:** R. Pecora, G. Gidaly, M. Colan, D. Onderdonk, S. McCarthy, H. Hansen, C. Lanzetta, D. Boggess, T. Wilkin, M. Baden, J. Brown, J. Ferraro, V. Welton, M. Watkins, F. Almquist, V. Markowitz, M. Rudikoff, W. Murray, V. McLaughlin, L. Molyneaux, D. Doyle, R. Leibowitz, B. Samuelson **Excused:** M. Cohen, A. Ruger, V. Messner **Guests:** Manna Jo Greene-UC Legislator, Izaak Schwaiger, Howard Solomon, Chandra Valianti.

2. APPROVAL OF MINUTES

The January 3, 2024 minutes were approved. Motion made by Mr. Watkins, seconded by Mr. Gidaly. All were in favor.

3. EDUCATION & TRAINING OPPORTUNITIES

Chairman Baden informed the Board that the NY Planning Federation (NYPF) is doing a webinar series called "Learn at Lunch." He noted that the webinar today was on Wetlands which was relevant to the State Legislature adopting new Wetlands Laws last year that the DEC are accepting comments toward creating rules on how to follow those laws. We currently have till Feb 20th to submit comments. Mr. Doyle noted that we emailed information to the Board on this topic. Mr. Baden stated the laws with the new procedures will be in effect 1/1/2025.

Chairman Baden stated NYPF has upcoming topics on SEQRA and Housing and reminded the board that there is a 4-hour training requirement.

Mr. Wilkin stated he contacted Orange County regarding their Spring training but has not heard anything from them.

Chairman Baden requested that the Board share any training opportunities with the Planning office and their local planning boards.

4. COMMUNITY REPORTS

Legislator Greene spoke to the Board about Solar Mapping. A group has been appointed to achieve 70% renewable energy generation in Ulster County by 2030. They would like every municipality to participate. The result will produce a report showing where it is wise to do solar or other renewables or storage and which areas need to be protected. The group will meet on Thursday evenings in March, and a watch party introduction will be on February 22nd. Planning board members who sign up will receive training credit.

Mr. Gidaly stated the Town of Gardiner has appointed a committee to provide feedback to Plattekill regarding the trucking warehouse project. A 74-page document was provided by Gardiner to Plattekill. The main concerns were an unknown end-user, chemicals, heating cooling, etc. Mr. Doyle said our review from last month was more general than the attorney's review. We covered intended user, traffic impacts, noise and landscaping visibility issues, sustainability. Our Board asked the Town to look

further into these issues and noted things to consider under their Special Use Permit process. He added that we appreciate Gardiner's comments.

Mr. McLaughlin noted that Mid-Hudson news reported that City of Kingston was among the first 20 municipalities named pro-housing communities. He also thanked Mr. Baden and Mr. Boggess for their effort with the Charter Commission.

Mr. Boggess informed the Board that the zoning map for Town of Olive was moved on January 16th. The old map was from 1975. Mr. Boggess stated Olive currently has a moratorium on major subdivisions. He added that the Supervisor is having the town attorney look at it then will be sent to this board.

Mr. Baden stated the Rochester Town Board adopted an Adult Use Cannabis law that was presented to this board in December. He also stated that the zoning code and map need to be redone. Mr. Baden added the Town Board held 3 public information meetings to listen to people's concerns, they will be taking info back to the table and hope to have a revised law and map in the Spring.

Ms. Pecora reported that the local board will approve Esopus Barns at the next meeting. They hope to have a dedication to recognize that heavyweight boxing champion, Floyd Patterson, went to school there years ago when it was a school for boys.

Mr. Murray informed the Board that Village and Town of New Paltz have been having discussions on dividing governments into services. They plan to have workshops and applied for \$100,000 funding for studies. Mr. Murray added there was some opposition to the idea but most who attended the first meeting are generally for it.

Mr. Wilkin noted that Plattekill has named replacements him and his alternate. The information has not been sent to the County yet, but he suspects that will happen in a few months.

5. PLANNING BOARD REPORTS

a. Chairperson Report

Chairman Baden noted that two new members who will be appointed soon are in attendance, adding that Legislative appointment begins by recommendation of the municipality. Ms. Welton introduced Chandra Valianti, who will be our new member from Shandaken. Ms. Welton will remain on the board as the alternate. Howard Solomon is the proposed new member from the City of Kingston. He introduced himself and gave some background information to the board. Ms. Valianti also spoke to the board.

b. Committee Reports - No Report

6. PLANNING DEPARTMENT REPORTS

a. Financial Report - No Report

b. Environmental Notice Bulletin & Grant Opportunities - No Member Comment

c. Communications – No Member Comment

d. Director/Staff Reports

- Mr. Doyle noted the Board should be getting copies of the NYPF newsletter, there is a copy of the current issue in tonight's folder.

- Mr. Doyle stated the County Housing Action Fund advisory committee, appointed by the Legislature and County Executive, met prior to this meeting. There will be a call for projects in early March so let your community know.
- Mr. Doyle stated the County is implementing a \$1.75 million Plus One housing fund program with City of Kingston and RUPCO. The program provides funding for low- and moderate-income homeowners for Accessory Dwelling Units (ADUs). He noted that the State has extended the application period for the program.
- Mr. Doyle thanked Supervisor Baden for getting us on the agenda in Rochester to discuss a proposed communications tower. Mr. Doyle explained that Ulster County is working on a redesign of its Public Safety radio facilities moving from an analog system to a simulcast system and adding to towers with positional antennas to allow our towers to connect with each other.
- Mr. Doyle spoke to the Board regarding the recent tragedies in New Paltz, Saugerties and on Route 28. The County Executive spoke about road safety in her state of the County address. Mr. Doyle noted the Transportation Council and Traffic Safety Board have been engaged in discussions on what needs to be done to address these issues and on funding. He added that safety, such as signage and shoulder programs, was removed from the Capital Program. This Board's comments on the Capital Program pointed that out and that message has been passed on to the County Executive's staff.
- Mr. Doyle added that the department is extremely busy and gave a general update on the trails and housing projects.

Ms. Welton asked for the status on the communications tower in Shandaken. Mr. Doyle stated we have had discussions with Robert Drake, the liaison on the project, and are working with a real estate agent to see if abutting landowners would remove deed restrictions. We are also looking at Big Indian and have an engineering firm doing feasibility studies. Mr. Doyle noted the biggest issue there is site access. He stated the County Executive has engaged ORDA and DEC regarding facilities at Belleayre. The transfer of lands from the Belleayre project to ORDA may offer the opportunity for location of a tower on forest lands. Mr. Doyle added there is an existing tower on an adjoining parcel and the landowner would allow us there.

Ms. Colan asked if anything is being discussed for the portion of Route 209 by the farm hub property where they lose communication. Mr. Doyle stated he has been in contact with the Supervisors of Marbletown and Hurley and has had conversations with Verizon. Verizon is actively working on the dead spot. Ms. Colan also had traffic safety concerns with Zandhoek Road. Mr. Doyle stated we have had conversations with Supervisor Boms and the Highway Commissioner. A stop sign has been added and there is continuing discussion on other measures.

7. SPECIAL TOPICS DISCUSSION

- Discussion on NYSDEC potential updates to freshwater wetlands protection
Discussed during Education & Training

8. PUBLIC COMMENT

No Public comment

Chairman Baden noted that mileage reimbursement forms are due after the March meeting. He also made note of the new mileage rate of \$0.67 and informed the Board to see him after the meeting for forms.

9. ZONING REFERRALS – *See Separate Zoning Minutes*

10. ADJOURNMENT

The meeting adjourned at 9:05PM. All were in favor.

Ulster County Planning Board Minutes



2/7/2024

Lloyd

Referral Number **2024028** Received: 1/5/2024
Name: **Highland Self Storage Solar** Type of Referral: **Site Plan Review**
Description: Installation of 100 kW (AC) solar to flat roof of commercial structure.
Project Location: 3659 Route 9W
Recommendation: **No County Impact** Abstentions:
Motion: Watkins
Second: McLaughlin Recusals: McCarthy
Vote: Yes No

Marbletown

Referral Number **2024026** Received: 1/19/2024
Name: **Comprehensive Plan Update** Type of Referral: **Comprehensive Plan**
Description: Comprehensive Plan update.
Project Location: Townwide
Recommendation: **Required Modifications** Abstentions:
Motion: Boggess
Second: McCarthy Recusals: Hansen
Vote: Yes No

Marbletown

Referral Number **2024027** Received: 1/5/2024
Name: **Marbletown Fire House Zoning Change** Type of Referral: **Zoning Map Amendment**
Description: R-1 to B-2 (adjoining district).
Project Location: 535 North Marbletown Road
Recommendation: **No County Impact** Abstentions:
Motion: McLaughlin
Second: Pecora Recusals: Hansen
Vote: Yes No

New Paltz Town

Referral Number **2024029** Received: 1/24/2024
Name: **Bimbo Bakeries** Type of Referral: **Site Plan Review**
Description: Renovate existing building and grounds. No changes to existing building used as truck terminal and bakery outlet.
Project Location: 27 N. Putt Corners Road
Recommendation: **Required Modifications** Abstentions:
Motion: Pecora
Second: Gidaly Recusals: NO: Watkins
Vote: Yes No

~Ulster County Planning Board Minutes~

Plattekill

Referral Number **2024030** Received: 1/26/2024
Name: **Prohibition on commercial use of land** Type of Referral: **Zoning Statute Amendment**
Description: Prohibition on the commercial use of land for the operation of motor vehicles
Project Location: Townwide
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: McLaughlin
Vote: Yes No Recusals:

Plattekill

Referral Number **2024031** Received: 1/22/2024
Name: **Newburgh Fuel Distributor Inc.** Type of Referral: **Special Permit**
Description: 2,876 square foot mini-mart and canopy-covered gas pumps
Project Location: 17 North Plank Road
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: McCarthy
Vote: Yes No Recusals:

Plattekill

Referral Number **2024032** Received: 1/22/2024
Name: **Newburgh Fuel Distributor Inc.** Type of Referral: **Site Plan Review**
Description: 2,876 square foot mini-mart and canopy-covered gas pumps
Project Location: 17 North Plank Road
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: McCarthy
Vote: Yes No Recusals:

Rosendale

Referral Number **2024023** Received: 1/31/2024
Name: **Short-Term Rental Law** Type of Referral: **Zoning Statute Amendment**
Description: New law to regulate short-term transient rentals,
Project Location: Townwide
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: McLaughlin
Vote: Yes No Recusals: Brown

Rosendale

Referral Number **2024024** Received: 1/31/2024
Name: **Adult Cannabis Related Businesses** Type of Referral: **Zoning Statute Amendment**
Description: Zoning statute amendment to add new provision to regulate adult use cannabis related businesses.
Project Location: Townwide
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: McCarthy
Vote: Yes No Recusals: NO: McLaughlin
Brown

~Ulster County Planning Board Minutes~

Rosendale

Referral Number **2024025** Received: 1/31/2024
Name: **Accessory Dwelling Units Law** Type of Referral: **Zoning Statute Amendment**
Description: Zoning statute update adding new provision to regulate accessory dwelling units.
Project Location: Townwide
Recommendation: **Approve** Abstentions:
Motion: Pecora
Second: Watkins
Vote: Yes No Recusals: Brown

Saugerties Town

Referral Number **2024022** Received: 12/29/2024
Name: **Lodging and Event Regulations** Type of Referral: **Zoning Statute Amendment**
Description: Update to lodging and event regulations in zoning statute.
Project Location: Townwide
Recommendation: **Required Modifications** Abstentions:
Motion: Baden
Second: Colan
Vote: Yes No Recusals:

Saugerties Village

Referral Number **2024018** Received: 1/16/2024
Name: **35 Livingston Street** Type of Referral: **Special Permit**
Description: Open boxing school on second floor of existing building.
Project Location: 35 Livingston Street
Recommendation: **No County Impact** Abstentions:
Motion: Watkins
Second: Wilkin
Vote: Yes No Recusals:

Saugerties Village

Referral Number **2024019** Received: 1/16/2024
Name: **35 Livingston Street** Type of Referral: **Site Plan Review**
Description: Open boxing school on second floor of existing building.
Project Location: 35 Livingston Street
Recommendation: **No County Impact** Abstentions:
Motion: Watkins
Second: Wilkin
Vote: Yes No Recusals:

Saugerties Village

Referral Number **2024020** Received: 1/16/2024
Name: **42 Livingston Street** Type of Referral: **Special Permit**
Description: Conversion of garage space into two residential units
Project Location: 42 Livingston Street
Recommendation: **No County Impact** Abstentions:
Motion: McLaughlin
Second: Colan
Vote: Yes No Recusals:

~Ulster County Planning Board Minutes~

Saugerties Village

Referral Number **2024021**
Name: **42 Livingston Street**
Description: Conversion of garage space into two residential units.
Project Location: 42 Livingston Street
Recommendation: **No County Impact**
Motion: McLaughlin
Second: Colan
Vote: Yes No

Received: 1/16/2024
Type of Referral: **Site Plan Review**

Abstentions:

Recusals: