

ULSTER COUNTY PLANNING BOARD

Minutes – August 5, 2015

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

The Executive Committee Did Not Meet

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

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

2. APPROVAL OF MINUTES

The July minutes were approved. Motion by Mr. Calimano, seconded by Mr. Lovelett. All were in favor.

3. FINANCIAL REPORT

Mr. Doyle stated a revenue of \$149,000 for the Transportation Council's work, was received from NYS for the 4th Quarter (State Fiscal Year). We had our budget meeting and as it stands now there were no significant questions from the County Executive's staff and only minor adjustments. Mr. Doyle stated we have a couple of contract extensions for the transportation council, we have chosen a consultant for the Human Services Coordination Plan. We have a couple studies in the capital budget –a stream management program study funded by DEP, as part of an Order of Consent, and a brownfields grant funded by NYS DOS. Mr. Doyle stated that we have contract negotiations ongoing for an expanded Safe Routes To School (SRTS) program, a budget proposal for "Code Yes", which is the transportation council's work on safe driver education, and are in the process of looking at a broadband study.

4. PUBLIC COMMENT

No Public Comment

5. COMMUNITY REPORT

Mr. Baden informed the board that Maurice Weitman, our rep for the Village of New Paltz, passed away recently. Mr. Doyle and a few members of the board shared memories of Mr. Weitman. Mr. Baden stated he thought it would be fitting to adjourn our meeting in Maurice's name.

Mr. Baden welcomed our new member from Village of Saugerties, Vincent McLaughlin.

Ms. Pecora stated that Scenic Hudson has come before the Town of Esopus planning board for a special permit and site plan on the old Somerset Development property for a park with trails. There is also a proposed reuse of the Callanan Property for preform cast cement for bridges and other structures.

Mr. Wilkin stated the Town of Plattekill received a state ruling that one place in Clintondale can have event weddings and it's covered under ag & markets law. He continued that last month the Town requested the Hurd farm in Modena come in for a partial site plan review for their Jumbo Jumper Air Pillow and Sand Mountain. State Ag & Markets guidelines on direct marketing state that if it is not a primary activity then it is considered part of the farm operation. Mr. Wilkin added that when doing a review it is hard to separate out the farm activities from the secondary activities.

Mr. Wilkin informed the board that the Plattekill ZBA overruled everything our board said on the Dunkin Donuts referral. Mr. Wilkin added that sometimes it's better to issue a Required Modification instead of a Disapproval due to municipal disposition.

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

Question about bus routes in Saugerties – bus shelter? Mr. Doyle stated he would get back on that.

Mr. Baden stated the Woodstock Animal Sanctuary got approval from the Town of Rochester in July and are in the process of moving to the old Camp Epworth site. They are planning a grand opening for Sept 1st.

6. COMMUNICATIONS

Mr. Doyle noted that Hudsonia is presenting a Resource Assessment training at NYS Department of Environmental Conservation Region 3 Office in New Paltz on September 10-12. \$55 fee.

Ms. Pecora stated that NYS DEC is sponsoring a training on dams and removal options on September 2nd at the New Paltz student union building. She offered to forward the information to Mr. Doyle.

7. OLD BUSINESS

Mr. Doyle informed the board that we are arranging a seminar for Transportation and Complete Streets and plan to bring in someone from Creighton Manning to present. The date will be Wednesday, October 14th at SUNY Ulster from 7:00-9:30pm.

Mr. Doyle stated that the transportation staff and consultants are finishing up Long Range Transportation Plan entitled, "Rethinking Transportation for the 21st Century." The plan needs to be adopted by council by the end of September. A Public Hearing has been scheduled for the 20th of August and will be held in either Kingston or New Paltz.

Mr. Doyle noted that staff has been doing more outreach than in the past. Brian Slack and he were at the farmer's market in Kingston with a Building a Better Broadway booth. We have been doing a study for 13 months and have come back to a preferred alternative. We will be holding a public meeting at UPAC tomorrow night. Mr. Doyle stated that the study was designed to find a safer, more efficient, bike and pedestrian friendly, economic development alternative for the Broadway corridor. The study should be done by the end of the month. Mr. Doyle stated that the City has a design consultant and \$4 million to implement and should start construction by 2017.

Finishing up Finding Rosendale, which is a capacity/wayfinding study in Rosendale. They are applying for grants on this CFA round for wayfinding signage. We are trying to do our studies so the communities have enough information to apply for grants.

Mr. Doyle stated that we will have a kick-off meeting for the Hudson Valley Rail Trail Phase 4 in the Town of Lloyd in the next 2 weeks. The contracts just got signed for approximately \$1.8 million.

Mr. Doyle stated that we have consultants looking at alternatives to get from Schwenk Drive in Kingston to the Hurley parking lot on Route 209. We are looking at an environmental scan of two routes: the U&D corridor or the old O&W corridor, to see which way they are going to go. We expect to have the initial design scan done by end of 2015 and decide which alternative works better and then begin design work. With construction beginning in 2017.

The county has completed negotiations and signed a contract with NYC for \$2.5 million. We have had discussions with the City on the section of trail that runs on DEP property in Shokan. We have submitted an invoice for the Ashokan rail trail for \$1million.

Mr. Doyle stated that the Kingston SUNY Ulster Center (former Sophie Finn school) had a ribbon cutting on the 18th or 19th and the college is moving in soon. Mr. Doyle added that he has been in the building and this vision has turned out very well.

Mr. Doyle stated the Kingston Lace Mill is having an Open House/Block Party on August 14th from 1:00-5:00pm.

Ms. Pecora asked about plans/studies done on Washington Ave design. Mr. Doyle answered that we have had 2 sets of plans on Washington Ave: one from the traffic circle to the Esopus Creek, which was supposed to be a round-about at Sawkill Rd. Mr. Doyle added that will probably not happen as we have not seen as much traffic growth as proposed. The other study was at the intersection of the five corners by Greenkill Avenue, where a round-about was also proposed. He added that we are seeing movement in switching the directions of Fair and Wall Street.

8. SPECIAL TOPICS DISCUSSION

Mr. Doyle stated that Mr. White will come and give a trail update, but he has been extremely busy.

Mr. Doyle discussed fair housing practices and people being housing cost burdened. He noted an increasing level of effort at the federal level – exercising responsibility to provide for fair housing. Mr. Doyle noted that when reviewing rental housing the focus should lie at 60% of median income level or below, whereas most communities focus at the 100% level.

9. NEW BUSINESS

a. Environmental Notice Bulletin & Grant Opportunities

Mr. Doyle noted that Callanan's was listed in the ENB regarding an initial taking for 10 million gallons of water per day. Mr. Doyle noted that he has been contacted by various environmental groups. Initial permits in the 5 years before 2012 were based on water taken up to the maximum amount you could prove. New rule change for water withdrawal takings since 2012 stated that any withdrawal needed a permit.

10. ZONING REFERRALS – See Separate Zoning Minutes

11. ADJOURNMENT

Chairman Baden informed the board that Bob Kalb was resigning and he thanked Mr. Kalb for his service.

**The meeting adjourned at 8:50PM in memory of Maurice Weitman.
Motion by Mr. Watkins, seconded by Ms. Pecora. All were in favor.**

Ulster County Planning Board Minutes



8/5/2015

Esopus

Referral Number **2015072** Received: 7/17/2015
Name: **Hayes Carport** Type of Referral: **Variance-Area**
Description: Car Port in Front Yard Setback
Project Location: 677 Broadway/Route 9W, Ulster Park
Recommendation: **No County Impact** Abstentions:
Motion: Watkins
Second: Kalb
Vote: Yes No Recusals:

Esopus

Referral Number **2015073** Received: 7/17/2015
Name: **Dotson Garage** Type of Referral: **Variance-Area**
Description: Height, front yard, and side yard variance to construct a garage
Project Location: 103 E. Main Street Port Ewen
Recommendation: **No County Impact** Abstentions:
Motion: Watkins
Second: Calimano
Vote: Yes No Recusals:

Esopus

Referral Number **2015074** Received: 7/17/2015
Name: **Scenic Hudson** Type of Referral: **Special Permit**
Description: Develop parking area, trail access, viewing benches on former residential lot
Project Location: 132 River Rd/CR-81 Ulster Park
Recommendation: **No County Impact** Abstentions:
Motion: Brooks
Second: Calimano
Vote: Yes No Recusals: Pecora

Esopus

Referral Number **2015075** Received: 7/17/2015
Name: **Scenic Hudson** Type of Referral: **Site Plan**
Description: Develop parking area, trail access, viewing benches on former residential lot
Project Location: 132 River Rd/CR-81 Ulster Park
Recommendation: **Advisory Comments** Abstentions:
Motion: Brooks
Second: Calimano
Vote: Yes No Recusals: Pecora

~Ulster County Planning Board Minutes~

Esopus

Referral Number **2015076** Received: 7/20/2015
Name: **Craft Breweries** Type of Referral: **Amend Zoning Statute**
Description: Add Craft breweries, farm distilleries, and farm wineries to use table as specially permitted uses
Project Location: R-40 and Comemrcial districts
Recommendation: **No County Impact** Abstentions:
Motion: McLaughlin
Second: Markowitz
Vote: Yes No Recusals: Pecora

Gardiner

Referral Number **2015078** Received: 8/3/2015
Name: **Millbrook Family Farms** Type of Referral: **Subdivision**
Description: 2-Lot Subdivision (91 and 93 acres)
Project Location: 2901 Route 44/55
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Calimano
Vote: Yes No Recusals:

New Paltz Town

Referral Number **2015079** Received: 7/23/2015
Name: **Bloom Site Plan** Type of Referral: **Site Plan**
Description: Convert existing single family home to Landscape Design Firm
Project Location: 25 North Ohioville Rd
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Andreassen
Vote: Yes No Recusals: Calimano

Rochester

Referral Number **2015080** Received: 7/27/2015
Name: **Beach Automotive** Type of Referral: **Special Permit**
Description: Expansion to allow for additional used car sales display
Project Location: 5754 Route 209 Kerhonkson
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Kalb
Vote: Yes No Recusals: Baden

Ulster

Referral Number **2015077** Received: 7/20/2015
Name: **Adams Fairacre Farms** Type of Referral: **Site Plan**
Description: 2,200 sq ft addition to existing grocery store, parking expansion
Project Location: 1560 Ulster Avenue
Recommendation: **Required Modifications** Abstentions:
Motion: Calimano
Second: Pecora
Vote: Yes No Recusals:

~Ulster County Planning Board Minutes~

Ulster

Referral Number **2015083** Received: 8/3/2015
Name: **Star Gas** Type of Referral: **Site Plan**
Description: 5,000 sq. ft. steel office building with 2-bay garage
Project Location: 33 Ulster Landing Rd
Recommendation: **Required Modifications** Abstentions:
Motion: Pecora
Second: Markowitz
Vote: Yes No Recusals:

Wawarsing

Referral Number **2015081** Received: 6/19/2015
Name: **WH-1/2 Transmission Line Rebuild** Type of Referral: **Site Plan**
Description: Rebuilding and upgrading of existing 69 kv electric transmission line for 9.01 miles from Honk Falls on Ulster Co/ Sull
Project Location: Route 55 - Ulster Co/Sullivan County border
Recommendation: **Required Modifications** Abstentions:
Motion: Pecora
Second: Andreassen
Vote: Yes No Recusals: Calimano

Wawarsing

Referral Number **2015082** Received: 7/24/2015
Name: **Stewarts Shops #245** Type of Referral: **Site Plan**
Description: 936 sq. ft. addition to rear of existing and site upgrades
Project Location: 6331 US Route 209
Recommendation: **Required Modifications** Abstentions:
Motion: Pecora
Second: Andreassen
Vote: Yes No Recusals: