

ULSTER COUNTY PLANNING BOARD

Minutes – Wednesday, July 10, 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. Leibowitz read the roll call.

- 1. ROLL CALL – Present:** R. Pecora, G. Gidaly, M. Cohen, S. McCarthy, H. Hansen, C. Lanzetta, A. Ruger, T. Wilkin, M. Baden, J. Ivankovic, J. Ferraro, C. Valianti, J. Crispell, V. Markowitz, M. Rudikoff, V. Messner, L. Molyneaux, H. Solomon, D. Doyle, R. Leibowitz, B. Samuelson **Excused:** D. Onderdonk, D. Boggess, M. Watkins, W. Murray, V. McLaughlin **Guests:** Darlene Eisenhardt-Town of Plattekill, E. Parker-Dispensary, Svetlana Mikheyera-Lewis Solar Partners, Benjamin Wilber-Lewis Solar, Kathy Haake-Lewis Solar, M. C. -Paradilla Family Grill, Ernie VanDeMark-Town of Plattekill PB

- 2. APPROVAL OF MINUTES**

The June 5, 2024 minutes were approved.

Motion made by Ms. Pecora, seconded by Mr. McCarthy. All were in favor.

- 3. EDUCATION & TRAINING OPPORTUNITIES**

Chairman Baden informed the Board that New York Planning Federation has scheduled a full day of training on September 12th at the FDR site in Hyde Park. Register at nypf.org, it is \$90 and includes lunch and you will receive 4.5 hours of training credit. Mr. Baden stated the Lunch and Learn is a one-hour online class on various topics that are available at nypf.org. It was noted that those classes can also be taken at any time after registration.

- 4. COMMUNITY REPORTS**

Mr. Markowitz stated training standards for volunteer firefighters is 325 hours which makes it difficult to recruit volunteers. He encouraged the Board to get involved and write to their congressman. He also spoke about the landfill siting in the Town of Wawarsing that is causing a lot of negative sentiment in both Wawarsing and Ellenville. Ms. Messner agreed.

Mr. Wilkin apologized for stepping out at the last meeting and he explained that his new replacement, Mr. VanDeMark, was present, and he wanted to inform him of an upcoming gateway meeting.

Mr. Baden made note of the Granary project in Rochester, an adaptive reuse of an old mill that has been empty for 40 plus years, which is proposed to be a multiuse project that got approved last night.

Mr. Baden noted the UCRRA Reform Committee has five board members with five-year terms. The Executive Director is Marc Rider former Deputy County Executive. He added that it is a completely different board. Mr. Baden also gave a landfill update, noting there were five possible locations, with two of the sites in Wawarsing. He added that this study is looking 10 years down the road. Mr. Gidaly noted it is very expensive and wasteful to truck our waste out of the county.

5. PLANNING BOARD REPORTS

a. Chairperson Report - None

b. Committee Reports

Chairman Baden stated that Mr. Leibowitz is still working on the memo on warehousing. Mr. Doyle added that we will send the technical memorandum for final comment of the board and adopt it at next month's meeting, then we will circulate it to communities.

6. PLANNING DEPARTMENT REPORTS

a. Financial Report

Mr. Doyle informed the Board of progress of the department's contract work. He noted that we are currently working on the 2025 budget and have submitted a draft version. Mr. Doyle added there were no new positions requested and no significant increases due to revenue offset. Our meeting with budget staff is tomorrow. Mr. Doyle stated the financial report is for information purposes only.

Chairman Baden noted the Mileage Memo in tonight's packet and explained that members can be reimbursed for mileage for meetings and training if certain criteria are met. He asked that everyone please not assume that all trainings are valid for credit adding that if it is a private entity to check with the Planning office ahead of time. Mr. Baden asked the board to submit mileage requests every three months and to please review the memo.

b. Environmental Notice Bulletin & Grant Opportunities– *No Member Comment*

c. Communications – *No Member Comment*

d. Director/Staff Reports

Mr. Samuelson stated a couple years ago New York City passed a law prohibiting the sale of foie gras in restaurants and stores in the City. In June the State Supreme Court struck down that law. He noted that because the Sullivan County farms were in a state certified agricultural district, NYS Department of Ag & Markets stepped in, and the Commissioner found it to be an unreasonable restriction. The judge stated that New York City can't have a law that is overly restrictive against agriculture.

Chairman Baden asked if the new parcels proposed for inclusion would be on the Legislative agenda for this month. Mr. Doyle stated the Farmland Protection Board recommendations to the Legislature were for 11 parcels to be added to agricultural districts. Those recommendations will be sent to the Commissioner of Agriculture for certification. Mr. Doyle explained that under Ag and Markets Law, the County accepts applications annually for parcels to be added to the Agricultural Districts between March first through the 30th.

Mr. Samuelson stated we completed another housing rehab program from CDBG with RUPCO. The program focused on areas outside of Kingston. There were 27 homes repaired in the program and 110 still on the waiting list. He added that it is harder to do these programs and to find contractors. Mr. Doyle added this was an \$800K community development block grant – one of the largest awarded.

7. SPECIAL TOPICS DISCUSSION

Mr. Doyle informed the Board that it's grants season, adding that if your community

does not have a grant office, we'd be happy to put you in touch with the County's. He noted the grants out there are in the Consolidated Funding Application (CFA) and CDBG funds.

Mr. Doyle noted that the County applied for Transportation Alternatives Program (TAP) funding, but we were not successful. The Towns of Saugerties, Woodstock and Lloyd also applied, and none were successful.

Mr. Doyle stated the work on the trail in Shandaken is ongoing and he and others will be at the Farmer's Market in Shandaken on Sunday, July 28th for public outreach. He added that we are also in discussions about constructing a park on the Midtown Linear Park rail trail.

Mr. Doyle stated we are applying for funding for a community resiliency program to provide infrastructure to reduce greenhouse gas emissions. We would make an application for use of geothermal for the Government Operations Center and perhaps for the county facility on Broadway in Kingston.

Mr. Doyle stated modular homes were looked at for affordable housing purposes but the costs of transportation for modular housing is high, so we asked the state to consider funding a feasibility study for a manufactured home facility in the County.

- 8. PUBLIC COMMENT** - There was no public comment
- 9. ZONING REFERRALS** – *See Separate Zoning Minutes*
- 10. ADJOURNMENT**
The meeting adjourned at 8:48 PM all were in favor.

Ulster County Planning Board Minutes



7/10/2024

Hurley

Referral Number **2024088** Received: 6/10/2024
Name: **Local Law #1 of 2024** Type of Referral: **Zoning Statute Amendment**
Description: Retail Cannabis Law
Project Location: Townwide
Recommendation: **No County Impact** Abstentions:
Motion: McCarthy
Second: Solomon Recusals: Cohen
Vote: Yes No

Kingston Town

Referral Number **2024103** Received: 6/25/2024
Name: **Local Law 2 of 2024** Type of Referral: **Other Special Authorization**
Description: Moratorium (6 months) for mobile homes and mobile home parks and mining.
Project Location: Townwide
Recommendation: **Required Modifications** Abstentions:
Motion: Molyneaux
Second: Hansen Recusals:
Vote: Yes No

Lloyd

Referral Number **2024104** Received: 7/10/2024
Name: **Ohioville Solar A & B** Type of Referral: **Special Permit**
Description: 8 MW Community Solar
Project Location: 1153 Route 44-55 Clintondale
Recommendation: **Required Modifications** Abstentions:
Motion: Wilkin
Second: Ivankovic Recusals: McCarthy
Vote: Yes No

Lloyd

Referral Number **2024105** Received: 7/10/2024
Name: **Ohioville Solar A & B** Type of Referral: **Site Plan Review**
Description: 8 MW Community Solar
Project Location: 1153 Route 44-55 Clintondale
Recommendation: **Required Modifications** Abstentions:
Motion: Wilkin
Second: Ivankovic Recusals: McCarthy
Vote: Yes No

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Marlborough

Referral Number **2024092** Received: 6/11/2024
Name: **Marlboro on Hudson** Type of Referral: **Special Permit**
Description: Re-approval of 2018 neg dec, site plan, and special use permit for multifamily (24 unit), clubhouse and pool.
Project Location: Hudson Circle
Recommendation: **Required Modifications** Abstentions:
Motion: Wilkin
Second: Cohen
Vote: Yes No Recusals: Lanzetta

Marlborough

Referral Number **2024093** Received: 6/11/2024
Name: **Marlboro on Hudson** Type of Referral: **Site Plan Review**
Description: Re-approval of 2018 neg dec, site plan, and special use permit for multifamily (24 unit), clubhouse and pool.
Project Location: Hudson Circle
Recommendation: **Required Modifications** Abstentions:
Motion: Wilkin
Second: Cohen
Vote: Yes No Recusals: Lanzetta

New Paltz Town

Referral Number **2024097** Received: 6/26/2024
Name: **Taco Bell** Type of Referral: **Site Plan Review**
Description: 2,192 square foot restaurant with drive-thru.
Project Location: 238-240 Main Street/299
Recommendation: **Required Modifications** Abstentions:
Motion: Cohen
Second: Gidaly
Vote: Yes No Recusals: Ruger

New Paltz Town

Referral Number **2024102** Received: 6/27/2024
Name: **Burger King Remodel** Type of Referral: **Site Plan Review**
Description: Renovate existing fast food restaurant.
Project Location: 238-240 Main Street
Recommendation: **Required Modifications** Abstentions:
Motion: McCarthy
Second: Ivankovic
Vote: Yes No Recusals: Ruger

Plattekill

Referral Number **2024095** Received: 6/25/2024
Name: **Ohioville Solar A & B** Type of Referral: **Special Permit**
Description: 8 MW community solar
Project Location: 1153 Route 44-55 Clintondale
Recommendation: **Required Modifications** Abstentions:
Motion: Wilkin
Second: Molyneaux
Vote: Yes No Recusals:

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Plattekill

Referral Number **2024096** Received: 6/26/2024
Name: **Ohioville Solar A & B** Type of Referral: **Site Plan Review**
Description: 8 MW community solar
Project Location: 1153 Route 44-55 Clintondale
Recommendation: **Required Modifications** Abstentions:
Motion: Wilkin
Second: Molyneaux
Vote: Yes No Recusals:

Rochester

Referral Number **2024089** Received: 6/17/2024
Name: **Local Law F of 2024** Type of Referral: **Zoning Map Amendment**
Description: Industrial to Hamlet Zoning
Project Location: 40 Old Mine Road
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Ivankovic
Vote: Yes No Recusals:

Rosendale

Referral Number **2024098** Received: 6/28/2024
Name: **Lewis Solar Farm Project** Type of Referral: **Site Plan Review**
Description: Site plan amendment for previously approved community solar farm.
Project Location: 173 Coutan Road Tillson
Recommendation: **Required Modifications** Abstentions:
Motion: Lanzetta
Second: McCarthy
Vote: Yes No Recusals: Ivankovic
NO: Markowitz

Rosendale

Referral Number **2024099** Received: 6/28/2024
Name: **Paradilla Family Grill** Type of Referral: **Site Plan Review**
Description: Former takeout only restaurant moving to full dining, requires site plan (requires 1 more parking spot).
Project Location: 378 Main Street
Recommendation: **No County Impact** Abstentions:
Motion: McCarthy
Second: Pecora
Vote: Yes No Recusals: Ivankovic

Rosendale

Referral Number **2024100** Received: 6/28/2024
Name: **Royal Blend Dispensary** Type of Referral: **Special Permit**
Description: Convert existing structure for use as a cannabis dispensary
Project Location: 223 Route 32
Recommendation: **Required Modifications** Abstentions:
Motion: Pecora
Second: Gidaly
Vote: Yes No Recusals: Ivankovic

