

# ULSTER COUNTY PLANNING BOARD

*Minutes – Wednesday, November 6, 2024*

**The Ulster County Planning Board Meeting 7:00 p.m.  
UCAT Operations Center (Ulster County Area Transit)  
1 Danny Circle, Kingston, NY**

## **The Executive Committee Did Not Meet**

**Chairman Baden thanked the Board for attending the meeting at the UCAT location and noted that the meeting may be relocated again in December depending on the Legislature's need for the Chambers. The Chairman called the meeting to order, and Mr. Leibowitz read the roll call.**

- 1. ROLL CALL – Present:** R. Pecora, S. McCarthy, C. Lanzetta, D. Boggess, D. Eisenhardt, M. Baden, J. Brown, J. Ferraro, C. Valianti, F. Almquist, V. Markowitz, L. Molyneaux, H. Solomon, D. Doyle, R. Leibowitz, B. Samuelson **Absent:** A. Ruger, M. Rudikoff, V. Messner, W. Murray **Excused:** G. Gidaly, M. Cohen, D. Onderdonk, H. Hansen, E. VanDeMark, M. Watkins, V. McLaughlin **Guests:** Lyle Nolan – New Paltz Planning Board, Michele Hirsch – City of Kingston, Cory Creagan – Headwater Forestry
  
- 2. APPROVAL OF MINUTES**  
The October 2<sup>nd</sup> minutes were approved. Motion made by Mr. Brown. Seconded by Mr. Almquist. All were in favor.
  
- 3. EDUCATION & TRAINING OPPORTUNITIES**  
Chairman Baden stated that New York Planning Federation (NYPF) has bundled their Learn at Lunch webinars into groups of four. If you contact NYPF, they will send the videos and give you four hours of credit. He reminded the board they need four hours of training per year to meet NYS requirements and for reappointment to the Board. The Chairman informed the Board that the requirement can be waived for reappointment, but that waiver comes from the Legislature, and we prefer not to make that request. He added that our Board gets 15 minutes of training credit for each of our meetings attended and any hours over four will carry over into the next year. Mr. Baden noted NYPF will have another Learn at Lunch at the end of November and added that Dutchess County has an upcoming seminar.
  
- 4. COMMUNITY REPORTS**  
Mr. Baden informed the Board that the Village of New Paltz received designation as a pro-housing community by showing an increase in housing units over an average of three years. Mr. Doyle noted that Town of Saugerties is working towards becoming a pro-housing community. Mr. Baden added that the City of Kingston and Town of Woodstock were pro-housing communities as well.
  
- 5. PLANNING BOARD REPORTS**
  - a. Chairperson Report
    - Nominating Committee  
The Chairman informed the Board that we will be voting for the slate of officers for 2025 at the next meeting. He stated the Nominating Committee will consist of Mr. Boggess, Ms. Pecora and Mr. Brown.

- **Holiday Get-together**  
The Chairman announced that we will have our Holiday party at our January meeting. He added that since the first Wednesday in January falls on January 1<sup>st</sup> we will hold our meeting and Holiday party on January 8<sup>th</sup>.

The Chairman noted that we will vote on the 2025 meeting schedule at next month's meeting.

- b. Committee Reports – None

## 6. **PLANNING DEPARTMENT REPORTS**

- a. Financial Report

Mr. Doyle stated the Legislature is considering budgets and technical amendments for vote on December 12<sup>th</sup>. He informed the Board that funding has been added to our budget for an assessment of water and sewer capabilities on a countywide basis. This will include a standard mapping exercise of the districts and an assessment of the capacity and need for treatment. This study helps to inform for economic development perspectives and housing initiatives. He noted there are significant concerns about small private water districts.

The Chairman asked if the staff vacancy would be funded. Mr. Doyle stated it was authorized to be filled. He noted we are currently advertising for a professional Transportation Planner, with GIS and modeling experience if you know of anyone. Mr. Doyle stated we are in the process of hiring a consultant to help with the long-range transportation plan update. He added that Mr. Leibowitz is helping with the technical work. Staff is working on the Unified Planning Work Program, which runs on State Fiscal Year that ends in March.

- b. Environmental Notice Bulletin & Grant Opportunities

Ms. Lanzetta stated that Greenway has raised their grant limit to \$20,000 for Planning Grants with 50% match.

Mr. Baden stated the Village's New Paltz Apartments has completed their FEIS.

- c. Communications – *No Member Comment*

- d. Director/Staff Reports

Mr. Samuelson informed the Board of the Ag Farmland Protection Board's Public Meeting on December 5<sup>th</sup> at the SUNY New Paltz Lecture Center 100, from 6-8 PM, to present the update for the Ag Protection Plan. Mr. Doyle stated we have another public meeting for the Transportation Council's Route Optimization Study coming up in December and he also noted there will be another meeting on the Route 9W project coming up.

## 7. **SPECIAL TOPICS DISCUSSION**

Mr. Doyle informed the Board of the Planning Board Report to the Legislature and County Executive for the 2025-2030 Capital Program. Mr. Doyle explained that the County Planning Department and County Planning Board have a responsibility to report on the Capital Program. Mr. Doyle stated he prepared a draft report with comments.

Mr. Doyle noted the importance to continue the themes: 1. The Executive and Legislature, working together, continue to improve how the Capital Program is presented. 2. We have expressed in the past, and continue to express, that the county

has been unable to expend more than \$36 million in a given year. The current capital program budget is \$117 million. There is nothing to show addition of staff or capacity to implement that size program. We congratulate the Legislature for their renewed focus on Capital Programming and we now have monthly meetings. Mr. Doyle noted that Highway Safety programs of the past have not made it into this program. There are no proposals for signage or road shoulders, which could affect program funds of the Transportation Council. Mr. Doyle asked the Board to read the handout and send comments by next week to be submitted next Friday. He stated we shared the document when it was first released in October, and we didn't receive any comments.

Mr. Doyle asked the Board to authorize by resolution, the ability of the Executive Committee to approve and have the Chair submit comments to the County Executive and Legislature.

Mr. Boggess stated that this has been going on for years with a large amount of money to be spent, and asked if there are any pie-in-the-sky projects or are we falling behind on basic infrastructure and maintenance replacement projects. Mr. Doyle stated read through the program and look at the project list, there is nothing to suggest there is anything we can do without. He noted that some maintenance work or electrification can be deferred, but from a public safety or health standpoint, we may have to do a better job to prioritize what has to get done.

Ms. Lanzetta asked about the Nature Bus. Mr. Doyle replied that he doesn't have the numbers.

**Chairman Baden called for a motion to authorize the Executive Committee to formulate a final report and allow the Chair to submit it to the County Legislature.**

**Motion made by Mr. McCarthy. Seconded by Mr. Almquist. All were in favor.**

**8. PUBLIC COMMENT**

No Comments

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

**Chairman Baden stated that with 13 members in attendance we won't have a quorum should anyone need to recuse themselves.**

**10. ADJOURNMENT**

**The meeting adjourned at 9:00 PM. All were in favor.**

# Ulster County Planning Board Minutes



11/6/2024

## Ellenville

Referral Number **2024163** Received: 10/30/2024  
Name: **Local Law 1 of 2023** Type of Referral: **Zoning Map Amendment**  
Description: Re-zone three residential parcels in B-2 district to R-0 district.  
Project Location: Route 209 and Warren Street  
Recommendation: **Advisory Comments** Abstentions:  
Motion: Valianti  
Second: Pecora  
Vote: Yes  No  Recusals:

## Esopus

Referral Number **2024156** Received: 10/24/2024  
Name: **K&Y Site Plan** Type of Referral: **Site Plan Review**  
Description: Fuel Supply Business - Propane  
Project Location: 126 Ulster Avenue  
Recommendation: **Reviewed No Decision - Local Determination** Abstentions:  
Motion:  
Second:  
Vote: Yes  No  Recusals:

## Kingston City

Referral Number **2024147** Received: 10/23/2024  
Name: **Amend Section 405.19 of City Code** Type of Referral: **Zoning Statute Amendment**  
Description: Amendments to affordable housing requirements  
Project Location: City Wide  
Recommendation: **Required Modifications** Abstentions:  
Motion: Boggess  
Second: Almquist  
Vote: Yes  No  Recusals:

## Kingston Town

Referral Number **2024161** Received: 10/30/2024  
Name: **Route 28 Material Supplies, Inc.** Type of Referral: **Special Permit**  
Description: Increase asphalt production from 32,000 to 250,000 tons per year.  
Project Location: 530 Route 28  
Recommendation: **Required Modifications** Abstentions:  
Motion: McCarthy  
Second: Valianti  
Vote: Yes  No  Recusals:

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## Kingston Town

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Referral Number      **2024162**      Received:      10/30/2024  
Name:      **Route 28 Material Supplies, Inc.**      Type of Referral:      **Site Plan Review**  
Description:      Increase asphalt production from 32,000 to 250,000 tons per year.  
Project Location:      530 Route 28  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      McCarthy  
Second:      Valianti  
Vote:      Yes  No       Recusals:

## Marlborough

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Referral Number      **2024148**      Received:      10/23/2024  
Name:      **Highland 201 Solar, LLC**      Type of Referral:      **Special Permit**  
Description:      4100 kW solar photovoltaic array system.  
Project Location:      206 Milton Tpk.  
Recommendation:      **Reviewed No Decision - Local Determination**      Abstentions:  
Motion:  
Second:  
Vote:      Yes  No       Recusals:

## Marlborough

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Referral Number      **2024149**      Received:      10/23/2024  
Name:      **Highland 201 Solar, LLC**      Type of Referral:      **Site Plan Review**  
Description:      4100 kW solar photovoltaic array system.  
Project Location:      206 Milton Tpk.  
Recommendation:      **Reviewed No Decision - Local Determination**      Abstentions:  
Motion:  
Second:  
Vote:      Yes  No       Recusals:

## New Paltz Town

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Referral Number      **2024157**      Received:      10/30/2024  
Name:      **Dunwell Forest Management Plan**      Type of Referral:      **Special Permit**  
Description:      Forest management/selective timber harvest  
Project Location:      140 Canaan Rd  
Recommendation:      **Advisory Comments**      Abstentions:  
Motion:      McCarthy  
Second:      Almquist  
Vote:      Yes  No       Recusals:

## New Paltz Town

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Referral Number      **2024158**      Received:      10/30/2024  
Name:      **Dunwell Forest Management Plan**      Type of Referral:      **Site Plan Review**  
Description:      Forest management/selective timber harvest  
Project Location:      140 Canaan Rd  
Recommendation:      **Advisory Comments**      Abstentions:  
Motion:      McCarthy  
Second:      Almquist  
Vote:      Yes  No       Recusals:

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### **New Paltz Town**

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Referral Number **2024159** Received: 10/30/2024  
Name: **Henderson Forest Management** Type of Referral: **Special Permit**  
Description: Forest Management/Selective Timber Harvest  
Project Location: 133 Canaan Rd  
Recommendation: **Advisory Comments** Abstentions:  
Motion: McCarthy  
Second: Molyneaux  
Vote: Yes  No  Recusals:

### **New Paltz Town**

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Referral Number **2024160** Received: 10/30/2024  
Name: **Henderson Forest Management** Type of Referral: **Site Plan Review**  
Description: Forest Management/Selective Timber Harvest  
Project Location: 133 Canaan Rd  
Recommendation: **Advisory Comments** Abstentions:  
Motion: McCarthy  
Second: Molyneaux  
Vote: Yes  No  Recusals:

### **Saugerties Town**

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Referral Number **2024143** Received: 10/17/2024  
Name: **Saugerties Self Storage** Type of Referral: **Site Plan Review**  
Description: Alternative layout for previously approved self-storage plan. 4 Buildings. No Utilities. Solar proposed.  
Project Location: 998 Kings Highway  
Recommendation: **Required Modifications** Abstentions:  
Motion: Valianti  
Second: Boggess  
Vote: Yes  No  Recusals:

### **Saugerties Village**

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Referral Number **2024144** Received: 10/10/2024  
Name: **32 Hill Street** Type of Referral: **Zoning Map Amendment**  
Description: 11 single family townhomes. Area, width, and yard dimensions. Subdivision. Being divided into individual subdivision  
Project Location: 32 Hill Street  
Recommendation: **No County Impact** Abstentions:  
Motion: McCarthy  
Second: Molyneaux  
Vote: Yes  No  Recusals:

### **Shandaken**

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Referral Number **2024142** Received: 9/18/2024  
Name: **Harry Josh Area Variance** Type of Referral: **Area Variance**  
Description: Fencing variance for deer fence  
Project Location: 1345-1347 Wittenberg Rd  
Recommendation: **No County Impact** Abstentions:  
Motion: McCarthy  
Second: Boggess  
Vote: Yes  No  Recusals:

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## Ulster

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Referral Number      **2024150**      Received:      10/23/2024  
Name:      **Lands of Eddyville Corporation**      Type of Referral:      **Special Permit**  
Description:      Selective Timber Harvest  
Project Location:      65 Blacks Road  
Recommendation:      **Reviewed No Decision - Local Determination**      Abstentions:  
Motion:  
Second:  
Vote:      Yes  No       Recusals:

## Ulster

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Referral Number      **2024151**      Received:      10/23/2024  
Name:      **Lands of Eddyville Corporation**      Type of Referral:      **Site Plan Review**  
Description:      Selective Timber Harvest  
Project Location:      65 Blacks Road  
Recommendation:      **Reviewed No Decision - Local Determination**      Abstentions:  
Motion:  
Second:  
Vote:      Yes  No       Recusals:

## Ulster

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Referral Number      **2024152**      Received:      10/23/2024  
Name:      **Sawkill Rd Business Park**      Type of Referral:      **Site Plan Review**  
Description:      Two warehouse/office buildings 8000 and 27,500 square feet respectively.  
Project Location:      220 Sawkill Rd  
Recommendation:      **Reviewed No Decision - Local Determination**      Abstentions:  
Motion:  
Second:  
Vote:      Yes  No       Recusals:

## Ulster

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Referral Number      **2024153**      Received:      10/23/2024  
Name:      **2-4 Kieffer Ln, LLC**      Type of Referral:      **Site Plan Review**  
Description:      Three warehouse additions to existing industrial use.  
Project Location:      2-4 Kieffer Ln.  
Recommendation:      **Reviewed No Decision - Local Determination**      Abstentions:  
Motion:  
Second:  
Vote:      Yes  No       Recusals:

## Ulster

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Referral Number      **2024154**      Received:      10/23/2024  
Name:      **Pinsetter Apartments**      Type of Referral:      **Special Permit**  
Description:      Two-story, 4-unit apartment building.  
Project Location:      644 E. Chester ST Bypass/Route 9W and Quail Drive  
Recommendation:      **Reviewed No Decision - Local Determination**      Abstentions:  
Motion:  
Second:  
Vote:      Yes  No       Recusals:

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## Ulster

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Referral Number      **2024155**      Received:      10/23/2024  
Name:      **Pinsetter Apartments**      Type of Referral:      **Site Plan Review**  
Description:      Two-story, 4-unit apartment building.  
Project Location:      644 E. Chester ST Bypass/Route 9W and Quail Drive  
Recommendation:      **Reviewed No Decision - Local Determination**      Abstentions:  
Motion:  
Second:  
Vote:      Yes  No       Recusals:

## Woodstock

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Referral Number      **2024145**      Received:      9/30/2024  
Name:      **1105 Route 28, LLC**      Type of Referral:      **Special Permit**  
Description:      Reuse former gas station site for gas station and convenience store use.  
Project Location:      1105 Route 28  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      McCarthy  
Second:      Boggess  
Vote:      Yes  No       Recusals:

## Woodstock

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Referral Number      **2024146**      Received:      9/30/2024  
Name:      **1105 Route 28, LLC**      Type of Referral:      **Site Plan Review**  
Description:      Reuse former gas station site for gas station and convenience store use.  
Project Location:      1105 Route 28  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      McCarthy  
Second:      Boggess  
Vote:      Yes  No       Recusals: