

ULSTER COUNTY PLANNING BOARD

Minutes – July 5, 2017

The Ulster County Planning Board Meeting
7:30 p.m. – Surrogate Courtroom, 3rd Floor
County Office Building

The Executive Committee Did Not Meet

Chairman Lovelett called the meeting to order at 7:30 pm and asked Mr. Leibowitz to read the roll call.

- 1. ROLL CALL – Present:** J. Leverich, R. Pecora, L. Geary, J. Konior, P. Brooks, K. Lovelett, C. Lanzetta, M. Calimano, D. Boggess, T. Wilkin, M. Baden, P. Andreassen, S. Spata, F. Almquist, V. Markowitz, M. Rudikoff, J. Winer, D. Gilmour, V. McLaughlin, D. Doyle, R. Leibowitz, B. Samuelson **Absent:** R. Kinnin **Excused:** D. Whitaker, J. Brown, M. Watkins, W. Murray, G. Gagliardi **Guests:** Anne Muller, Chris Mercier, Robby Lynch, Brian Lynch, Brandon Walsh (Town of Rosendale proposed alternate member to UCPB), Felix Robes, Brad Will, John Reagan, George Schonger, Lois Schonger

2. APPROVAL OF MINUTES

The June 7th minutes were amended as follows:

- Attendance was modified to show that Mr. Baden and Mr. Andreassen were excused;
- The Financial Report was corrected to say, “There is a public meeting in Marlborough tomorrow for the **Route 9W** corridor study”;
- Referral 2017-078 corrected to show it was Mr. Wilkin who recused himself from the vote.

The June minutes were approved with amendments. Motion made by Mr. McLaughlin, seconded by Mr. Konior. All were in favor.

3. PUBLIC COMMENT

Chairman Lovelett requested that any speakers be sure to sign in, state their name and project of interest and to keep comments to two minutes.

- Chris Mercier, Mercier Farm Stand in Town of New Paltz – No Comment
- Brad Will and Pastor Felix Robles, The Way FCC in Plattekill – No Comment
- John Reagan from Cypress Creek Renewables, George Schonger & Lois Schonger, all for Bluestone Solar in Town of Kingston – No Comment
- Anne Muller, Water Street Market Theater. Ms. Muller stated she has a property called New Paltz Living Inc, located at 16 Main Street, which is a 14 unit apartment building, sold to them by Harry Lipstein of Water Street Market. Her concern for the proposed development is since construction, the Water Street Market has had an easement through her property for tenants of 12 Main Street, which was later formally expanded to include employees of the businesses of Water Street Market. It was her understanding that the easement was not to benefit other properties owned by Water Street Market. Ms. Muller stated that her tenants and property were not directly threatened by the expansion of the easement, but now Water Street Market is proposing

KEY: (f) = handout will be in folder at meeting
(m) = handout included in the mailing

removing parking on their side to accommodate construction, which is across from her parking area. New Paltz Living would like to assert limitations on use of the easement for any construction or operation of the theater, because it will affect her tenants and business and increase liability. Ms. Muller stated she wanted to appeal to the planning board look into their concerns and hold off on approval. She added that they intend to use legal means to keep the easement from being used for the construction phase or operational phase.

- Robby Lynch stated she has lived in New Paltz on Wurts Avenue for 10 years and is also located near to the Water Street Market. The proposed project will be built 5 feet away from her backyard property line. When events are going on in New Paltz there is gridlock making dangerous conditions on her road. She noted that this project has come up 3 or 4 times before and was not approved. Ms. Lynch noted that they sort-of have a verbal understanding from the owner that there isn't enough parking. The property owner has said they will only have productions at night when most businesses in the Market are closed. She stated that any theater would want to be open for matinees. Ms. Lynch stated that although she is in favor of a theater, she doesn't feel it fits in there and they should put it somewhere with more room.

Mr. Doyle clarified that the project is located in the Village of New Paltz. Mr. Doyle asked if the easement was an access easement to a parcel, not just an individual structure. Ms. Muller wasn't exactly sure, but it was her understanding the easement was for tenants of 12 Main Street. Mr. Doyle stated the document submitted to UCPB was an access easement across her parcel for 12 Main St (property proposed for theater).

4. EDUCATION & TRAINING OPPORTUNITIES

Mr. Baden stated the NY Planning Federation is sponsoring their summer school training for August 7th at the FDR Estate in Dutchess County and there will be another one in Albany in mid-August.

5. COMMUNITY REPORTS

Ms. Lanzetta stated the Town of Marlborough has given the town's Conservation Advisory Council the task of looking at the UC Design Guidelines in order to to blend them with updating the town's Comprehensive Plan and other planning for Marlborough. She asked if it would be possible for folks from the UC Planning Board or the County Planning Department to come to Marlborough and put on demonstration about Design Guidelines for all of their municipal boards and perhaps include other boards of Southern Ulster, sometime in September or October. Mr. Doyle stated that we can do that and he may ask Rob Lane of RPA to join as well.

Mr. McLaughlin stated the Village of Saugerties will have road construction on Washington Avenue from Main St to Bob (Robert) Moser Drive to complete paving project. Robert Moser Drive is part of Cantine's Field. He added that there will be heavy traffic delays.

Mr. Baden stated the Town of Rochester has signed two contracts with Verengo Solar for two different properties; at the transfer station and at the sand mine. Mr. Doyle asked if Rochester would be allowing them to produce power or if the town would be purchasing power. Mr. Baden answered that the company will dedicate a portion of project to the town (The town is leasing property to Verengo.)

Mr. Markowitz stated that M&R Farms is cultivating about 100 acres of fields around the Kelly farm for arugula and watercress. He stated it was impressive and he was happy to see agriculture coming back to Wawarsing. Mr. Doyle stated that we were notified about this operation as well. He added that this is a Specialized Ag operation being done for Ag Fresh work and they are also looking for housing for farmworkers.

Mr. Baden noted that two farms in Rochester were awarded UC Ag Grants– Westwind Farms & Long Meadow Farms. Grants are for further development of the agricultural not development rights.

6. PLANNING BOARD REPORTS

a. Chairperson Report

Chairman Lovelett reminded the board to turn mileage forms in.

b. Committee Reports

No Member Comment

7. PLANNING DEPARTMENT REPORTS

a. Financial Report

Mr. Doyle informed the board that we are well into the budget process for 2018.

We are in the process of signing a PILs (priority incident location) work contract.

Mr. Doyle noted that traffic counters will be out soon although that may require an adjustment for counting in summer. Ms. Pecora asked if the 375/212 intersection was on that? Mr. Doyle stated that was originally on our PILs location list. Route 212/87 was also on that. Also Canal St in Ellenville along 209. Also in New Paltz, in the area west of the Village on the 299 flats. Mr. Doyle stated we are having discussions with DPW and he noted that recommendations need to be agreed upon for implementation by the local municipality.

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

c. Communications – *No Member Comment*

d. Director/Staff Reports

- New RPA Design Manual Site “Better Town Toolkit”: <http://designyourtown.org>

Mr. Leibowitz stated this web-based toolkit is available online as a more interactive web-based version of our guidelines, but is not specific to UC.

8. SPECIAL TOPICS DISCUSSION

Transportation & Climate Initiative – Creating EV-Ready Towns & Cities (f)

Mr. Doyle stated he printed out the section on zoning codes and partnerships and some of the conclusions from the Georgetown Climate Center. He added that our board has decided that it does not want to include EV readiness in our

recommendations at this time. This is a good review of findings from other parts of the country. The conclusion is it may be too soon to require the installation, but not too soon to be EV-Ready (conduit installed). Mr. Rudikoff asked if the requirement for making parking lots EV-ready would mean electric power be available or imply it was free for use. Mr. Doyle stated that the roll out for use in Ulster County is looked at as a model for EV parking stations, they are currently free to users, and are being paid for by the Chamber of Commerce. The facilities have the ability to charge back credit

cards and also tell where people are from. There are tourist based EV clubs that go where there are EV parking stations.

Ms. Lanzetta stated the Department of Environment (DOE) has information for towns if they are interested in working with a subcontractor installing EV stations, and if so, there up to \$8000 available to help with costs. She added to contact Amanda LaValle at DOE for more information.

Chairman Lovelett asked for an update on countywide bridge projects next month.

9. ZONING REFERRALS – *See Separate Zoning Minutes*

10. ADJOURNMENT

The meeting adjourned at 9:30 pm.

Ulster County Planning Board Minutes



7/5/2017

Hurley

Referral Number **2017116** Received: 6/29/2017
Name: **Lowen Visual Assessment** Type of Referral: **Site Plan Review**
Description: 924 SF private studio (22' height)
Project Location: 486 Ohayo Mt. Rd
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: McLaughlin Recusals:
Vote: Yes No

Hurley

Referral Number **2017122** Received: 6/15/2017
Name: **HR Market LLC** Type of Referral: **Area Variance**
Description: 22.5 sf area variance for 72.5 sf sign and 13' variance for parking in front yard set back
Project Location: 295 Route 375
Recommendation: **Disapprove** Abstentions:
Motion: McLaughlin
Second: Konior Recusals:
Vote: Yes No

Kingston City

Referral Number **2017096** Received: 6/19/2017
Name: **Landmark Place** Type of Referral: **Special Permit**
Description: Renovate existing for use as 34-unit apartment building and construct new 32-unit apartment building.
Project Location: 300 Flatbush Avenue
Recommendation: **Required Modifications** Abstentions: McLaughlin
Motion: Pecora
Second: Calimano Recusals:
Vote: Yes No

Kingston City

Referral Number **2017097** Received: 6/19/2017
Name: **Landmark Place** Type of Referral: **Site Plan Review**
Description: Renovate existing for use as 34-unit apartment building and construct new 32-unit apartment building.
Project Location: 300 Flatbush Avenue
Recommendation: **Required Modifications** Abstentions: McLaughlin
Motion: Pecora
Second: Calimano Recusals:
Vote: Yes No

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Kingston City

Referral Number **2017103** Received: 6/22/2017
Name: **Landmark Place Rezoning** Type of Referral: **Zoning Map Amendment**
Description: Re-zone 14.86 acres from RR Single Family to R-6 Multiple Family
Project Location: 300 Flatbush Avenue
Recommendation: **Approve** Abstentions: McLaughlin
Motion: Pecora
Second: Calimano Recusals:
Vote: Yes 17 No 0

Kingston City

Referral Number **2017107** Received: 6/23/2017
Name: **41 Pearl Street** Type of Referral: **Site Plan Review**
Description: Convert existing structure to 14-room boutique hotel
Project Location: 41 Pearl Street
Recommendation: **Required Modifications** Abstentions:
Motion: Baden NO: Pecora
Second: Konior Recusals: Andreassen
Vote: Yes 16 No 1

Kingston Town

Referral Number **2017114** Received: 6/29/2017
Name: **Bluestone Solar** Type of Referral: **Site Plan Review**
Description: Construction of 2 Megawatt Large Solar Farm on 2 parcels
Project Location: 82-90 Hallihan Rd
Recommendation: **No County Impact** Abstentions:
Motion: McLaughlin
Second: Wilkin Recusals: Konior
Vote: Yes 17 No

Kingston Town

Referral Number **2017115** Received: 6/29/2017
Name: **Bluestone Solar** Type of Referral: **Special Permit**
Description: Construction of 2 Megawatt Large Solar Farm on 2 parcels
Project Location: 82-90 Hallihan Rd
Recommendation: **No County Impact** Abstentions:
Motion: McLaughlin
Second: Wilkin Recusals: Konior
Vote: Yes 17 No

Lloyd

Referral Number **2017098** Received: 6/19/2017
Name: **Health Quest** Type of Referral: **Site Plan Review**
Description: Construct 15,000 square foot medical office building
Project Location: 514-520 Route 299
Recommendation: **Required Modifications** Abstentions: NO: McLaughlin
Motion: Andreassen NO: Gilmour
Second: Konior Recusals: Brooks
Vote: Yes 15 No 2

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Lloyd

Referral Number **2017113** Received: 6/27/2017
Name: **Beer Universe** Type of Referral: **Site Plan Review**
Description: Renovation and expansion of existing commercial building. New construction of 2-story recycling building with 2nd flo
Project Location: 1-3 Haviland Road
Recommendation: **Required Modifications** Abstentions:
Motion: McLaughlin
Second: Konior Recusals: Brooks
Vote: Yes No

Marbletown

Referral Number **2017109** Received: 6/26/2017
Name: **Local Law #5 of 2017** Type of Referral: **Zoning Map Amendment**
Description: Expand and rename two existing Light Industrial districts to Industrial/Business zone
Project Location: Mohonk Road and Lucas Turnpike
Recommendation: **Advisory Comments** Abstentions:
Motion: McLaughlin
Second: Konior Recusals: Lovelett
Vote: Yes No

Marbletown

Referral Number **2017110** Received: 6/26/2017
Name: **Local Law #6 of 2017** Type of Referral: **Zoning Statute Amendment**
Description: Amend Bulk and use tables as it relates to the new Industrial/Business Zone
Project Location: I/B zoning district
Recommendation: **Advisory Comments** Abstentions:
Motion: McLaughlin
Second: Konior Recusals: Lovelett
Vote: Yes No

Marbletown

Referral Number **2017111** Received: 6/26/2017
Name: **Solar Generation Law** Type of Referral: **Zoning Statute Amendment**
Description: Zoning statute amendment to regulate residential and commercial solar facilities
Project Location: Townwide
Recommendation: **Approve** Abstentions:
Motion: Baden
Second: Konior Recusals: Lovelett
Vote: Yes No

Marbletown

Referral Number **2017112** Received: 6/26/2017
Name: **Local Law #8 of 2017** Type of Referral: **Zoning Statute Amendment**
Description: Zoning amendment to allow for multiple detached uses.
Project Location: Townwide
Recommendation: **Required Modifications** Abstentions:
Motion: Wilkin
Second: Konior Recusals: Lovelett
Vote: Yes No

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Marbletown

Referral Number **2017124** Received: 6/30/2017
Name: **Brickner Subdivision** Type of Referral: **Subdivision**
Description: 3-lot subdivision. 1 existing single family home on one lot. Approved open development area.
Project Location: 24 Stillwater Road
Recommendation: **No County Impact** Abstentions:
Motion: Andreassen
Second: Konior Recusals: Lovelett
Vote: Yes No

Marlborough

Referral Number **2017099** Received: 6/14/2017
Name: **Danskammer House** Type of Referral: **Special Permit**
Description: Convert existing home (4-bedroom) to B&B (5-bedroom)
Project Location: 5 West Street
Recommendation: **No County Impact** Abstentions:
Motion: Andreassen NO: McLaughlin
Second: Konior Recusals: Lanzetta
Vote: Yes No

Marlborough

Referral Number **2017100** Received: 6/14/2017
Name: **Danskammer House** Type of Referral: **Site Plan Review**
Description: Convert existing home (4-bedroom) to B&B (5-bedroom)
Project Location: 5 West Street
Recommendation: **No County Impact** Abstentions:
Motion: Andreassen NO: McLaughlin
Second: Konior Recusals: Lanzetta
Vote: Yes No

New Paltz Town

Referral Number **2017117** Received: 6/30/2017
Name: **Mercier Farmstand** Type of Referral: **Site Plan Review**
Description: Farm Stand
Project Location: 210 Route 32
Recommendation: **No County Impact** Abstentions:
Motion: Baden
Second: Konior Recusals: Calimano
Vote: Yes No

New Paltz Town

Referral Number **2017118** Received: 6/30/2017
Name: **Rite Aid Plaza** Type of Referral: **Site Plan Review**
Description: Existing Building façade renovation, landscaping.
Project Location: 232-236 Main Street (299)
Recommendation: **No County Impact** Abstentions:
Motion: McLaughlin
Second: Konior Recusals: Calimano
Vote: Yes No

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New Paltz Town

Referral Number 2017123	Received: 6/8/2017
Name: Amend 140-51.3 Planning Board Review	Type of Referral: Zoning Statute Amendment
Description: Grants Planning Board Powers to waive site plan review for uses located in Agricultural Districts, at their discretion.	
Project Location: Townwide	
Recommendation: Required Modifications	Abstentions:
Motion: Pecora	
Second: Konior	Recusals: Calimano
Vote: Yes <input type="checkbox" value="17"/> No <input type="checkbox" value="0"/>	

New Paltz Village

Referral Number 2017104	Received: 6/22/2017
Name: 12 Main Street	Type of Referral: Special Permit
Description: New one-story building for use as live action theater.	
Project Location: 12 Main Street	
Recommendation: Required Modifications	Abstentions:
Motion: Baden	
Second: Konior	Recusals:
Vote: Yes <input type="checkbox" value="18"/> No <input type="checkbox" value="0"/>	

New Paltz Village

Referral Number 2017105	Received: 6/22/2017
Name: 12 Main Street	Type of Referral: Site Plan Review
Description: New one-story building for use as live action theater.	
Project Location: 12 Main Street	
Recommendation: Required Modifications	Abstentions:
Motion: Baden	
Second: Konior	Recusals:
Vote: Yes <input type="checkbox" value="18"/> No <input type="checkbox" value="0"/>	

New Paltz Village

Referral Number 2017106	Received: 6/22/2017
Name: 16 North Manheim Blvd	Type of Referral: Site Plan Review
Description: Expansion to single family home	
Project Location:	
Recommendation: No County Impact	Abstentions:
Motion: McLaughlin	
Second: Konior	Recusals:
Vote: Yes <input type="checkbox" value="18"/> No <input type="checkbox" value="0"/>	

Plattekill

Referral Number 2017119	Received: 6/30/2017
Name: The Way Christian Center	Type of Referral: Special Permit
Description: Renovate existing home for religious use.	
Project Location: 471 New Hurley Road	
Recommendation: Required Modifications	Abstentions:
Motion: Pecora	NO: Markowitz
Second: Konior	Recusals: Wilkin
Vote: Yes <input type="checkbox" value="16"/> No <input type="checkbox" value="1"/>	

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Plattekill

Referral Number **2017120** Received: 6/30/2017
Name: **The Way Christian Center** Type of Referral: **Site Plan Review**
Description: Renovate existing home for religious use.
Project Location: 471 New Hurley Road
Recommendation: **Required Modifications** Abstentions:
Motion: Pecora NO: Markowitz
Second: Konior Recusals: Wilkin
Vote: Yes No

Rosendale

Referral Number **2017108** Received: 6/23/2017
Name: **Farm House Gym** Type of Referral: **Site Plan Review**
Description: Use existing pole barn for gym business
Project Location: 808 Route 32
Recommendation: **Required Modifications** Abstentions:
Motion: Wilkin
Second: Calimano Recusals:
Vote: Yes No

Saugerties Town

Referral Number **2017101** Received: 6/19/2017
Name: **Local Law #1 of 2017** Type of Referral: **Zoning Statute Amendment**
Description: Amendment of Signage Laws Regarding Changing Message Signs
Project Location: Townwide
Recommendation: **Advisory Comments** Abstentions:
Motion: Calimano
Second: Konior Recusals: Andreassen
Vote: Yes No

Saugerties Village

Referral Number **2017121** Received: 6/30/2017
Name: **Carpenter** Type of Referral: **Area Variance**
Description: 15' variance from minimum lot frontage requirements as a result of a lot line adjustment.
Project Location: 1 Gurth Lane
Recommendation: **No County Impact** Abstentions:
Motion: Markowitz
Second: Konior Recusals:
Vote: Yes No

Ulster

Referral Number **2017102** Received: 6/20/2017
Name: **McDonald's** Type of Referral: **Site Plan Review**
Description: Remodel of existing fast food restaurant including installation of dual-order point
Project Location: 1232 Ulster Avenue
Recommendation: **Required Modifications** Abstentions:
Motion: Pecora
Second: Konior Recusals: Almquist
Vote: Yes No