

ULSTER COUNTY PLANNING BOARD
Minutes – May 7, 2014

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

The Executive Committee Met at 6:30 PM

Chairman Watkins called the meeting to order and asked Mr. Leibowitz to read the roll call.

1. **ROLL CALL – Present:** R. Pecora, D. Whitaker, J. Konior, P. Brooks, K. Lovelett, H. Baker, M. Calimano, D. Boggess, T. Wilkin, M. Baden, J. Brown, P. Andreassen, R. Kalb, M. Watkins, F. Almquist, V. Markowitz, M. Rudikoff, E. Cafaro, M. Weitman, G. Swanzey, D. Doyle, R. Leibowitz,, B. Samuelson **Absent:** R. Kinnin **Excused:** R. Sokolov, K. Holmquist **Guests:** Brenda White

2. **APPROVAL OF MINUTES**

The April Minutes were approved. Motion by Ms. Pecora, seconded by Mr. Konior.

3. **FINANCIAL REPORT**

Mr. Doyle stated that we do not have a report this evening due to a learning curve with the new financial system, which is being experienced on a countywide basis. Mr. Doyle stated we are in good shape with respect to the budget and have sufficient resources to get through this year. He added that we will begin working on the 2015 budget in the next month. Mr. Doyle stated that the board does not have a fiduciary responsibility for the budget.

4. **PUBLIC COMMENT**

No Public Comment

5. **COMMUNITY REPORT**

Mr. Doyle informed the board that we will be adding a new member from Denning, Mike Vaia, who should be starting next month.

Ms. Pecora updated the board on the Town of Esopus' solar energy project, which will be located at the old transfer station property and will power all the municipal entities at 100%.

Mr. Baden stated the Town of Rochester's Sgt. Shawn Farrell was killed in Afghanistan on April 27th. His body was returned today, there was a memorial procession, there was a private memorial today and there will be a public memorial tomorrow. Mr. Baden stated on behalf of his Town, he would like to thank the other municipalities that participated.

6. **COMMUNICATIONS**

Mr. Doyle read over the page of communications. Mr. Calimano described the proposed Wildberry Lodge project. He added that zoning for the site will be forthcoming to the County Planning Board.

Mr. Baden spoke about the two public hearings listed from Rochester.

7. **OLD BUSINESS**

- a. Training Seminar – Using Technology in Planning - Monday, June 9, 2014 7:00-9:30PM

Mr. Doyle stated we had about 60 attendees at our last seminar. Our next seminar is scheduled for Monday, June 9th to be held at SUNY Ulster, which will be co-sponsored by the UC Environmental Management Council. Mr. Leibowitz initiated a meeting with the other presenters to discuss how the UC Parcel viewer works for the site plan review process and larger project planning. Mr. Doyle added that tying the seminar in with the EMC will be able to show

conservation and open space planning. The parcel viewer is technically live but not linked from anywhere on the website.

Mr. Baden stated that June 9th is his local Planning Board meeting and asked if the PowerPoint from the seminar would be available for those who cannot attend.

Mr. Doyle stated we will be showing examples of tools that can be used such as web-based GIS, visualizations to make data more understandable and traffic data using micro simulations. He added we can show ways to communicate using SharePoint, Dropbox and others. We could also show ways to use digital technology instead of paper.

Mr. Watkins stated we are looking for ideas for training seminars. The Executive Committee suggested energy. Mr. Wilkin stated his local board thinks that having Wi-Fi has them worried about being hacked.

8. SPECIAL TOPICS DISCUSSION

Mr. Doyle stated we are involved in discussions with various energy transmission proposals on both sides of the river, as well as the new rate zone for the Hudson Valley. Energy and Climate Change are the challenge of the next 10 years. What we do now will be transformative of where we will be in 10 yrs. Mr. Doyle asked the board to think about how being an "Energy Smart" community is reflected in that community's plans and practices.

9. NEW BUSINESS

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

10. ZONING REFERRALS – See Separate Zoning Minutes

11. ADJOURNMENT

Mr. Baden made a motion at 9:30PM to adjourn the meeting in honor of Town of Rochester's Sgt. Shawn Farrell. All were in favor.

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5/7/2014

Esopus

Referral Number **2014045** Received: 4/10/2014
Name: **Shirley Schmidt** Type of Referral: **Variance-Use**
Description: Variance to legalize two existing homes on a single lot.
Project Location: 538-542 Old Post Road
Recommendation: **Advisory Comments** Abstentions:
Motion: Watkins
Second: Konior
Vote: Yes No Recusals: Pecora

Esopus

Referral Number **2014050** Received: 4/23/2014
Name: **Schmidt Area Variance** Type of Referral: **Variance-Area**
Description: Legalize existing residence - needs rear and side yard variances
Project Location: 538-542 Old Post Road
Recommendation: **No County Impact** Abstentions:
Motion: Wilkin
Second: Konior
Vote: Yes No Recusals: Pecora

Esopus

Referral Number **2014051** Received: 4/18/2014
Name: **Christian Brothers** Type of Referral: **Subdivision**
Description: 2-lot subdivision 90 and 27 acres
Project Location: 1835 and 1850 U.S. Route 9W West Park
Recommendation: **Advisory Comments** Abstentions:
Motion: Watkins
Second: Konior
Vote: Yes No Recusals: Pecora

Esopus

Referral Number **2014052** Received: 4/16/2014
Name: **Scenic Hudson Esopus Meadows** Type of Referral: **Site Plan**
Description: Redevelop site damaged during Hurricane Irene - new 2,100 sq. ft. open air pavillion, parking modifications
Project Location: 257 River Road
Recommendation: **No County Impact** Abstentions:
Motion: Weitman
Second: Konior
Vote: Yes No Recusals: Pecora

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Gardiner

Referral Number **2014054** Received: 4/25/2014
Name: **Yard Owl Brewery** Type of Referral: **Special Permit**
Description: Establish brewery and tasting room in existing structure
Project Location: 2867 Route 44/55
Recommendation: **Required Modifications** Abstentions:
Motion: Baden
Second: Konior
Vote: Yes No Recusals:

Gardiner

Referral Number **2014055** Received: 4/25/2014
Name: **Aurora Properties** Type of Referral: **Site Plan**
Description: Construct mixed use building including 4,000 sq. ft office and four 2-bedroom apartments
Project Location: Second and Milk Street
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Konior
Vote: Yes No Recusals:

Gardiner

Referral Number **2014063** Received: 5/1/2014
Name: **Kenneth Phillips** Type of Referral: **Special Permit**
Description: Construct single family home and use existing residence as accessory apartment
Project Location: 14 Lyons Road
Recommendation: **No County Impact** Abstentions:
Motion: Andreassen
Second: Konior
Vote: Yes No Recusals:

Gardiner

Referral Number **2014066** Received: 4/25/2014
Name: **Yard Owl Brewery** Type of Referral: **Site Plan**
Description: Establish brewery and tasting room in existing structure
Project Location: 2867 Route 44/55
Recommendation: **Required Modifications** Abstentions:
Motion: Baden
Second: Konior
Vote: Yes No Recusals:

Kingston City

Referral Number **2014064** Received: 5/1/2014
Name: **61 Gross Street** Type of Referral: **Amend Zoning Map**
Description: Rezone from R-1 to R-6 for 3-family home
Project Location: 61 Gross Street
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Konior
Vote: Yes No Recusals: Swanzey

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Lloyd

Referral Number **2014046** Received: 4/10/2014
Name: **Local Law B of 2014** Type of Referral: **Amend Zoning Map**
Description: Rezone Parcels from R1 and TR-1/2 to GB
Project Location:
Recommendation: **Disapprove** Abstentions:
Motion: Baden
Second: Konior
Vote: Yes No Recusals: Brooks

Lloyd

Referral Number **2014053** Received: 4/23/2014
Name: **Local Law C of 2014** Type of Referral: **Amend Zoning Map**
Description: Rezone parcels along Route 9W from LB to GB
Project Location:
Recommendation: **Required Modifications** Abstentions:
Motion: Pecora
Second: Konior
Vote: Yes No Recusals: Brooks

Lloyd

Referral Number **2014062** Received: 4/23/2014
Name: **Local Law D of 2014** Type of Referral: **Amend Zoning Map**
Description: Rezone parcels from LB to R-1/2
Project Location:
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Konior
Vote: Yes No Recusals: Brooks

Marbletown

Referral Number **2014067** Received: 4/24/2014
Name: **Sharkey Site Plan Amendment** Type of Referral: **Site Plan**
Description: Adding deck and cupola to previously approved structure/site plan
Project Location: 4-8 Bruceville Road
Recommendation: **No County Impact** Abstentions:
Motion: Konior
Second: Baden
Vote: Yes No Recusals: Lovelett

Marlborough

Referral Number **2014049** Received: 4/15/2014
Name: **Copart Yard 24** Type of Referral: **Site Plan**
Description: Construct 80 x 100 office building. (Amend previously approved site plan)
Project Location: Riverview Drive
Recommendation: **Advisory Comments** Abstentions:
Motion: Konior
Second: Calimano
Vote: Yes No Recusals: Baker

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Shandaken

Referral Number **2014061** Received: 4/28/2014
Name: **Hanover Farms** Type of Referral: **Variance-Area**
Description: Variances from minimum lot size, side yard, accessory structure, front yard, and parking requirements
Project Location: 5200 Route 28 Mt. Tremper
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Pecora Recusals:
Vote: Yes No

Shawangunk

Referral Number **2014058** Received: 4/17/2014
Name: **Watchtower Sand and Gravel Mine** Type of Referral: **Site Plan**
Description: Continue and expand sand and gravel mining operation
Project Location: Birch Road
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Konior Recusals: Watkins
Vote: Yes No

Ulster

Referral Number **2014059** Received: 4/16/2014
Name: **MHMG-KM Kingston, LLC** Type of Referral: **Variance-Area**
Description: 46' sq. ft. variance for proposed monument style sign
Project Location: 1561 Ulster Avenue
Recommendation: **Disapprove** Abstentions:
Motion: Pecora
Second: Andreassen Recusals: Almquist
Vote: Yes No

Ulster

Referral Number **2014060** Received: 4/18/2014
Name: **Stage One Auto Expansion** Type of Referral: **Site Plan**
Description: Add gravel parking area for car sales
Project Location: 1789 Ulster Avenue
Recommendation: **Required Modifications** Abstentions:
Motion: Pecora
Second: Andreassen Recusals: Almquist
Vote: Yes No