

ULSTER COUNTY PLANNING BOARD
Minutes – Wednesday, August 7, 2019

The Ulster County Planning Board Meeting
7:00 p.m. – Surrogate Courtroom, 3rd Floor
County Office Building

There was no Executive Committee Meeting or Training this Month

Vice Chairman Brown called the meeting to order and Mr. Leibowitz read the roll call

1. **ROLL CALL – Present:** L. Mance, C. Henkle, S. McCarthy, D. Boggess, T. Wilkin, M. Baden, J. Brown, R. Hlavaty, S. Spata, M. Watkins, F. Almquist, W. Murray, V. McLaughlin, G. Gagliardi, D. Doyle, R. Leibowitz, B. Samuelson **Absent:** R. Pecora, L. Geary, D. Proctor, M. Rudikoff, J. Bonavita-Goldman **Excused:** J. Konior, C. Lanzetta, M. Calimano, V. Welton, V. Markowitz, J. Winer **Guests:** Rich Schiofo

2. **APPROVAL OF MINUTES**

The July minutes were approved. Motion made by Mr. Baden, seconded by Mr. Wilkin. All were in favor.

At the July meeting Mr. Konior asked to have the May Zoning Minutes show that he recused himself from referrals 2019-063 & 2019-064 at the May 1, 2019 meeting. (850 Route 28, LLC – Town of Kingston). Mr. Doyle asked the Board to approve the corrected zoning minutes from the May 1, 2019 meeting.

Motion to approve the amended May minutes was made by Mr. Gagliardi and seconded by Mr. McLaughlin. All were in favor.

3. **EDUCATION & TRAINING OPPORTUNITIES**

NYS Association of Counties – 2019 Fall Seminar Sept 16-18 at Resorts World Catskills-Monticello in Sullivan County. For more information go to:
<https://www.nysac.org/fallseminar>

Mr. Brown mentioned the NYSAC seminar listed above and noted it was emailed to the Board.

Mr. Doyle informed the Board that we have asked NYSDOT to provide information (training) on speed limits, mostly due to the amount of requests for speed studies received by the County. This workshop will be geared toward highway superintendents and local officials, but municipal board members and bike/ped groups will also be invited. Mr. Doyle stated that we would like to increase the understanding of the science behind speed limits and try to make the roads safer for all the users. The training will also include other safety measures available.

Mr. Wilkin noted the Association of Towns is having a training on September 18th at the FDR Library in Hyde Park from 8:30AM-1:40PM. The topics are: case law, regulating food trucks, navigating SEQRA, etc.

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

4. COMMUNITY REPORTS

Mr. Watkins informed the Board that Kris Pederson, Chair of the Shawangunk Planning Board, is moving to Plattekill. She has been on the Town Planning Board for 31+ years and served as chairman for 27 years. He added that Ms. Pederson did an amazing job and noted some of the Board's accomplishments during her service.

Mr. Almquist stated the Town of Ulster has a proposal from Central Hudson to build a training center and control center on the north side of their facility on Route 9W. It will break ground next spring with full operation in 2024. He added that they picked Ulster because it is where two major power systems come together. Mr. Gagliardi stated there was extensive research and he did a great amount of mapping for the project. Mr. Doyle added this project is a \$30 million investment in the Town.

Mr. McLaughlin stated that Mullens, working jointly with Central Hudson, has started a 16-week gas line repair project in the Village of Saugerties. Project details are on the Village's website. He also noted that the public comment period for the AutoZone project will be kept open until the Village Planning Board meeting this month.

5. PLANNING BOARD REPORTS

a. Chairperson Report
None

b. Committee Reports
None

6. PLANNING DEPARTMENT REPORTS

a. Financial Report

Mr. Doyle stated we have had our meeting with the Budget Office for the 2020 budget and we are still in good shape for this year. We have funding for two staffing positions for the Economic Development division due to departures. Mr. Doyle stated we are in contractual negotiations for a road safety analysis countywide, which is a federal requirement. He added that studies are also being done on wayfinding and traffic signals. Mr. Doyle also spoke about Tactical Urbanism, which he defined as implementing certain recommendations at minimal costs on a temporary basis that contributes to acceptance of improvements long term.

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

c. Communications

Mr. Doyle informed the Board of an Estuary Study for habitat restoration along the Hudson River conducted by Army Corps of Engineers. He noted that one area looked at the removal of the Eddyville dam in the Rondout. There was a request made by Town of Ulster and Town of Esopus to extend the 30-day comment period. We have since received an email saying The Corps will not extend the comment period or hold hearings in the communities requesting them, but, the Eddyville dam is no longer a priority project and has been taken off the list.

d. Director/Staff Reports

Mr. Samuelson informed the Board that the County Planning Department, with Cornell Cooperative Extension, is planning listening sessions for January, which will feed into the Farmland Protection Plan. One or two specialists from Ag & Markets

will come from Albany to participate in the sessions. Mr. Samuelson explained that we want the focus to be that Ulster County Ag industry produces a lot of value added products. The Plan from 1997 stated that Ulster County would look for NYC to be a primary market, but now we are seeing another change in the agricultural economy and there is a need to update the plan. Mr. Doyle stated that Cornell put together a very good presentation about the 2017 Ag Census, which he offered to share at the September meeting.

7. SPECIAL TOPICS DISCUSSION

Mr. Doyle informed the Board that there is a video on the County's Facebook page of a crane setting a girder on the Boiceville Bridge. He added that nearly all of the top course of the Ashokan Rail Trail is on for eight or nine miles. We are working through the details of the operation and safety plans. Mr. Doyle stated there are community artists and graphic designers working on interpretive panels, and he added that the volunteers and consultants have been amazing to work with. Mr. Doyle noted that we have been asked by the City of Kingston, who have three or four contracts for their trail systems, for help with wayfinding and interpretive issues and possibly funding provided through the Transportation Council (UCTC.)

Mr. McLaughlin asked how change with the bus system has been going. Mr. Doyle answered that the new route design is mostly right, but we will continue to look at feedback to see if changes need to be made. He noted that ridership has increased.

Mr. Doyle stated we are mobilizing to do installation for the foundation of the Public Safety Training Center by the 12th of August.

Mr. Boggess asked if the trailheads for the Ashokan Rail Trail were still on schedule for October. Mr. Doyle answered that there have been discussions with NYC regarding some issues, but we still anticipate the trail opening in fall.

8. PUBLIC COMMENT

No Comment

9. ZONING REFERRALS – *See Separate Zoning Minutes*

10. ADJOURNMENT

The meeting adjourned at 8:35PM. All were in favor.

Ulster County Planning Board Minutes



8/7/2019

Gardiner

Referral Number **2019116** Received: 7/18/2019
Name: **655-657 S. Mountain Road** Type of Referral: **Subdivision**
Description: 3-lot subdivision to conserve 87.5 acres
Project Location: 655-657 S. Mountain Road
Recommendation: **Advisory Comments** Abstentions:
Motion: McLaughlin
Second: Baden
Vote: Yes 14 No 0 Recusals:

Hurley

Referral Number **2019135** Received: 7/12/2019
Name: **Camp Structures** Type of Referral: **Area Variance**
Description: Camp structures within 50.2 feet from property line where 200' is required.
Project Location: 150 Morgan Hill Road
Recommendation: **No County Impact** Abstentions:
Motion: Watkins
Second: Boggess
Vote: Yes 14 No 0 Recusals:

Hurley

Referral Number **2019136** Received: 7/24/2019
Name: **Thikit** Type of Referral: **Use Variance**
Description: Use variance to convert existing church for commercial print shop use.
Project Location: 185 Zandhoek Rd./CR-94
Recommendation: **Required Modifications** Abstentions:
Motion: Baden
Second: Gagliardi
Vote: Yes 14 No 0 Recusals:

Marbletown

Referral Number **2019117** Received: 7/18/2019
Name: **High Falls Central Subdivision** Type of Referral: **Subdivision**
Description: 2-lot subdivision. Each with existing structure.
Project Location: 107 Main Street High Falls
Recommendation: **Advisory Comments** Abstentions:
Motion: McLaughlin
Second: Baden
Vote: Yes 14 No 0 Recusals:

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Marbletown

Referral Number **2019118** Received: 7/18/2019
Name: **Hurley Motorsports Solar** Type of Referral: **Special Permit**
Description: Three ground-mounted solar arrays.
Project Location: 2779 Route 209 (Parcel to South same owner)
Recommendation: **No County Impact** Abstentions:
Motion: Baden
Second: Gagliardi
Vote: Yes 14 No 0 Recusals:

Marbletown

Referral Number **2019119** Received: 7/18/2019
Name: **Hurley Motorsports Solar** Type of Referral: **Site Plan Review**
Description: Three ground-mounted solar arrays.
Project Location: 2779 Route 209 (Parcel to South same owner)
Recommendation: **No County Impact** Abstentions:
Motion: Baden
Second: Gagliardi
Vote: Yes 14 No 0 Recusals:

Marbletown

Referral Number **2019120** Received: 7/18/2019
Name: **CES Marbletown Solar** Type of Referral: **Special Permit**
Description: 5 MW community solar. 24 acre system within 301 acre area.
Project Location: 2675 Route 209
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: MCarthy
Vote: Yes 14 No 0 Recusals:

Marbletown

Referral Number **2019121** Received: 7/18/2019
Name: **CES Marbletown Solar** Type of Referral: **Site Plan Review**
Description: 5 MW community solar. 24 acre system within 301 acre area.
Project Location: 2675 Route 209
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: MCarthy
Vote: Yes 14 No 0 Recusals:

Marlborough

Referral Number **2019122** Received: 7/22/2019
Name: **Garone's Mountain Fresh Farms** Type of Referral: **Site Plan Review**
Description: Material and equipment storage addition to existing landscaping business. No new construction proposed.
Project Location: 17 Bailey's Gap Road
Recommendation: **No County Impact** Abstentions:
Motion: McLaughlin
Second: Baden
Vote: Yes 13 No 0 Recusals: Gagliardi

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Marlborough

Referral Number **2019134** Received: 7/9/2019
Name: **34 Dock Road** Type of Referral: **Zoning Map Amendment**
Description: Re-zone parcel located at 34 Dock Road from R to C-1 zoning.
Project Location: 34 Dock Road
Recommendation: **Advisory Comments** Abstentions:
Motion: Watkins
Second: Gagliardi Recusals:
Vote: Yes No

New Paltz Town

Referral Number **2019137** Received: 8/5/2019
Name: **Lunati Subdivision (Lot Line Revision)** Type of Referral: **Subdivision**
Description: Adjust lot lines from 4 parcels to 3. Two lots owned by Lunati combined into one, while 2 lots to be enlarged.
Project Location: 147 Springtown Road
Recommendation: **No County Impact** Abstentions:
Motion: McLaughlin
Second: Baden Recusals:
Vote: Yes No

New Paltz Village

Referral Number **2019123** Received: 7/18/2019
Name: **51 Main Street** Type of Referral: **Area Variance**
Description: Expired variance for minimum lot size for existing structure to be used for mixed commercial/residential use.
Project Location: 51 Main Street
Recommendation: **No County Impact** Abstentions:
Motion: McLaughlin
Second: Baden Recusals: Murray
Vote: Yes No

Rochester

Referral Number **2019124** Received: 7/30/2019
Name: **Alligerville Firehouse** Type of Referral: **Site Plan Review**
Description: Upgrade and renovate existing firehouse
Project Location: Creek Rd, Accord
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: McCarthy Recusals: Baden
Vote: Yes No

Saugerties Town

Referral Number **2019132** Received: 7/19/2019
Name: **What the Fluff** Type of Referral: **Special Permit**
Description: Home occupation. Dog grooming facility. No more than 2 dogs at a time in existing garage. Board (2 dogs max) in home.
Project Location: 503 Route 212
Recommendation: **No County Impact** Abstentions:
Motion: McLaughlin
Second: Baden Recusals: Hlavaty
Vote: Yes No

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Saugerties Town

Referral Number **2019133** Received: 7/19/2019
Name: **What the Fluff** Type of Referral: **Site Plan Review**
Description: Home occupation. Dog grooming facility. No more than 2 dogs at a time in existing garage. Board (2 dogs max) in home.
Project Location: 503 Route 212
Recommendation: **No County Impact** Abstentions:
Motion: McLaughlin
Second: Baden
Vote: Yes No Recusals: Hlavaty

Ulster

Referral Number **2019127** Received: 7/23/2019
Name: **Odilio Aguirre** Type of Referral: **Special Permit**
Description: Contractors storage facility and office.
Project Location: 990 Flatbush Road
Recommendation: **Required Modifications** Abstentions:
Motion: McLaughlin
Second: Gagliardi
Vote: Yes No Recusals: Almquist

Ulster

Referral Number **2019128** Received: 7/23/2019
Name: **Odilio Aguirre** Type of Referral: **Site Plan Review**
Description: Contractors storage facility and office.
Project Location: 990 Flatbush Road
Recommendation: **Required Modifications** Abstentions:
Motion: McLaughlin
Second: Gagliardi
Vote: Yes No Recusals: Almquist

Ulster

Referral Number **2019129** Received: 7/23/2019
Name: **MHMG-KM Kingston, LLC** Type of Referral: **Special Permit**
Description: 100-room hotel pad slated for a 100-room hotel as part of original master plan approval.
Project Location: 1581 Ulster Avenue
Recommendation: **Required Modifications** Abstentions:
Motion: McLaughlin
Second: Boggess
Vote: Yes No Recusals: Almquist

Ulster

Referral Number **2019130** Received: 7/23/2019
Name: **MHMG-KM Kingston, LLC** Type of Referral: **Site Plan Review**
Description: 100-room hotel pad slated for a 100-room hotel as part of original master plan approval.
Project Location: 1581 Ulster Avenue
Recommendation: **Required Modifications** Abstentions:
Motion: McLaughlin
Second: Boggess
Vote: Yes No Recusals: Almquist

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Woodstock

Referral Number **2019131**
Name: **Mountain Meadow Realty**
Description: Sign variance - square footage and number of signs.
Project Location: 75-83 Mill Hill Rd.
Recommendation: **No County Impact**
Motion: Watkins
Second: Baden
Vote: Yes No

Received: 7/5/2019
Type of Referral: **Area Variance**

Abstentions:

Recusals: