

ULSTER COUNTY PLANNING BOARD  
*Minutes – Wednesday, September 4, 2024*

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

**The Executive Committee Did Not Meet**

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

- 1. ROLL CALL – Present:** R. Pecora, D. Onderdonk, C. Long, H. Hansen, C. Lanzetta, D. Boggess, E. VanDeMark, J. Brown, J. Ferraro, V. Welton, M. Watkins, V. Markowitz, W. Murray, D. Doyle, R. Leibowitz, B. Samuelson **Absent:** A. Ruger, V. Messner **Excused:** G. Gidaly, M. Cohen, S. McCarthy, M. Baden, C. Valianti, F. Almquist, M. Rudikoff, V. McLaughlin, L. Molyneaux, H. Solomon **Guests:** Darlene Eisenhardt – Alternate member for Plattekill

- 2. APPROVAL OF MINUTES**

Chairman Baden noted via email that Ms. Weisburd should have been shown as recused from referral 2024108 – New Paltz Village Affordable Housing Amendment.

The August 7 minutes were approved as corrected. Motion made by Mr. Watkins and seconded by Ms. Pecora. All were in favor.

- 3. EDUCATION & TRAINING OPPORTUNITIES**

Mr. Boggess stated he has taken many of the NY Planning Federation Learn at Lunch seminars and they are very good. He added the next one will be on the 11<sup>th</sup> on GIS.

- 4. COMMUNITY REPORTS**

Mr. Watkins stated in the Town of Shawangunk they are finally breaking ground on Walkkill Center, which is 30 units in the middle of town. Mr. Doyle asked if any of it was affordable. Mr. Watkins stated he didn't believe so, adding that they are not doing incentive zoning.

Mr. Boggess stated this is not in his town, there has been some controversy about the Dunkin Donuts on the corner of routes 375/28, adding it looks like it is almost done and he is curious to see how it works. Mr. Boggess informed the Board that Olive Day is this Saturday at Davis Park in West Shokan. He also noted there has been activity on the bridge that goes over the Esopus in Boiceville and it is supposed to be done this time next year.

Mr. Brown stated the Rosendale cannabis dispensary had its grand opening. It is located on the corner of 32 and Kallop Road in Maple Hill.

- 5. PLANNING BOARD REPORTS**

- a. Chairperson Report - none
- b. Committee Reports - none

- 6. PLANNING DEPARTMENT REPORTS**

- a. Financial Report

Mr. Doyle stated the department's budget is in good shape adding that we have been well funded for anything we have asked for. Mr. Doyle said that we will finish the year without spending the entire budget due to having multiple year projects. There have been multi-department discussions on how to handle these contracts to account for dollars and move them through the system. Mr. Doyle noted that we've been to budget meetings, will not add any new staff and anticipate having a flat budget. Mr. Brown asked if the duties assigned to the department will also be static. He added that there seems to be more and more asked to be done with a flat budget. Mr. Doyle answered that there will be more duties, but we will hire outside contractors. Mr. Doyle informed the Board that recently one of our transportation staff submitted his resignation adding that finding someone to replace him will not be easy. Mr. Doyle informed the Board that the County is in the process of doing a peer study of wages, but we have not seen it yet and don't know when it will be released.

Mr. Doyle noted that Burt's been drafted for work he hasn't done before; there is a housing program, a lead program, a septic program, we are updating a transportation plan and there are several advisory committee meetings, minutes, and other associated work.

Mr. Doyle stated that it is not easy to attract new talent due to housing costs. He was asked if there a pool from the local or private sector. Mr. Doyle stated there is a demographic shift of what is available. Mr. Samuelson mentioned that our last two hires were from the public sector and everyone before worked for different types of government.

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

c. Communications – *No Member Comment*

d. Director/Staff Reports

Mr. Doyle stated that we are in the process of hiring a consultant for our long-range transportation plan because we were going to do that in house but we can't with our transportation planner leaving.

## **7. SPECIAL TOPICS DISCUSSION**

Mr. Doyle informed the Board that we are currently doing Phase II studies on Brownfields. He explained that the studies are on Brownfields (contaminated land) where the property is eligible for foreclosure. The County wants to sell the property at auction but does not want to be in the chain of title (held liable) to clean it up. He added that there are approximately 30 of these properties. The County has a consulting firm do a phase one environmental review and if they don't find anything, the County takes ownership. Mr. Doyle noted that out of 20 phase ones, the County is considering only three to four properties. If something is found, then a phase 2 is done. We are in the process of doing that now. If something is found that isn't petroleum related, then we are not required to do clean up and we recommend taking the property. Mr. Doyle stated the private sector doesn't have the chance to buy these properties as the County doesn't have title to them, so they sit, and the County pays the taxes without viable solution. We are looking to see if a state law change is needed and/or practical.

## **8. PUBLIC COMMENT – No Public Comment**

**9. ZONING REFERRALS – *See Separate Zoning Minutes***

Mr. Boggess noted that since we have a quorum with 13 members present, any referrals where a member must recuse themselves will result in the municipality being sent a no quorum/local determination letter and/or the referral will be held over until next month.

**10. ADJOURNMENT**

**The meeting adjourned at 8:10PM. All were in favor.**

# Ulster County Planning Board Minutes



9/4/2024

## Ellenville

Referral Number **2024124** Received: 8/27/2024  
Name: **14 1/2 Warren Apartments** Type of Referral: **Special Permit**  
Description: Restoration of 2 abandoned buildings to multi-family (7, 2-bedroom apartments).  
Project Location: 14 1/2 Warren St.  
Recommendation: **Required Modifications** Abstentions:  
Motion: Watkins  
Second: Welton  
Vote: Yes  No  Recusals:

## Ellenville

Referral Number **2024125** Received: 8/27/2024  
Name: **14 1/2 Warren Apartments** Type of Referral: **Site Plan Review**  
Description: Restoration of 2 abandoned buildings to multi-family (7, 2-bedroom apartments).  
Project Location: 14 1/2 Warren St.  
Recommendation: **Required Modifications** Abstentions:  
Motion: Watkins  
Second: Welton  
Vote: Yes  No  Recusals:

## Kingston City

Referral Number **2024126** Received: 8/29/2024  
Name: **HLPC Zoning Amendment** Type of Referral: **Zoning Statute Amendment**  
Description: Text revision to 405.261: Historic Landmarks Preservation Commission  
Project Location: Citywide  
Recommendation: **No County Impact** Abstentions:  
Motion: Pecora  
Second: Welton  
Vote: Yes  No  Recusals:

## Lloyd

Referral Number **2024118** Received: 7/17/2024  
Name: **Valentino Area Variance** Type of Referral: **Area Variance**  
Description: Minimum lot size for 2-family residence. 2 ac/du has 3.89.  
Project Location: 281 Perkinsville Road  
Recommendation: **Reviewed No Decision - Local Determination** Abstentions:  
Motion:  
Second:  
Vote: Yes  No  Recusals:

# ~Ulster County Planning Board Minutes~

## Marlborough

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Referral Number      **2024122**      Received:      8/21/2024  
Name:      **Marlborough Resort Lattintown**      Type of Referral:      **Special Permit**  
Description:      Convert lodge/B&B/recreational use to Resort Hotel Use.  
Project Location:      626 Lattintown Rd (CR11) 255 Ridge Rd  
Recommendation:      **Reviewed No Decision - Local Determination**      Abstentions:  
Motion:  
Second:  
Vote:      Yes  No       Recusals:

## Marlborough

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Referral Number      **2024123**      Received:      8/21/2024  
Name:      **Marlborough Resort Lattintown**      Type of Referral:      **Site Plan Review**  
Description:      Convert lodge/B&B/recreational use to Resort Hotel Use.  
Project Location:      626 Lattintown Rd (CR11) 255 Ridge Rd  
Recommendation:      **Reviewed No Decision - Local Determination**      Abstentions:  
Motion:  
Second:  
Vote:      Yes  No       Recusals:

## Rochester

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Referral Number      **2024119**      Received:      8/14/2024  
Name:      **Local Law J of 2024**      Type of Referral:      **Zoning Statute Amendment**  
Description:      Overall zoning update for Town (amended version since last review)  
Project Location:      Townwide  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Watkins  
Second:      Brown  
Vote:      Yes  No       Recusals:

## Shandaken

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Referral Number      **2024116**      Received:      8/15/2024  
Name:      **APFU, LLC**      Type of Referral:      **Special Permit**  
Description:      4-family building.  
Project Location:      6180 Rte 28  
Recommendation:      **Reviewed No Decision - Local Determination**      Abstentions:  
Motion:  
Second:  
Vote:      Yes  No       Recusals:

## Shandaken

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Referral Number      **2024117**      Received:      8/15/2024  
Name:      **APFU, LLC**      Type of Referral:      **Site Plan Review**  
Description:      4-family building  
Project Location:      6180 Rte 28  
Recommendation:      **Reviewed No Decision - Local Determination**      Abstentions:  
Motion:  
Second:  
Vote:      Yes  No       Recusals:

# ~Ulster County Planning Board Minutes~

## Shawangunk

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Referral Number      **2024127**      Received:      9/4/2024  
Name:      **Russek**      Type of Referral:      **Special Permit**  
Description:      Multi-Use Commercial building with 1 apartment on second floor.  
Project Location:      Weed Rd and NYS Route 52, Walker Valley  
Recommendation:      **Reviewed No Decision - Local Determination**      Abstentions:  
Motion:  
Second:  
Vote:      Yes  No       Recusals:

## Shawangunk

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Referral Number      **2024128**      Received:      9/4/2024  
Name:      **Russek**      Type of Referral:      **Site Plan Review**  
Description:      Multi-Use Commercial building with 1 apartment on second floor.  
Project Location:      Weed Rd and NYS Route 52, Walker Valley  
Recommendation:      **Reviewed No Decision - Local Determination**      Abstentions:  
Motion:  
Second:  
Vote:      Yes  No       Recusals:

## Wawarsing

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Referral Number      **2024120**      Received:      8/26/2024  
Name:      **Wawarsing East and Wawarsing West Solar**      Type of Referral:      **Special Permit**  
Description:      2, 5-MW Community Solar Farms  
Project Location:      15 Old Queens Highway and 6734 Route 209  
Recommendation:      **Reviewed No Decision - Local Determination**      Abstentions:  
Motion:  
Second:  
Vote:      Yes  No       Recusals:

## Wawarsing

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Referral Number      **2024121**      Received:      8/26/2024  
Name:      **Wawarsing East and Wawarsing West Solar**      Type of Referral:      **Site Plan Review**  
Description:      2, 5-MW Community Solar Farms  
Project Location:      15 Old Queens Highway and 6734 Route 209  
Recommendation:      **Reviewed No Decision - Local Determination**      Abstentions:  
Motion:  
Second:  
Vote:      Yes  No       Recusals: