

**ULSTER COUNTY PLANNING BOARD**  
***Minutes – January 3, 2018***

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

**The Executive Committee Met at 6:30 PM**

- 1. ROLL CALL – Present:** J. Leverich, R. Pecora, J. Konior, P. Brooks, K. Lovelett, H. Baker, M. Calimano, D. Boggess, T. Wilkin, M. Baden, J. Brown, R. Hlavaty, S. Spata, M. Watkins, V. Markowitz, M. Rudikoff, W. Murray, G. Gagliardi, D. Doyle, R. Leibowitz, B. Samuelson **Absent:** D. Whitaker, J. Bonavita-Goldman **Excused:** L. Geary, C. Lanzetta, F. Almquist, J. Winer  
**Guests:** Eric Will

**2. APPROVAL OF MINUTES**

The December minutes were approved. Motion by Ms. Pecora, seconded by Mr. Watkins. All were in favor.

**3. PUBLIC COMMENT**

No Public Comment

**4. EDUCATION & TRAINING OPPORTUNITIES**

Chairman Lovelett mentioned the 2017 attendance sheet showing 15 mins training credit for each meeting attended.

**5. COMMUNITY REPORTS**

Mr. Boggess stated the Town of Olive planning board was sued over lot line adjustment and the judge made the decision was in favor of the planning board.

Mr. Spata thanked Mr. Doyle for mentioning the Camoin report. He added that the Shandaken planning board has had discussions with representatives from Rail Explorers who explained how they have been meeting with DOT and their need for improvements for the parking lot, ticketing booth, restrooms, etc. on the Railroad Museum property. Mr. Spata noted that nothing has been submitted to the town for approval.

Mr. Wilkin stated the bridge over the Thruway, Route 32, re-opened mid-December noting that it is an improvement. He also gave credit to Mr. Doyle and the transportation staff for helping Plattekill understand how the process worked. Mr. Wilkin also stated that he went over the Wallkill bridge in Shawangunk and noted that you can no longer look down to see the river. Mr. Doyle explained the community chose historic parapets and railings, which are special concrete side panel forms, as well as a new sidewalk and the waterline was moved. The result was the new bridge is wider with higher walls. He added that the bridge is eligible for designation on the national register.

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

Mr. Brooks noted that the Highland public library having its grand opening on Sunday, January 28<sup>th</sup> from 3-5PM. He invited the board to attend.

Mr. Gagliardi, on behalf of the Town of Shandaken, informed the board that Catskill Thunder, the newest gondola at Belleayre Mountain, opened on Saturday.

Ms. Pecora noted that there are 13 vacancies for alternate members on the UCPB. Mr. Wilkin stated that Town of Plattekill will be making a recommendation for an alternate tonight. Mr. Watkins stated that Shawangunk was also working on membership, adding that every year he is nominated by the Town, but the paperwork is not submitted to the County. Mr. Doyle stated the Town board's minutes would be fine.

## 6. PLANNING BOARD REPORTS

### a. Chairperson Report

The Chairman circulated a contact information spreadsheet and asked that everyone please check their information, make any corrections and initial next to their name.

Mr. Lovelett mentioned that we achieved a quorum at every meeting in 2017.

Chairman Lovelett brought the 2018 meeting schedule to the Board's attention. July 4<sup>th</sup> coincides with our meeting date so we need to pick a different date. Mr. Leibowitz stated he would send out a poll via email.

### b. Committee Reports

No Report

Mr. Doyle noted there will be a workshop on January 31<sup>st</sup> at the Sr. Center in Saugerties presented by Milone & MacBroom. They will be sharing their knowledge about Plattekill Creek and Sawkill Creek. Mr. Doyle added this is not a strict training, but will provide information on flood-related issues.

Mr. Wilkin asked if there were any ideas for a Spring Planning Seminar. The Board had a discussion on potential training topics. A member suggested training for municipal board clerks. Mr. Doyle stated that Mr. Leibowitz could go to towns to provide municipal training on the Referral Guide for clerks and chairpersons. Mr. Samuelson stated Aaron Bennett from the Department of Environment, along with someone from Cornell, approached him about doing a flood related workshop. There was some consensus that this was a good topic. Mr. Doyle stated we would probably hold the first seminar in early April. Chairman Lovelett asked members to send any training suggestions to Mr. Baden.

## 7. PLANNING DEPARTMENT REPORTS

### a. Financial Report

All is well.

### b. Environmental Notice Bulletin & Grant Opportunities

Mr. Doyle stated the ENB indicates that Ulster County has the Ashokan Rail Trail out with respect to demolition of the section of rail at the Ashokan Reservoir on the NYC DEP property, adding that the County has finalized contracts with the demolition vendor.

c. Communications

Mr. Doyle urged those with communities within the watershed to consider that the new Filtration Avoidance Determination (FAD) is out. It has received attention from Riverkeeper as it continues to require a midterm update. Mr. Boggess mention he saw a map of the hamlet of Shokan that was pretty extensive. Mr. Doyle stated during a discussion with the State Health Department and DEP the concern of continuing to buy land and houses in the flood plain to not develop was shared as this leaves little opportunity to keep population within the watershed.

d. Director/Staff Reports

Mr. Doyle stated we are in the midst of doing a Countywide pre-nomination study for Brownfield Opportunity Area (BOA) locations. Mr. Leibowitz informed the Board that we have identified five areas in the County: one in the Rochester/Kerhonkson area, two in the Wawarsing/ Ellenville area, one in mid-town Kingston, and one in Saugerties in the Rte 212/I-87 area. The consultants are working on draft reports for the areas. Mr. Leibowitz stated we will be setting up public information sessions, getting input and then we will move onto the final report. Mr. Baden added that we are calling it the "Revitalization Program," as it has to do with underutilized areas of the County. Mr. Leibowitz stated this is basically a vehicle for targeting planned funding for those areas.

Mr. Doyle updated the Board of the current status of the Transportation Council's studies.

Mr. Doyle informed the Board that the County has received a grant for \$450,000 of Community Development Block Grant (CDBG) funding for a homeownership program that includes some rehabilitation. Mr. Doyle stated that over the past 7 years, we have leveraged approximately \$13 million in mortgage funding working with RUPCO.

Mr. Doyle stated that Office of Economic Development (OED) budget runs through the Planning Department's budget. He noted that there have been discussions with communities for adopting a new way of moving through the planning process using consensus. Mr. Doyle stated the OED continues to work on the Ellenville Million project, which should finish this year.

**8. SPECIAL TOPICS DISCUSSION**

Chairman Lovelett asked the Board if they were willing to make the start date of the meeting earlier in the evening. He stated Mr. Leibowitz will send out a poll to the Board to vote on a potential earlier meeting time.

**9. ZONING REFERRALS – *See Separate Zoning Minutes***

**10. ADJOURNMENT**

The meeting adjourned at 9:00 PM.

# Ulster County Planning Board Minutes



1/3/2018

## Hurley

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Referral Number **2018001** Received: 12/15/2017  
Name: **Coltrara/Weisberg Visual Assessment** Type of Referral: **Site Plan Review**  
Description: Construction of detached 2-car garage in the A-4 zone requiring visual assesment review  
Project Location: 253 Glenford-Wittenberg Road Glenford, NY  
Recommendation: **No County Impact** Abstentions:  
Motion: Pecora  
Second: Baden  
Vote: Yes  18 No  0  
Recusals:

## Marbletown

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Referral Number **2018008** Received: 1/3/2018  
Name: **Zajkowski Subdivision** Type of Referral: **Subdivision**  
Description: 4-lot subdivision for single family homes (1 existing)  
Project Location: 299-300 Vly-Atwood road  
Recommendation: **No County Impact** Abstentions:  
Motion: Pecora  
Second: Baden  
Vote: Yes  17 No  0  
Recusals: Lovelett

## Marlborough

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Referral Number **2018002** Received: 12/20/2017  
Name: **Grand Slam Auto** Type of Referral: **Site Plan Review**  
Description: Proposed used car sales business. New Septic and 880 sq. ft. sales office.  
Project Location: 1924 Route 9W Milton  
Recommendation: **Required Modifications** Abstentions:  
Motion: Wilkin  
Second: Pecora  
Vote: Yes  17 No  0  
Recusals: Baker

## New Paltz Town

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Referral Number **2018007** Received: 12/29/2017  
Name: **129 Plains Road** Type of Referral: **Subdivision**  
Description: 2-lot subdivision  
Project Location: 129 Plains Road  
Recommendation: **No County Impact** Abstentions:  
Motion: Pecora  
Second: Gagliardi  
Vote: Yes  18 No  0  
Recusals:

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## Rochester

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Referral Number **2018006** Received: 12/29/2017  
Name: **Feldman Winery** Type of Referral: **Area Variance**  
Description: Minimum lot size variance (1.58 acre) to allow for residence and winery on a 4.42 acre property.  
Project Location: 93 Kyserike Road Stone Ridge, NY  
Recommendation: **No County Impact** Abstentions:  
Motion: Wilkin  
Second: Brooks Recusals:  
Vote: Yes  No

## Saugerties Town

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Referral Number **2018003** Received: 12/26/2017  
Name: **Leading Edge Development** Type of Referral: **Site Plan Review**  
Description: 9,000 sq. ft. warehouse and office  
Project Location: 997 Kings Highway  
Recommendation: **Required Modifications** Abstentions:  
Motion: Wilkin  
Second: Calimano Recusals: Hlavaty  
Vote: Yes  No

## Shandaken

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Referral Number **2018004** Received: 12/7/2017  
Name: **Jeff Collins Stone Supply** Type of Referral: **Area Variance**  
Description: 25' front yard, 20' side yard, 154% increase in max open space coverage (site pre-existing)  
Project Location: 27-29 Riseley Road (off 28) Mt. Tremper  
Recommendation: **No County Impact** Abstentions:  
Motion: Pecora  
Second: Gagliardi Recusals:  
Vote: Yes  No

## Shawangunk

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Referral Number **2018005** Received: 12/12/2017  
Name: **Local Law #1 of 2017** Type of Referral: **Zoning Statute Amendment**  
Description: Solar Energy Systems Law - small and large scale facilities  
Project Location: Townwide  
Recommendation: **Advisory Comments** Abstentions:  
Motion: Baden  
Second: Wilkin Recusals: Watkins  
Vote: Yes  No

## Wawarsing

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Referral Number **2017205** Received: 11/29/2017  
Name: **Cano's Recycling** Type of Referral: **Site Plan Review**  
Description: Metal recycling facility (light industrial)  
Project Location: 1087 Ulster Heights Road  
Recommendation: **Required Modifications** Abstentions:  
Motion: Wilkin  
Second: Konior Recusals: Markowitz  
Vote: Yes  No  Watkins