

ULSTER COUNTY PLANNING BOARD

Minutes – Wednesday, September 1, 2021

The Ulster County Planning Board Meeting 7:00 p.m.

The Executive Committee did not meet

Meeting Location: Legislative Chambers – 6th Floor
Ulster County Office Building
244 Fair Street, Kingston, NY 12401

Chairman Brown called the meeting to order. Ms. Pecora made a recommendation to convene our meeting in memory of Herb Hekler, former Director of Ulster County Planning, who passed away recently. She also asked to adjourn the meeting in his honor. Chairman Brown informed the Board that Mr. Hekler served as Planning Director for 36 years before retiring in 2004, also noting that Herb was the longest serving planning director in the State of New York. Mr. Brown stated that Herb had a great vision for this County and was able to work with both sides of the aisle. He was a great man. Mr. Doyle stated that he had the honor of speaking at Herb's funeral. He added that working with Herb was an amazing time and he misses him a lot.

Chairman Brown addressed the Board stating he was embarrassed by the lack of decorum at the last meeting. He advised the Board to follow the rules and act accordingly.

Mr. Leibowitz read the roll call

1. **ROLL CALL – Present:** R. Pecora, G. Gidaly, L. Mance, J. Konior, H. Hansen, D. Boggess, T. Wilkin, M. Baden, J. Brown, R. Hlavaty, M. Watkins, F. Almquist, M. Rudikoff, R. Travers, V. McLaughlin, D. Doyle, R. Leibowitz **Absent:** V. Markowitz, W. Murray **Excused:** M. Cohen, S. McCarthy, C. Lanzetta, A. Gotto, V. Welton, G. Gagliardi

2. **APPROVAL OF MINUTES**

- July 7th Minutes – Not approved at August meeting

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

- August 4th Minutes – Amended – Mr. McLaughlin asked to have the zoning minutes amended to show that he did not vote “No” on referrals 2021-156 & 157 for RYAN House/Saugerties Village.

The August minutes were approved as amended. Motion made by Ms. Pecora, seconded by Mr. Watkins. All were in favor.

3. **EDUCATION & TRAINING OPPORTUNITIES**

Chairman Brown stated there was a discussion last month regarding a possible training in September on housing. Mr. Doyle replied that we will look to November for the housing training and added that we may be moving toward virtual training again.

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

4. COMMUNITY REPORTS

Mr. McLaughlin informed the Board that the Village of Saugerties offices are temporarily closed due to Covid.

Mr. Baden stated the Town of Rochester adopted a Short-Term Rental law with thanks for the comments from County Planning. He also noted a new grocery store has opened in the hamlet of Accord.

Ms. Mance stated the Town of Hurley Planning Board passed the Cedar Development project, an adaptive reuse of a former school, on Monday night.

Ms. Pecora stated that Star Vodka finally opened in Esopus after several iterations.

Mr. Boggess stated the Town of Olive filed for a CFA grant with NYS for their Comprehensive Plan. He added that he is optimistic they will get it.

Mr. McLaughlin stated there was a public hearing on the RYAN house project this board reviewed last month and added the Village of Saugerties Planning Board has tabled the project for further discussion.

Ms. Pecora informed the Board that Town of Esopus won the New York Planning Federation award in 2021 for their Comprehensive Plan. Mr. Doyle stated that is pretty important and added that the plan deserved the award.

5. PLANNING BOARD REPORTS

- a. Chairperson Report - None
- b. Committee Reports - None

6. PLANNING DEPARTMENT REPORTS

- a. Financial Report

Mr. Doyle stated we are still in good shape. We have been having discussions with the County Budget Officer and noted that we will have a little more money in 2022 than in the 2021 budget. Mr. Doyle stated we hope to do some additional efforts for water quality and have asked for more money to do a water and sewer study. Mr. Doyle noted that we are in the process of doing a resiliency study and have two more studies going through the RFP process. He noted that our office is fairly work burdened, including an upcoming federal audit on the MPO, called a Triennial Review, coming in September.

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

- c. Communications

Mr. Doyle noted the Town of Wawarsing Town Board's lead agency request is for redevelopment of the former Nevele resort.

Mr. Doyle stated the former Schrade site in Wawarsing is being looked at seriously by a company called Cresco, who is proposing an indoor marijuana growing and processing facility with the legalization of marijuana by NYS.

- d. Director/Staff Reports

Mr. Doyle stated we got confirmation from NYS Ag & Markets that this year's Ag District additions were approved without modifications.

Mr. Doyle noted that we are involved in discussions on the intersection of Route 44/55 and Brunswick Road in Town of Gardiner due to it being a high accident location. Elected officials had a meeting with NYSDOT and others, which had a satisfactory outcome to signalize the location. Unfortunately, the earliest a signal could be installed is 2024. Until then, emergency flashers will be installed. Mr. McLaughlin suggested having police at that location. Mr. Watkins asked about installing a roundabout. Mr. Doyle stated there isn't enough traffic volume at that location for a roundabout. Mr. Baden asked if a four-way stop wouldn't be more effective. Mr. Doyle answered that the State will not install a four-way stop on a State road. There was some discussion on signals being removed and replaced with stop signs in uptown Kingston.

Mr. Doyle noted that the new roundabout at I-587 is getting very good reviews. He also talked about the new two-way bike lanes being added to Broadway. Mr. Doyle stated that UCTC is looking at a public safety campaign geared toward all system users of Broadway, not just bicyclists.

7. SPECIAL TOPICS DISCUSSION

Mr. Doyle stated the Midtown Linear Park remains under construction and is on time and on budget. Mr. Doyle stated we should have an agreement and close on the needed right of way for the Kingston Rail Trail by the end of September. He added that construction could start on that trail in late spring of 2022.

8. PUBLIC COMMENT

No Comment

9. ZONING REFERRALS – *See Separate Zoning Minutes*

10. ADJOURNMENT

Mr. Doyle announced that he appointed a new Deputy Director of Planning, Amanda LaValle, former Director of the Department of Environment. Ms. LaValle started the second week of August and will attend the next meeting. Mr. Doyle added that Amanda is a great addition to the office.

Chairman Brown adjourned the meeting in honor of our former Planning Director, Herb Hekler, for his many years of service. All were in favor.

Ulster County Planning Board Minutes



9/1/2021

Esopus

Referral Number **2021181** Received: 8/26/2021
Name: **Local Law 12 of 2021** Type of Referral: **Zoning Statute Amendment**
Description: Mixed-Use Floating Zone - Concept Plan - Addition to zone
Project Location: 289 Broadway
Recommendation: **Approve** Abstentions:
Motion: McLaughlin
Second: Konior Recusals: Pecora
Vote: Yes No

Gardiner

Referral Number **2021182** Received: 8/20/2021
Name: **Short-Term Rentals** Type of Referral: **Zoning Statute Amendment**
Description: Regulation of short-term rentals
Project Location: Townwide
Recommendation: **Disapprove** Abstentions:
Motion: Watkins
Second: Baden Recusals:
Vote: Yes No

Lloyd

Referral Number **2021178** Received: 7/26/2021
Name: **All Space Storage** Type of Referral: **Site Plan Review**
Description: Expand existing self-storage facility by five additional buildings
Project Location: 480 Route 299
Recommendation: **No County Impact** Abstentions:
Motion: McLaughlin
Second: Konior Recusals:
Vote: Yes No

Lloyd

Referral Number **2021185** Received: 8/27/2021
Name: **Stewart's Shop** Type of Referral: **Site Plan Review**
Description: 3,850 square foot convenience store with self-service gasoline.
Project Location: SW Corner of Chapel Hill Road and U.S. Route 9W
Recommendation: **Required Modifications** Abstentions:
Motion: Gidaly
Second: Konior Recusals:
Vote: Yes No

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Lloyd

Referral Number **2021188** Received: 8/30/2021
Name: **180 South Street Comm** Type of Referral: **Area Variance**
Description: Side-yard setback and minimum parking variances
Project Location: 180 South Street
Recommendation: **No County Impact** Abstentions:
Motion: McLaughlin
Second: Konior
Vote: Yes No Recusals:

New Paltz Village

Referral Number **2021177** Received: 8/13/2021
Name: **107 Main Street** Type of Referral: **Area Variance**
Description: Front yard variance and location of bar/tavern within 500' of school or churches.
Project Location: 107 Main Street
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Watkins
Vote: Yes No Recusals:

Olive

Referral Number **2021180** Received: 8/18/2021
Name: **Bread Alone** Type of Referral: **Site Plan Review**
Description: Site plan amendment - Change of location of solar panels from parking to area behind building.
Project Location: 3962 NYS Route 28
Recommendation: **No County Impact** Abstentions:
Motion: McLaughlin
Second: Konior
Vote: Yes No Recusals:

Shawangunk

Referral Number **2021184** Received: 8/20/2021
Name: **Joseph Yuknevich** Type of Referral: **Area Variance**
Description: 9' front yard setback variance for existing garage
Project Location: 2253 Route 300
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Konior
Vote: Yes No Recusals:

Ulster

Referral Number **2021179** Received: 8/23/2021
Name: **Automotion Auto Sales, Inc.** Type of Referral: **Site Plan Review**
Description: 3,150 office and shop and site improvements for existing automotive sales and repair business.
Project Location: 888 Ulster Avenue
Recommendation: **Required Modifications** Abstentions:
Motion: Gidaly
Second: Konior
Vote: Yes No Recusals: Almquist

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Ulster

Referral Number **2021183** Received: 8/24/2021
Name: **Keith Hughes** Type of Referral: **Site Plan Review**
Description: Site plan amendment for existing contractor's storage yard.
Project Location: 2530 Route 9W
Recommendation: **Required Modifications** Abstentions:
Motion: Wilkin
Second: Konior
Vote: Yes No Recusals: Almquist
 McLaughlin

Ulster

Referral Number **2021186** Received: 8/16/2021
Name: **Ulster Recreational Facility** Type of Referral: **Special Permit**
Description: 25,442 sq ft indoor and outdoor tennis facility. 71,000 sq. ft. outdoors.
Project Location: Route 28 and Jockey Hill Road
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: McLaughlin
Vote: Yes No Recusals: Almquist

Ulster

Referral Number **2021187** Received: 8/16/2021
Name: **Ulster Recreational Facility** Type of Referral: **Site Plan Review**
Description: 25,442 sq ft indoor and outdoor tennis facility. 71,000 sq. ft. outdoors.
Project Location: Route 28 and Jockey Hill Road
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: McLaughlin
Vote: Yes No Recusals: Almquist