

ULSTER COUNTY PLANNING BOARD
Minutes – July 6, 2016

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

The Executive Committee Met at 6:30PM

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

- 1. ROLL CALL - Present:** J. Leverich, R. Pecora, J. Konior, K. Lovelett, M. Calimano, D. Boggess, T. Wilkin, M. Baden, J. Brown, P. Andreassen, K. Holmquist, M. Watkins, F. Almquist, V. Markowitz, M. Rudikoff, W. Murray, V. McLaughlin, D. Doyle, R. Leibowitz, B. Samuelson
Absent: E. Cafaro, R. Kinnin, S. Cahill
Excused: K. Hudson, D. Whitaker, P. Brooks, C. Lanzetta
Guests: Rob Hlavaty, Tom Hogan, Pauline Leverich, Chris Beall, John Eickman, Penelope Milford, Steven Samuels, Michelle Aizenstet, Tim Allred

2. APPROVAL OF MINUTES

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

3. FINANCIAL REPORT

Mr. Doyle stated we continue to carry a balance under Professional Services for Transportation Council related studies. We continue to work with the County Executive's office on the 2017 budget and 2017 Capital Program. Mr. Doyle stated he would get the Capital Program to the Board for review once it is ready, typically in October. Mr. McLaughlin asked if the Exec has hinted as to the budget. Mr. Doyle stated the Exec has asked for a zero increase budget.

Chairman Baden introduced our newest member, Jim Leverich, representing the Town of Denning.

4. PUBLIC COMMENT

Chairman Baden made note of the large audience in attendance this evening and asked that guests be concise with their comments and not repeat what others say. He also asked guests to sign in for the record.

Michelle Eisenstat of Saugerties spoke about the Struzzieri marina project (Lynch Marina) on Ferry St that she and other residents of the area were concerned with. Especially noise and traffic issues as stated in several letters and emails to UCPB. She stated was not sure the local board was sufficiently addressing the issues asked the county board to be more rigorous with its review.

Penelope Milford of Saugerties, from the neighborhood of the proposed project, agreed with Ms. Eisenstat's comments. She added she was concerned with how the local laws deal with permitting issues, specifically flood plain permits. She also felt the proper procedure was not being followed. Ms. Eisenstat was also concerned with the intersection at 9W, which she felt was a safety issue.

Someone asked if it was a permitted use in that zone. Chairman Baden stated we would get to that during the review. Ms. Milford said she looked into it and the only

permitted use other than a marina is a restaurant. She added there were no facilities for a restaurant or marina submitted on the site plan.

Lanny Walter from Saugerties noted that Mr. Leibowitz told him previously that our board might not have jurisdiction over the Struzzi property, which, he said, was regrettable. He noted the Esopus creek as a recreation area, which he felt was important to the community and might warrant county jurisdiction (as a park). Mr. Baden noted the receipt of Mr. Walter's letter and stated our board will be discussing the application during the referral.

5. COMMUNITY REPORT

Mr. Holmquist stated he was invited to join the Governor's motorcycle ride of about 150 people that started in Windham and went to Hunter, Woodstock Harley and on to Belleayre for lunch with persons from Empire State Development Corp., NYSDEC, NYCDEP and others. The ride ended in Roscoe, NY. And Mr. Holmquist stated he rode about 250 miles in total.

Mr. McLaughlin stated Central Hudson is doing a relining project repairing gas lines on multiple streets in Village of Saugerties. Several streets are also being repaved.

Mr. Calimano stated the New Paltz bridge project is going smoothly and doesn't seem to affect traffic too much. Mr. Doyle stated the Planning Department had a significant role in that bridge project relative to the Design Committee He added that the temporary bridge should be in by early next week and opened in August.

Mr. Watkins stated that all around the county and state there are roads closed and he added that it was good to see infrastructure getting repaired.

Chairman Baden made note of the NYPF annual summer school training. He also received an email about an online training on Wednesday on new building code recommendations for solar scheduled to take place beginning in November that he offered to share with the Board.

Mr. Rudikoff stated the Town of Woodstock Planning Board had a 2-hr presentation from Cornell Cooperative Ext on floodplains. He felt the board members got a lot out of the information and he said he'd spread the word to our board.

Mr. Watkins invited representatives from the county planning board to talk to the Shawangunk Planning Board. He noted they usually meet first Tuesday of the month.

6. COMMUNICATIONS

Mr. Doyle informed the Board that Cypress Creek Renewables will be holding an Open House on Tuesday, July 12th at Best Western in Kingston from 6:30-8:30.

Mr. Doyle made note of the City of Kingston Lead Agency request for the Irish Cultural Center. He noted the project has raised concern from neighbors as to scale.

Mr. Doyle noted that Fitz Bluestone Co has been listed on the National Register – it is located next to marina on Abeel St in Kingston.

Mr. Doyle made note of letters received in regard to the Lynch Marina (Struzzi property) in Saugerties.

Mr. Doyle made note of the Meinecke 2-lot subdivision in Wawarsing that will be reviewed on this evening's agenda.

7. OLD BUSINESS

a. Governmental Immunity from Zoning Laws (f)

Mr. Doyle stated this case was discussed in NYS Zoning Law of what constitutes governmental uses as to being immune from local zoning statutes.

8. SPECIAL TOPICS DISCUSSION

Mr. Doyle stated we continue to look at New Paltz bridge replacement project and Mr. Watkins mentioned other projects that are ongoing. Mr. Doyle noted the UCTC adopted the new 2017-2020 Transportation Improvement Program that includes approximately \$20 million in local projects over five years.

Mr. Doyle stated we are currently working on trails:

- Extending the Hudson Valley Rail Trail out of Lloyd for another 2 miles,
- Beginning a design process for the Kingston Rail Trail for a connection on Washington Avenue that runs to Route 209 in Hurley,
- We have begun design on the 11-mile trail system along the Ashokan Reservoir on the old U&D corridor.

Mr. Boggess asked if neighbors will be contacted during the design process. Mr. Doyle stated we have some security and adjacency issues to deal with and we will be holding public meetings.

9. NEW BUSINESS

a. **2015 Rental Housing Survey**

Mr. Samuelson stated the Housing Survey is on the web. The Village of New Paltz and areas near it are the most expensive in Ulster County, and also have more vacancies. Advertised housing for Kingston on Craigslist makes note that properties are in or close to Uptown. Although, he added, some addresses were on the other side of the city. Highland and Lloyd have brokers advertising more expensive housing as being close to Metro North. Mr. Wilkin asked if it was broken down by region. Mr. Samuelson stated the data was broken down by towns. Vacancy rates are at 2.92%. Mr. Doyle noted a healthy rate is about 5.0%. Mr. Samuelson noted that certain pockets of the county have high rents giving High Falls as an example.

Mr. Baden asked if staff would make copies of the 2015 Rental Housing Survey or e-mail the document to the Board.

Mr. McLaughlin informed the board of an online newspaper article that stated the RUPCO project off Broadway had its state aid halted. Mr. Doyle clarified the low income housing grant was simply not awarded, which, he added seemed to be a trend in the county.

Mr. Doyle stated the Downtown Revitalization initiative with \$10 million available for one Main Street in 10 economic regions. In Ulster County, New Paltz and the City of Kingston (who was in the top 7 of 15 applications) applied, but it was awarded to the City of Middletown.

b. Environmental Notice Bulletin & Grant Opportunities

Mr. Doyle made note of Consolidated Funding Applications (CFAs), which our Economic Development people are continuing to work with municipalities and private businesses (over 50), assisting them through process. Mr. Doyle suggested if anyone has a CFA application, to reach out to Suzanne Holt, Director of the Office of Economic Development. Applications are due July 29th.

10. ZONING REFERRALS – *See Separate Zoning Minutes*

11. ADJOURNMENT

The meeting adjourned at 9:15PM. All were in favor.

Ulster County Planning Board Minutes



7/6/2016

Denning

Referral Number **2016137** Received: 6/27/2016
Name: **Solar Project** Type of Referral: **Special Permit**
Description: Solar area to serve Frost Valley YMCA
Project Location: 2000 Frost Valley Rd, Claryville
Recommendation: **No County Impact** Abstentions:
Motion: Watkins
Second: Konior
Vote: Yes **16** No **0** Recusals: Leverich

Denning

Referral Number **2016138** Received: 6/27/2016
Name: **Solar Project** Type of Referral: **Site Plan**
Description: Solar area to serve Frost Valley YMCA
Project Location: 2000 Frost Valley Rd, Claryville
Recommendation: **No County Impact** Abstentions:
Motion: Watkins
Second: Konior
Vote: Yes **16** No **0** Recusals: Leverich

Hurley

Referral Number **2016124** Received: 6/14/2016
Name: **Bonestell** Type of Referral: **Site Plan**
Description: Replace existing manufactured home with new subject to visual assessment review
Project Location: 101 Canary Hill Rd
Recommendation: **No County Impact** Abstentions:
Motion: Andreassen
Second: Konior
Vote: Yes **17** No **0** Recusals:

Plattekill

Referral Number **2016125** Received: 6/1/2016
Name: **Hudson Valley Flyers Club Inc.** Type of Referral: **Site Plan**
Description: Expansion of existing airport - Construct seven airplane hangers, storage shed, and pavillion (2,000 sq. ft.)
Project Location: 156 Freetown Highway
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Konior
Vote: Yes **16** No **0** Recusals: Wilkin

~Ulster County Planning Board Minutes~

Rochester

Referral Number **2016126** Received: 6/2/2016
Name: **Local Law #3 of 2016** Type of Referral: **Amend Zoning Statute**
Description: Regulation of Solar Energy Uses
Project Location: Townwide
Recommendation: **Advisory Comments** Abstentions:
Motion: Andreassen
Second: Konior Recusals: Baden
Vote: Yes No

Rochester

Referral Number **2016132** Received: 6/20/2016
Name: **Ravenwood Farm Barn Space** Type of Referral: **Site Plan**
Description: Use existing barn for weekend farm stand for private farm fundraiser dinners
Project Location: 579 Samsonville Road/CR-3
Recommendation: **No County Impact** Abstentions:
Motion: Andreassen
Second: Konior Recusals: Baden
Vote: Yes No

Rosendale

Referral Number **2016139** Received: 6/27/2016
Name: **Aerostar Petroleum, Inc** Type of Referral: **Site Plan**
Description: Expand existing building by 2,250 square feet for office use
Project Location: 1149 Route 32
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Watkins Recusals: Brown
Vote: Yes No

Rosendale

Referral Number **2016140** Received: 6/27/2016
Name: **Arkansas Tom's Razorback BBQ** Type of Referral: **Special Permit**
Description: Permit to park food truck. Truck to remain mobile.
Project Location: 2039 Route 32
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Pecora Recusals: Brown
Vote: Yes No

Rosendale

Referral Number **2016141** Received: 6/27/2016
Name: **Hudson River Valley Resorts - Phase 1** Type of Referral: **Site Plan**
Description: Infrastructure Development Phase of Resort Project
Project Location: Off Binnewater Road/CR-7
Recommendation: **Required Modifications** Abstentions:
Motion: McLaughlin
Second: Pecora Recusals: Brown
Vote: Yes No

~Ulster County Planning Board Minutes~

Rosendale

Referral Number **2016142** Received: 6/27/2016
Name: **Pine Crest Self Storage** Type of Referral: **Site Plan**
Description: Site Plan Amendment Replace indoor tennis structure with self storages
Project Location: 658 Route 32
Recommendation: **Required Modifications** Abstentions:
Motion: Andreassen
Second: Konior
Vote: Yes No Recusals: McLaughlin

Saugerties Town

Referral Number **2016143** Received: 6/29/2016
Name: **Churchland Project** Type of Referral: **Variance-Use**
Description: Type Commercial Telecommunications Facility - 135' cell tower. Only allowed in "I" and "OLI" zoning districts
Project Location: 679 School House Road
Recommendation: **No County Impact** Abstentions:
Motion: McLaughlin
Second: Konior
Vote: Yes No Recusals: Andreassen

Saugerties Village

Referral Number **2016127** Received: 6/13/2016
Name: **2 Ferry Street** Type of Referral: **Special Permit**
Description: Renovate existing marina for use as marina/restraurant and banquet hall for special events
Project Location: 2 Ferry Street
Recommendation: **Advisory Comments** Abstentions:
Motion: McLaughlin
Second: Konior
Vote: Yes No Recusals:

Saugerties Village

Referral Number **2016128** Received: 6/13/2016
Name: **2 Ferry Street** Type of Referral: **Site Plan**
Description: Renovate existing marina for use as marina/restraurant and banquet hall for special events
Project Location: 2 Ferry Street
Recommendation: **Advisory Comments** Abstentions:
Motion: McLaughlin
Second: Konior
Vote: Yes No Recusals:

Shandaken

Referral Number **2016129** Received: 6/6/2016
Name: **Stapleton Variance** Type of Referral: **Variance-Area**
Description: Replacement of mobile home requires front yard, side-yard, and minimum lot size variances
Project Location: 8222 Route 28, Big Indian
Recommendation: **No County Impact** Abstentions:
Motion: Watkins
Second: Konior
Vote: Yes No Recusals:

~Ulster County Planning Board Minutes~

Shandaken

Referral Number **2016136** Received: 6/21/2016
Name: **Zirinsky - A.V.** Type of Referral: **Variance-Area**
Description: Minimum lot size variance as a result of lot-line change
Project Location: 794/800 Route 214
Recommendation: **No County Impact** Abstentions:
Motion: Holmquist
Second: Konior
Vote: Yes No Recusals:

Shawangunk

Referral Number **2016135** Received: 5/27/2016
Name: **Kolenovic** Type of Referral: **Variance Area**
Description: Convert single family home to 3-family home - Needs Area Variance
Project Location: 42 Schubert Drive
Recommendation: **Required Modifications** Abstentions:
Motion: Andreassen
Second: Konior
Vote: Yes No Recusals:

Ulster

Referral Number **2016130** Received: 6/15/2016
Name: **Stewart's** Type of Referral: **Site Plan**
Description: Renovate existing Stewart's Shop - Construct new 3,897 square foot convenience store with fuel pumps
Project Location: 1858-1872 Ulster Avenue (Route 9W)
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Konior
Vote: Yes No Recusals: Almquist

Wawarsing

Referral Number **2016133** Received: 6/20/2016
Name: **Greenfield Resorts** Type of Referral: **Subdivision**
Description: 91-unit conservation subdivision - Redevelopment of former Tamarack Lodge Site
Project Location: Route 52 Ellenville
Recommendation: **Required Modifications** Abstentions:
Motion: McLaughlin
Second: Konior
Vote: Yes No Recusals:

Woodstock

Referral Number **2016131** Received: 6/14/2016
Name: **Tannery Brook Real Estate, LLC** Type of Referral: **Variance-Area**
Description: Revised Application: Variance from 100 foot side and rear yard building setbacks, AV from 150 side and rear yard pa
Project Location: Waterfall Way
Recommendation: **No County Impact** Abstentions:
Motion: Andreassen
Second: Konior
Vote: Yes No Recusals: