

ULSTER COUNTY PLANNING BOARD

Minutes –April 2, 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, R. Sokolov, D. Whitaker, J. Konior, P. Brooks, K. Lovelett, H. Baker, M. Calimano, D. Boggess, T. Wilkin, C. Mallery, P. Andreassen, K. Holmquist, M. Watkins, F. Almquist, V. Markowitz, E. Cafaro, M. Weitman, G. Swanzey, D. Doyle, R. Leibowitz, B. Samuelson **Absent:** M. Rudikoff, R. Kinnin **Excused:** M. Baden, J. Brown **Guests:** Mike Vaia, John Furst

2. **APPROVAL OF MINUTES**

The March 5th minutes were approved. Motion by Mr. Konior, seconded by Mr. Markowitz.

3. **FINANCIAL REPORT**

Mr. Doyle stated we are in good shape financially. The County began implementing a new financial system on April 1st. He added that we may be constrained running the financial reports, as our records were kept in the old system, and the codes and line item numbers in the new system have changed. Mr. Doyle informed the Board that we are moving some of the Planning projects into the Capital Program. The reason for the move is that multi-year projects work better in the capital budget, rather than the annual budget. Mr. Doyle stated that next year's budget discussion begins in June. Our Transportation division's budget runs on the State fiscal year (April to April). Mr. Wilkin asked when the Board would be setting up the Capital Projects committee and suggested doing so in the next couple of months. Mr. Doyle explained that our Board is charged under the Charter with reviewing the capital projects. We normally do not have a lot of time to review the information. Chairman Watkins stated that he would like to have a committee focus on getting the review done in the time period allotted. Mr. Doyle stated the good news is the program elements do not change much year to year. Focusing on the changes will make it easier to make comments.

4. **PUBLIC COMMENT**

There was no public comment

5. **COMMUNITY REPORT**

Mr. Calimano stated the Town of New Paltz Planning Board has seen an application for a new resort to be built on the Plesser property near the Thruway. The Board will be looking at definitions and zoning to bring it up to date. Mr. Doyle stated we had a very interesting gateway meeting with the applicant and others. Mr. Doyle stated they looked at zoning and site issues to see what a zone would look like for this project. There was also a discussion on traffic lights on Route 299 with NYSDOT representatives. He added that we try to discourage a left-hand turning movement out of the site.

Mr. Andreassen stated that a concert is proposed for July in the Town of Saugerties, the Town board hasn't signed off on approvals yet as it is still undergoing County scrutiny. Mr. Doyle stated this is a mass gathering permit issued under public health law, which comes from both the State and the County Health Department. As proposed, this concert is for 23,000 people. The event will run from Thurs thru Monday – 4 nights of camping and 3 nights of music. Other topics of discussion have been parking, shuttle buses and water from the village. The UC Health Commissioner has the responsibility to issue the mass gathering permit for Ulster County. Mr. Doyle stated the Planning Department did the SEQRA work.

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

6. COMMUNICATIONS

- Town of Rosendale Planning Board – Notice of Public Hearing – Thursday, April 10 at Rosendale Recreation Center on Route 32 at 7:30PM - William Ferry – approval of Site Plan for proposed new location for the Rosendale Farmer’s Market located between 2046 & 2050 Route 32, Rosendale, NY (SBL#62.16-1-32)

Mr. Doyle made note of the public notice (above) and stated this project is on our zoning agenda for tonight.

7. OLD BUSINESS

a. Recusal Information (f)

Mr. Doyle stated in an effort to clarify when Board member’s need to recuse themselves from zoning referral discussions and voting, we are including a handout from 2006. He added that it is important to pay attention to this matter. Mr. Watkins suggested having another board member (from your local board) bring up projects to staff for information to protect yourself from recusal rules. Mr. Wilkin stated one reason we push this topic is one of our members slipped and spoke out on a project at our meeting a few years ago and he is no longer on our board.

b. Training Seminar – Locally Unwanted Land Uses - April 14, 2014 7:00-9:30PM SUNY Ulster

Mr. Doyle stated if you would like to attend this seminar, please let us know. Mr. Weitman asked if there was something the County Planning Department could do to pre-vet these seminars for applicability for local boards. Mr. Doyle stated we have suggested that the County sponsored training be applicable at the municipal level. He added that townships should have a statute in place. Mr. Wilkin stated the Resolution that the County adopted naming specific organizations was very helpful.

c. Greenway Update

Mr. Leibowitz stated we are going through the comments from the TAC Committee.

Mr. Watkins stated we have been working on the Greenway project for sometime and it is a very important project to him as it brings everything the county has been working on together. Once the document is finished, Mr. Watkins asked that the board take a look at it, in case changes need to be made, before it is submitted to the Legislature.

8. SPECIAL TOPICS DISCUSSION

Mr. Doyle stated work is continuing on the STRIVE project and various trails projects. Funding opportunity for trails is available through the Transportation Alternatives Program (TAP), under MAP21. The application process is out and interested parties must attend a training workshop. The focus is trail connections, however, historic preservation, sidewalk connection and wetlands are also eligible, as long as they are transportation related. Mr. Doyle added that our traffic counters should go out sometime in May. We have between 80 to 100 locations to count this year including bridge traffic for prioritization of bridge projects.

9. NEW BUSINESS

a. Crude Oil Shipments in Hudson Valley

Mr. Doyle stated that some of the Bakken shale crude oil from the Dakotas will be shipped across the country to Albany to a company called Global. The oil is heated and loaded on barges, then sent down the Hudson River. Global also has another facility in New Windsor in Orange County. There is not enough capacity to ship all the oil down the Hudson, so they are shipping some of the oil to Orange County via rail, which runs right through the City of Kingston. We are concerned about the safety of shipping this amount of oil through the County,

as speed of the trains and derailments are serious issues with a product this volatile. NYS does track train shipments with CSX. Spills into the River from both barge and train transport are a concern as well. Riverkeeper has been involved. Global's New Windsor expansion is subject to the land controls of the town. The recent derailment in the Town of Ulster had empty oil cars on it. A tanker has also run aground in the Hudson River.

b. FERC Capacity Zone

Mr. Doyle stated that the Federal Energy Regulatory Commission, in response to the NYS Independent System Operators request, has established a new capacity zone for the Central Hudson area of the Hudson Valley, effective May 1st unless it is rescinded. The County Executive has submitted a letter regarding the new zone to the Federal Regulatory Commission. The letter includes reasons for it and alternatives to it. There is a capacity issue in that we have generating capacity in New York State, but we do not have the transmission capacity to bring it to the Hudson Valley.

c. Environmental Notice Bulletin & Grant Opportunities– *No Member Comments*

10. ZONING REFERRALS – *See Separate Zoning Minutes*

11. ADJOURNMENT

The meeting adjourned at 9:30pm.

Ulster County Planning Board Minutes



4/2/2014

Hurley

Referral Number **2014026** Received: 3/5/2014
Name: **SBA Towers, INC & AT&T** Type of Referral: **Variance-Area**
Description: Height Variance of 115' for 150' monopole wireless facility
Project Location: 2349 Route 209
Recommendation: **Required Modifications** Abstentions:
Motion: Wilkin
Second: Konior Recusals: Whitaker
Vote: Yes No

Hurley

Referral Number **2014027** Received: 3/5/2014
Name: **SBA Towers, INC & AT&T** Type of Referral: **Special Permit**
Description: Allow wireless telecommunication facility
Project Location: 2349 Route 209
Recommendation: **Required Modifications** Abstentions:
Motion: Wilkin
Second: Konior Recusals: Whitaker
Vote: Yes No

Hurley

Referral Number **2014028** Received: 3/5/2014
Name: **SBA Towers, INC & AT&T** Type of Referral: **Site Plan**
Description: 150' wireless telecommunication facility, fenced compound and shed.
Project Location: 2349 Route 209
Recommendation: **Required Modifications** Abstentions:
Motion: Wilkin
Second: Konior Recusals: Whitaker
Vote: Yes No

Kingston City

Referral Number **2014029** Received: 3/22/2014
Name: **61,71,77,81 Gross Street** Type of Referral: **Amend Zoning Map**
Description: Rezone properties from R-1 to R-6 for 24-unit multifamily apartment complex
Project Location: Gross Street
Recommendation: **No County Impact** Abstentions:
Motion: Holmquist
Second: Konior Recusals: Swanzey
Vote: Yes No

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Marlborough

Referral Number **2014030** Received: 3/5/2014
Name: **AT&T Update NY New Site Build** Type of Referral: **Special Permit**
Description: Allow wireless telecommunications facility
Project Location: 10 Ann Kaley Lane
Recommendation: **Required Modifications** Abstentions:
Motion: Pecora
Second: Markowitz
Vote: Yes No Recusals: Baker

Marlborough

Referral Number **2014031** Received: 3/5/2014
Name: **AT&T Update NY New Site Build** Type of Referral: **Site Plan**
Description: 150' monopole with associated shed and equipment
Project Location: 10 Ann Kaley Lane
Recommendation: **Required Modifications** Abstentions:
Motion: Pecora
Second: Markowitz
Vote: Yes No Recusals: Baker

New Paltz Village

Referral Number **2014023** Received: 3/10/2014
Name: **Cottages at Woodland Pond** Type of Referral: **Site Plan**
Description: Modify three existing cottages by enclosing their porches to become sunrooms
Project Location: 100 Woodland Pond Circle
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Konior
Vote: Yes No Recusals: Weitman

New Paltz Village

Referral Number **2014032** Received: 3/25/2014
Name: **Accessory Apartment Variance** Type of Referral: **Variance-Area**
Description: Convert existing attic space to 1 bedroom apartment
Project Location: 11 Lincoln Place
Recommendation: **Advisory Comments** Abstentions:
Motion: Konior
Second: Calimano
Vote: Yes No Recusals: Weitman

New Paltz Village

Referral Number **2014033** Received: 3/14/2014
Name: **Green Acres Property** Type of Referral: **Variance-Area**
Description: 25' variance from stream (locate house as far from stream as possible)
Project Location: 5 Taylor Street
Recommendation: **Advisory Comments** Abstentions:
Motion: Pecora
Second: Konior
Vote: Yes No Recusals: Weitman

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New Paltz Village

Referral Number **2014034** Received: 3/14/2014
Name: **Green Acres Property** Type of Referral: **Variance-Area**
Description: 15' variance from stream (locate house as far from stream as possible)
Project Location: 7 Taylor Street
Recommendation: **Advisory Comments** Abstentions:
Motion: Pecora
Second: Konior
Vote: Yes **18** No **0** Recusals: Weitman

New Paltz Village

Referral Number **2014035** Received: 3/27/2014
Name: **Type 1 Actions List** Type of Referral: **Amend Zoning Statute**
Description: Add actions to the Type 1 list for the Village
Project Location:
Recommendation: **Disapprove** Abstentions:
Motion: Markowitz
Second: Konior
Vote: Yes **18** No **0** Recusals: Weitman

Rosendale

Referral Number **2014036** Received: 3/19/2014
Name: **Rosendale Farmers Market** Type of Referral: **Site Plan**
Description: Sunday-Only Farmers Market open June through October 10 to 2 PM
Project Location: 2046-2050 Route 32
Recommendation: **Required Modifications** Abstentions:
Motion: Lovelett
Second: Konior
Vote: Yes **19** No **0** Recusals:

Saugerties Town

Referral Number **2014037** Received: 2/27/2014
Name: **Pavilion at Stone Pony Deli** Type of Referral: **Site Plan**
Description: Construct 36' x 72' pavilion at existing deli
Project Location: 963 Kings Highway
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Konior
Vote: Yes **18** No **0** Recusals: Andreassen

Saugerties Town

Referral Number **2014038** Received: 2/27/2014
Name: **Saugerties Landscape Products** Type of Referral: **Site Plan**
Description: Temporary Landscaping supply business (Ready 2Go Parcel)
Project Location: 997 Kings Highway
Recommendation: **Required Modifications** Abstentions:
Motion: Pecora
Second: Konior
Vote: Yes **18** No **0** Recusals: Andreassen

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Shawangunk

Referral Number **2014039** Received: 3/12/2014
Name: **Arsenal Group Holdings, LLC** Type of Referral: **Subdivision**
Description: Separate two existing structures onto two lots
Project Location: 2359 NYS Route 300
Recommendation: **No County Impact** Abstentions:
Motion: Wilkin
Second: Calimano Recusals: Watkins
Vote: Yes No

Shawangunk

Referral Number **2014040** Received: 3/5/2014
Name: **Joseph Lanzillotti** Type of Referral: **Variance-Area**
Description: 5' side yard variance to build 2-car garage
Project Location: 207 Second Street
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Konior Recusals: Watkins
Vote: Yes No

Wawarsing

Referral Number **2014041** Received: 3/24/2014
Name: **Bnos Jerusalem D'Chasidei Belz** Type of Referral: **Special Permit**
Description: Allow dormitories at existing summer camp in RU zoning district
Project Location: 385 Briggs Highway
Recommendation: **Required Modifications** Abstentions:
Motion: Konior
Second: Calimano Recusals:
Vote: Yes No

Wawarsing

Referral Number **2014042** Received: 3/24/2014
Name: **Bnos Jerusalem D'Chasidei Belz** Type of Referral: **Site Plan**
Description: Replace existing 120 bed dormitory with three 36-person dormitories
Project Location: 385 Briggs Highway
Recommendation: **Required Modifications** Abstentions:
Motion: Konior
Second: Calimano Recusals:
Vote: Yes No

Woodstock

Referral Number **2014043** Received: 3/17/2014
Name: **Maxwell Shed** Type of Referral: **Variance-Area**
Description: Install 12' x 28' prefab shed for use as personal studio to replace trailer
Project Location: 564 Zena Road
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Konior Recusals:
Vote: Yes No

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Woodstock

Referral Number	2014044	Received:	3/13/2014
Name:	Private Schools	Type of Referral:	Amend Zoning Statute
Description:	Allow private schools via special permit in R8, Industrial, and special light industrial districts		
Project Location:			
Recommendation:	Advisory Comments	Abstentions:	
Motion:	Weitman	Recusals:	
Second:	Konior		
Vote:	Yes <input type="text" value="19"/> No <input type="text" value="0"/>		