

ULSTER COUNTY PLANNING BOARD
Minutes - January 6, 2016

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

The Executive Committee Met at 6:00 PM

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

- 1. ROLL CALL – Present:** K. Hudson, D. Whitaker, J. Konior, P. Brooks, K. Lovelett, C. Lanzetta, M. Calimano, D. Boggess, T. Wilkin, M. Baden, J. Brown, P. Andreassen, K. Holmquist, M. Watkins, F. Almquist, V. Markowitz, D. Gilmour, G. Swanzey, D. Doyle, R. Leibowitz, B. Samuelson **Absent:** E. Cafaro, R. Kinnin **Excused:** M. Vaia, R. Pecora, M. Rudikoff, V. McLaughlin **Guests:** William Murray (proposed member, Village of New Paltz)

2. APPROVAL OF MINUTES

Chairman Baden asked that the Town of Wawarsing Referral 2015-152 be corrected to show 2 members voted “No”; Mr. Watkins & Mr. Brooks.

Motion to approve minutes as amended made by Mr. Watkins, seconded by Mr. Konior. All were in favor.

3. FINANCIAL REPORT

Mr. Doyle stated that we have encumbered funding for projects that began in 2015 and carry into 2016, mostly for transportation projects. We also have money in the budget for the Ellenville Million project, which the Development Corporation will administer. Mr. Doyle noted that we also have a number of studies beginning this year and are working on four trail projects and finishing up the STRIVE project.

4. PUBLIC COMMENT

No Public Comment

5. COMMUNITY REPORT

Mr. Watkins commended the staff for getting the work done and thanked them for their efforts.

Mr. Doyle informed the board that our Principal Transportation Planner, Brian Slack has a new daughter – Sylvia Louise Slack.

Mr. Baden asked the board to verify and/or update their contact information.

Mr. Lovelett stated the Town of Marbletown moved their offices to the new Town Hall that they will share with the Town of Rosendale and one other tenant in the old elementary school in Cottekill.

Mr. Baden stated that the Town of Rochester’s Planning Board passed the Crested Hen Farm event project by a 5 to 2 vote at the last meeting. He added that this is an example of how a party that is energized against a project can use social media and letter writing to get their opinions expressed.

Mr. Andreassen stated the Town of Saugerties received \$500,000 for an animal shelter from Mary Bradford's estate.

Ms. Hudson made note of a local law from Gardiner on the zoning agenda and added that the local planning board was asked to consider this law, but it was withdrawn due to some confusion, and now another law was being proposed for review. She added that the planning board believes the solar farm is still a consideration.

Mr. Swanzey said City of Kingston's work on Brownfield Opportunity Area (BOA) has been completed and adopted by the Common Council. It includes 192 acres on Rondout waterfront, has been through the entire process and a plan is on the web. The final step is to designate as a BOA by Department of State. The former site of Millen's Scrapyard, who moved to town of Ulster, is being remediated and will be available for some public use. The Central Hudson site on the waterfront will also be having a lot of work done. Mr. Doyle asked him about the former site of the Noah Hotel noting it had significant potential. Mr. Swanzey noted that there have been good conversations about strategic siting for that property.

Ms. Hudson stated that DEP came to Gardiner to talk about the Catskill Aqueduct projects. They are in the process of doing an Environmental Impact Statement. They will be chlorinating the water in the aqueduct and there are concerns about leaks effecting the natural environment that will need to be addressed.

6. COMMUNICATIONS

Mr. Baden stated that a list of meeting dates for 2016 is in the folder. He also noted that we have received an exception agreement from the Town of Rosendale ZBA.

Mr. Doyle made note that the Involved & Interested Agencies Notice for Belleayre Mountain Ski Center Unit Management Plan/The Modified Belleayre Resort at Catskill Park was received.

7. OLD BUSINESS

Mr. Doyle stated the board is aware of the Pilgrim pipeline proposal, which runs thru UC to NJ. There has been an announcement of co-lead agency, with both DEP & NYS Thruway Auth. The county objected to the Thruway Authority being lead agency – there are no objections to the co-lead agency. Rationale is that the 2 state agencies can work together with their expertise, each having separate jurisdictional concerns. Mr. Doyle added that this could be a lesson to municipalities of having co-lead agencies as a way of moving forward.

8. SPECIAL TOPICS DISCUSSION

No Special topics

9. NEW BUSINESS

- a. **2016 Board Meetings** – Chairman Baden informed the board that we have discussed holding our regular meeting at other communities in the county. He stated if anyone would like to host our meeting in their community to let him or Mr. Doyle know. Alternatively, Mr. Doyle and a few board members could go to local meetings and talk about what our board does to help promote understanding and foster communication. Mr. Watkins said he would be

interested in doing that. Mr. Baden asked board members to send their local meeting dates. Mr. Leibowitz offered to send out his list for the board to update.

b. Winter 2016 Planning Seminar

Chairman Baden proposed the board taking more of a role with regard to training. He suggested the board set up a training committee at the next meeting, which will meet via email and maybe once or twice in person. The committee could come up with ideas for county sponsored seminars, maintain a list of trainings they hear about from other organizations during the year and distribute the list once a month. Mr. Baden added that training is important and he would like the board to be more actively involved. Mr. Baden stated that every UCPB meeting counts as 15 minutes of training, which his local town board accepts, but members need to confirm this with their own boards. Mr. Wilkin suggested asking local boards what they would be interested in as a topic. Mr. Baden stated that Pace offered training on zoning for solar. He added that it was excellent, he's reached out to see what was needed to schedule them and he would like this to be one of our sponsored trainings. Mr. Andreassen volunteered for the committee. He added that he believed it would be best, in regard to our board members attending other board's meetings, for us to initiate a request to the municipalities. There was some discussion amongst several members that their communities would probably not send out an invitation. Chairman Baden offered to draft a letter to send out.

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

10. ZONING REFERRALS – *See Separate Zoning Minutes*

11. ADJOURNMENT

The meeting adjourned at 9:45 PM

Ulster County Planning Board Minutes



1/6/2016

Esopus

Referral Number **2016001** Received: 12/7/2015
Name: **Staccio** Type of Referral: **Variance-Area**
Description: Access to landlocked (zero frontage) parcels
Project Location: 81 Union Center Rd
Recommendation: **Advisory Comments** Abstentions:
Motion: Andreassen
Second: Konior
Vote: Yes 18 No 0
Recusals:

Esopus

Referral Number **2016002** Received: 12/14/2015
Name: **Escapes Realty, LLC** Type of Referral: **Subdivision**
Description: Separate out Lot 4 to dedicate road to Town and Create Lot 5
Project Location: 183-192 Martin Sweedish Rd
Recommendation: **No County Impact** Abstentions:
Motion: Andreassen
Second: Konior
Vote: Yes 18 No 0
Recusals:

Esopus

Referral Number **2016003** Received: 12/14/2015
Name: **Barron Subdivision** Type of Referral: **Subdivision**
Description: 2-lot subdivision off estate parcel for two existing structures
Project Location: Lamont Land and Appletree Drive
Recommendation: **No County Impact** Abstentions:
Motion: Andreassen
Second: Konior
Vote: Yes 18 No 0
Recusals:

Gardiner

Referral Number **2016004** Received: 12/17/2015
Name: **Local Law #1 of 2015** Type of Referral: **Other Special Authorization**
Description: A Local Law Reducing the Membership of the Open Space Commission due to quorum issues.
Project Location:
Recommendation: **No County Impact** Abstentions:
Motion: Andreassen
Second: Konior
Vote: Yes 17 No 0
Recusals: Hudson

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Marlborough

Referral Number **2016005** Received: 12/11/2015
Name: **1417 Route 9W - Gas Service Mart** Type of Referral: **Special Permit**
Description: Allow gas station with convenience store and Dunkin Donuts w/ drive thru
Project Location: 1417 Route 9W
Recommendation: **Required Modifications** Abstentions:
Motion: Andreassen
Second: Watkins
Vote: Yes **16** No **1** Recusals: Lanzetta
 No: Brown

Marlborough

Referral Number **2016006** Received: 12/11/2015
Name: **1417 Route 9W - Gas Service Mart** Type of Referral: **Site Plan**
Description: Construct Gas Station with canopy, convenience store and Dunkin Donuts with drive-thru
Project Location: 1417 Route 9W
Recommendation: **Required Modifications** Abstentions:
Motion: Andreassen
Second: Watkins
Vote: Yes **16** No **1** Recusals: Lanzetta
 No: Brown

New Paltz Town

Referral Number **2016007** Received: 12/17/2015
Name: **Schain Office Building** Type of Referral: **Site Plan**
Description: Two-story expansion of existing office building
Project Location: 70 N. Putt Corners Rd
Recommendation: **Required Modifications** Abstentions:
Motion: Andreassen
Second: Konior
Vote: Yes **17** No **0** Recusals: Calimano

Plattekill

Referral Number **2016008** Received: 12/17/2015
Name: **Greater Hudson Valley Family Health** Type of Referral: **Site Plan**
Description: Construct one-story 3,510 sq. ft. medical office building
Project Location: 24 Old Firehouse Rd
Recommendation: **Required Modifications** Abstentions:
Motion: Andreassen
Second: Konior
Vote: Yes **17** No **0** Recusals: Wilkin

Rosendale

Referral Number **2016019** Received: 12/30/2015
Name: **Gerard Swarhout** Type of Referral: **Variance-Use**
Description: Use vacant parcel for storage of bluestone
Project Location: 311 Whiteport Rd
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Konior
Vote: Yes **17** No **0** Recusals: Brown

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Saugerties Town

Referral Number	2016014	Received:	12/24/2015
Name:	Saugerties NY Development, LP	Type of Referral:	Subdivision
Description:	Subdivision for commercial development		
Project Location:	Augusta Savage Road		
Recommendation:	No County Impact	Abstentions:	
Motion:	Watkins	Recusals:	Andreassen
Second:	Calimano		
Vote:	Yes <input type="checkbox" value="17"/> No <input type="checkbox" value="0"/>		

Saugerties Town

Referral Number	2016015	Received:	12/24/2015
Name:	Saugerties NY Development, LP	Type of Referral:	Site Plan
Description:	86-unit hotel and 4,000 square foot restaurant		
Project Location:	Augusta Savage Road		
Recommendation:	Required Modifications	Abstentions:	
Motion:	Watkins	Recusals:	Andreassen
Second:	Calimano		
Vote:	Yes <input type="checkbox" value="17"/> No <input type="checkbox" value="0"/>		

Shandaken

Referral Number	2016016	Received:	12/23/2015
Name:	Glass Mountain Inn	Type of Referral:	Variance-Area
Description:	Existing single family home - accessory apartments (2) as short-term vacation rentals. Requires 100 feet from all lot li		
Project Location:	108 Route 214		
Recommendation:	Required Modifications	Abstentions:	
Motion:	Lovelett	Recusals:	
Second:	Watkins		
Vote:	Yes <input type="checkbox" value="18"/> No <input type="checkbox" value="0"/>		

Shawangunk

Referral Number	2016018	Received:	12/8/2015
Name:	ICCL, LLC 5-lot cluster subdivision	Type of Referral:	Subdivision
Description:	5-lot cluster subdivision		
Project Location:	Southerly intersection of Route 300 and Plains Rd		
Recommendation:	Required Modifications	Abstentions:	
Motion:	Calimano	Recusals:	Watkins
Second:	Lovelett		
Vote:	Yes <input type="checkbox" value="17"/> No <input type="checkbox" value="0"/>		

Ulster

Referral Number	2016009	Received:	12/17/2015
Name:	Cross Point Fellowship	Type of Referral:	Site Plan
Description:	Convert former manufacturing building for use as a house of worship.		
Project Location:	459 Hurley Avenue		
Recommendation:	Required Modifications	Abstentions:	
Motion:	Calimano	Recusals:	Almquist
Second:	Konior		
Vote:	Yes <input type="checkbox" value="17"/> No <input type="checkbox" value="0"/>		

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Wawarsing

Referral Number **2016012** Received: 12/24/2015
Name: **Chaviva Properties, LLC** Type of Referral: **Special Permit**
Description: Summer camp expansion and construction of 3 bunk houses, revised stormwater treatment facilities
Project Location: 1106 Ulster Heights Rd
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Lovelett
Vote: Yes No Recusals:

Wawarsing

Referral Number **2016013** Received: 12/24/2015
Name: **Chaviva Properties, LLC** Type of Referral: **Site Plan**
Description: Summer camp expansion and construction of 3 bunk houses, revised stormwater treatment facilities
Project Location: 1106 Ulster Heights Rd
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Lovelett
Vote: Yes No Recusals:

Woodstock

Referral Number **2016010** Received: 12/2/2015
Name: **Woodstock Guild of Craftsmen** Type of Referral: **Variance-Area**
Description: 25 sq ft sign variance for banner
Project Location: 34 Tinker St
Recommendation: **No County Impact** Abstentions:
Motion: Andreassen
Second: Konior
Vote: Yes No Recusals:

Woodstock

Referral Number **2016011** Received: 12/15/2015
Name: **Screen Room** Type of Referral: **Variance-Area**
Description: Construct 14 x 20 sq ft screened in room in front yard
Project Location: 373 Chestnut Hill Rd
Recommendation: **No County Impact** Abstentions:
Motion: Lovelett
Second: Konior
Vote: Yes No Recusals:

Woodstock

Referral Number **2016017** Received: 12/28/2015
Name: **Station Bar and Curio** Type of Referral: **Site Plan**
Description: Site plan amendments to existing structure and parking area
Project Location: 97-101 Tinker St
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Holmquist
Vote: Yes No Recusals: