

ULSTER COUNTY PLANNING BOARD

Minutes – June 5, 2013

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

The Executive Committee did not meet

- 1. ROLL CALL- Present:** R. Pecora, J. Konior, K. Lovelett, W. Falkenberg, E. Banyra, H. Grant, T. Wilkin, M. Baden, J. Brown, P. Andreassen, R. Kalb, M. Watkins, R. Budziak, V. Markowitz, M. Weitman, G. Swanzey, D. Doyle, R. Leibowitz, B. Samuelson **Absent:** P. Hakim, T. Marion, R. Young, E. Hooper **Excused:** K. Holmquist, R. Kinnin **Guests:** Richard Kappler, Tracey O'Malley, Tim Allred

2. APPROVAL OF MINUTES

The May minutes were approved. Motion by Mr. Wilkin, seconded by Mr. Konior. All were in favor.

Mr. Doyle informed the Board of the passing of Virginia Craft, Sr. Planner and good friend. Ginny was with the Planning office for over 13 years and she will be greatly missed. A memorial service will be held in New Paltz on June 15th. Mr. Doyle asked the Board for a moment. Mr. Watkins added that Ginny will be missed; she was important to the farms and amazing with all of her work for this board.

Mr. Wilkin stated he invited Tracey O'Malley to attend tonight's meeting hoping she would be interested in becoming a member to represent the Village of Saugerties. Ms. O'Malley informed the board of her background information.

Peter Brooks informed the board that the Town of Lloyd has recommended him for appointment to our board to represent the Town.

Eileen Banyra, alternate member for the Town of New Paltz, also introduced herself.

3. FINANCIAL REPORT

Mr. Doyle stated that we are still receiving reimbursements from the State for our Transportation work. In the Planning Studies side we are finalizing some of the contractual work for many different projects at this time. He added that we are committing substantial funds fairly rapidly.

Mr. Doyle informed the board that we are currently working on next year's budget. Our draft 2014 budget must be submitted by June 15th.

4. PUBLIC COMMENT

No public comment

5. COMMUNITY REPORT (Reported after New Business)

Ms. Pecora stated the Esopus Farms project will be having a public hearing on Wednesday. Also, a plan for the Cabrini School for an International school to come and take over the entire property. The owners have met with the Town Supervisor and herself.

6. COMMUNICATIONS

a. CFA Announcement

Mr. Doyle stated that Ms. Gallagher is out on vacation and may speak about the Office of Business Services (OBS) at the July meeting. Applications open June 17th & close Aug 12. Fund sources are listed. Mr. Doyle urged communities to reach out to OBS, as well as the businesses themselves in the community, for those who are going to apply. OBS will offer

assistance on applications. Mr. Doyle stated we will try to keep track of who is applying and for what. He added that there are some big sources of funding including NYSEDA and Empire State Dev Corp and Office of Community Renewal. Mr. Budziak asked about funding for trail projects. Mr. Doyle stated at the County level we are just trying to close gaps. Mr. Swanzy stated that there is Office of Parks, Recreation, and Historic Preservation money, in Kingston as a Heritage Area, SHPO can also provide for park development money. Dept of State money can apply to trails for the Waterfront Program.

Mr. Doyle stated there is also Transportation Enhancement Program funding, which is separate from CFA which requires applicants to attend an application workshop. TEP funding does not need to be applied for by a municipality.

Mr. Doyle stated that Hazard Mitigation funding and Community Recovery Zones were announced with respect to Irene, Lee & Sandy. We have urged communities that were not earmarked to consider applying for these.

Mr. Doyle handed out travel vouchers.

7. OLD BUSINESS

- a. **Spring Planning Seminar – Shovel Ready Strategic Planning for Ulster County Communities Wednesday, June 19th at 7:00PM – College Lounge at SUNY Ulster**
Mr. Doyle made note of the above.

- b. **UCPB Rules and Procedures – Comments, Discussion & Approval**

Mr. Watkins reminded the Board that he asked them to bring the Rules & Procedures home last month for review and asked if anyone had comments. Mr. Baden stated he liked Mr. Doyle's recommendations for language changes at the last meeting.

Mr. Doyle stated the Bylaws now reference an opinion of the Attorney General as one of the defining factors that the county planning board operates under, which has been put into the General Municipal Law. We have requested the County Attorney to add this to our laws. Rules and Procedures are specific to the Referral Guide.

Motion to adopt UCPB Rules and Procedures with changes made by Mr. Baden, seconded by Mr. Konior. All were in favor.

- c. **Greenway Update**

Mr. Leibowitz stated the TAC hasn't met since our last planning board meeting but they will be meeting tomorrow. We have received our first draft compact from RPA yesterday and will review it at tomorrow's meeting. Mr. Leibowitz offered to send copies of the draft compact to whoever is interested. Please contact Rob for a copy – rlei@co.ulster.ny.us

- d. **Belleayre Project Update**

Mr. Doyle stated planning staff met with the attorneys and some project representatives to go over the new project designs, issues addressed with environmental review process and where they are in the process. Members from the Office of Business Services provided comment at public hearings. We have asked Belleayre for a presentation of the project to our Board to examine changes and how they have addressed remaining issues.

- e. **William's Lake Project Update**

Mr. Doyle stated the Final Environmental Impact Statement has been accepted. He added that we have a draft amendment to the zoning statute of the Town of Rosendale on tonight's

agenda. This amendment will provide for a rezoning of the William's Lake area to be known as the Binnewater Lakes Conservation District, which will allow development of the project with submittal of a master plan and site plan review by the planning board.

8. SPECIAL TOPICS DISCUSSION

Mr. Doyle stated that the referendum for the sale of the Sophie Finn school property to Ulster County for a Kingston Center for SUNY Ulster has occurred. The Administration is working to move the project forward – SEQRA work, land use decisions by the City of Kingston ie: subdivision, architecture & engineering work, etc. The County Executive has had a community meeting with the school district to take comment and discuss concerns. Chris White in our office is working to move that project forward.

Mr. Doyle stated that conversations continue on where we are and what we need to do with the Catskill Mountain Railroad and proposed trail. We have not been able to schedule a meeting with the railroad as of this time. Mr. Budziak asked about the portion of the rail line that was damaged by the storm flooding in Phoenicia. Mr. Doyle stated that our office did a lot of work with storm damaged communities and business after Irene. Ulster County, working with the railroad, FEMA and DPW requested funding to maintain the right-of-way. Mr. Doyle added that the estimates were done by the railroad.

9. NEW BUSINESS

a. July 3, 2013 Meeting Date – Confirm Attendance or Reschedule

Chairman Watkins polled the board to see how many members would be able to attend our July meeting on the 3rd. With enough members showing the ability to attend, it was decided to hold the meeting on July 3rd. Mr. Doyle stated we will poll the board early that week to be sure we have a quorum and he promised to keep the agenda as short as possible that night. Chairman Watkins stressed the importance of having a quorum.

b. 2013 Agricultural Additions

Mr. Doyle stated that responsibilities have been moved around and a lot of cross-training has occurred in order to get the 2013 Additions moving along this year. The work is mostly done and we have scheduled a meeting with the Farmland Protection Board. Mr. Doyle stated that the information will be transmitted to the Legislature soon and that will “start the clock” on the 30-day time period for making the recommendations and holding a public hearing. The public hearing is scheduled for July 23rd. Mr. Samuelson stated the additions include approximately 20 parcels. (12 properties with approx. 300-400 acres.) Mr. Doyle added that the Ag Farmland Protection Board (AFPB) will be meeting at BOCES in New Paltz on June 24th at 4:00PM – this is a public meeting.

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

10. ZONING REFERRALS – *See Separate Zoning Minutes*

11. ADJOURNMENT

The meeting adjourned at 10:00PM.

Ulster County Planning Board Minutes



6/5/2013

Ellenville

Referral Number **2013080** Received: 5/17/2013
Name: **Lucky Petroleum** Type of Referral: **Site Plan**
Description: Replace existing refueling station/convenience store with new 5,700 SF convenience store and canopy. Two lots.
Project Location: 109 and 111 South Main Street
Recommendation: **Required Modifications** Abstentions:
Motion: Banyra No: Markowitz
Second: Baden
Vote: Yes No

Esopus

Referral Number **2013081** Received: 5/17/2013
Name: **Stonewall Farms, LLC** Type of Referral: **Special Permit**
Description: Crops and livestock, produce compost, retreat center, and cabin rental
Project Location: 219 Hardenburgh Road
Recommendation: **Advisory Comments** Abstentions:
Motion: Baden
Second: Konior
Vote: Yes No

Esopus

Referral Number **2013082** Received: 5/17/2013
Name: **Stonewall Farms, LLC** Type of Referral: **Site Plan**
Description: Construct 9 buildings for retreat center, livestock, cabins, and composting facility.
Project Location: 219 Hardenburgh Road
Recommendation: **Advisory Comments** Abstentions:
Motion: Baden
Second: Konior
Vote: Yes No

Esopus

Referral Number **2013086** Received: 5/21/2013
Name: **Esopus Farms** Type of Referral: **Subdivision**
Description: Lot line adjustment for proposed resort hotel complex
Project Location: 1398 and 1466 Broadway (Rt 9W)
Recommendation: **No County Impact** Abstentions:
Motion: Banyra
Second: Konior
Vote: Yes No

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Esopus

Referral Number **2013087** Received: 5/21/2013
Name: **Esopus Farms** Type of Referral: **Special Permit**
Description: Allow hotel,banquet/conference center/restaurant day spa
Project Location: 1398 and 1466 Broadway (Rt 9W)
Recommendation: **Required Modifications** Abstentions:
Motion: Banyra
Second: Konior
Vote: Yes No Recusals: Pecora

Esopus

Referral Number **2013088** Received: 5/21/2013
Name: **Esopus Farms** Type of Referral: **Site Plan**
Description: Construct 63 room hotel with conference ctr, restaurant and day spa
Project Location: 1398 and 1466 Broadway (Rt 9W)
Recommendation: **Required Modifications** Abstentions:
Motion: Banyra
Second: Konior
Vote: Yes No Recusals: Pecora

Hurley

Referral Number **2013095** Received: 5/10/2013
Name: **Uchitel Visual Assessment** Type of Referral: **Site Plan**
Description: 24' x 33' two-car garage/barn with second story, pool,and carport
Project Location: 8 Dug Hill Road
Recommendation: **No County Impact** Abstentions:
Motion: Baden
Second: Konior
Vote: Yes No Recusals:

Lloyd

Referral Number **2013083** Received: 5/20/2013
Name: **Walkway-Gateway District** Type of Referral: **Amend Zoning Statute**
Description: Add two sub-districts to zoning statute - gateway mixed-use and gateway commerce subdistricts.
Project Location: Haviland to Milton Avenue
Recommendation: **Approve** Abstentions:
Motion: Baden
Second: Konior
Vote: Yes No Recusals:

Lloyd

Referral Number **2013084** Received: 5/20/2013
Name: **Walkway-Gateway District** Type of Referral: **Amend Zoning Statute**
Description: Amend zoning map to located new gateway mixed and gateway commerce subdistricts.
Project Location: Haviland to Milton Avenue
Recommendation: **Approve** Abstentions:
Motion: Baden
Second: Konior
Vote: Yes No Recusals:

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Marbletown

Referral Number **2013092** Received: 5/24/2013
Name: **Twin Spruce Farm Sign** Type of Referral: **Site Plan**
Description: 2 free-standing signs for farm operation (not yet in agricultural district)
Project Location: Cherry Hill Rd and CR-2
Recommendation: **No County Impact** Abstentions:
Motion: Wilkin
Second: Baden
Vote: Yes No Recusals: Lovelett

New Paltz Village

Referral Number **2013085** Received: 5/20/2013
Name: **Non-residential off-street parking regulations** Type of Referral: **Amend Zoning Statute**
Description: Convert minimum parking requirements to guidelines.
Project Location:
Recommendation: **Advisory Comments** Abstentions:
Motion: Baden
Second: Konior
Vote: Yes No Recusals: Weitman

Rosendale

Referral Number **2013093** Received: 4/10/2013
Name: **Binnewater Lakes Conservation Planned Develo** Type of Referral: **Amend Zoning Statute**
Description: Establish Planned Development Zoning Overlay District
Project Location:
Recommendation: **Required Modifications** Abstentions:
Motion: Wilkin
Second: Konior
Vote: Yes No Recusals: Brown

Saugerties Town

Referral Number **2013094** Received: 5/28/2013
Name: **Spinnenweber Supply Company** Type of Referral: **Site Plan**
Description: Store water and sewer piping inside and outside
Project Location: 5083 Kings Highway
Recommendation: **Required Modifications** Abstentions:
Motion: Wilkin
Second: Konior
Vote: Yes No Recusals:

Shawangunk

Referral Number **2013089** Received: 5/22/2013
Name: **Beau Davies** Type of Referral: **Variance-Area**
Description: Remove existing trailer and replace it with a 3-bedroom home requiring front, side and minimum lot size variances
Project Location: 109 Old Hoagerburgh Road
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Konior
Vote: Yes No Recusals:

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Shawangunk

Referral Number **2013090** Received: 5/22/2013
Name: **Konopka/Hartmann** Type of Referral: **Variance-Area**
Description: Lot line change between two single family homes (increase side-yard). Lot width and front yard variances.
Project Location: 1108 and 1100 Hoagerburgh Road
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Konior
Vote: Yes No Recusals: Watkins

Wawarsing

Referral Number **2013091** Received: 5/22/2013
Name: **Workforce Housing Floating Zone** Type of Referral: **Amend Zoning Statute**
Description: Establish workforce housing development and senior citizen affordable housing floating zoning district.
Project Location:
Recommendation: **Required Modifications** Abstentions:
Motion: Baden
Second: Konior
Vote: Yes No Recusals: