

ULSTER COUNTY PLANNING BOARD
Minutes – Wednesday, July 3, 2019

The Ulster County Planning Board Meeting
7:00 p.m. – Surrogate Courtroom, 3rd Floor
County Office Building

No Executive Committee Meeting or Training this Month

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

- 1. ROLL CALL – Present:** R. Pecora, L. Mance, J. Konior, C. Lanzetta, M. Calimano, D. Boggess, T. Wilkin, M. Baden, J. Brown, R. Hlavaty, V. Welton, M. Watkins, F. Almquist, V. Markowitz, J. Winer, D. Doyle, R. Leibowitz, B. Samuelson **Absent:** L. Geary, W. Murray, J. Bonavita-Goldman **Excused:** M. Rudikoff, V. McLaughlin, G. Gagliardi

2. APPROVAL OF MINUTES

The June Minutes were approved. Motion by Ms. Pecora, seconded by Mr. Konior. All were in favor.

Mr. Konior asked to have the May Zoning Minutes show that he recused himself from referrals 2019-063 & 2019-064 at the May 1, 2019 meeting. (850 Route 28, LLC – Town of Kingston)

3. EDUCATION & TRAINING OPPORTUNITIES

Mr. Doyle stated there was a recent NYSEERDA Solar training. We had four or five Board members amongst the 25-30 attendees. Mr. Doyle informed the Board that we have started a discussion with Regional Plan Association to hold a training in September on the County's Design Guidelines.

4. COMMUNITY REPORTS

Ms. Mance stated that Town of Hurley added Paul Economos as a Planning Board member.

5. PLANNING BOARD REPORTS

a. Chairperson Report – The Chairman asked members to submit their quarterly mileage forms.

b. Committee Reports – No Member Comment

6. PLANNING DEPARTMENT REPORTS

a. Financial Report

Mr. Doyle stated that we continue to look at our existing situation and are in good shape. We are managing \$17-20 Million in trail projects and are within budget. We have begun discussions for the 2020 budget, which remains largely the same.

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

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

c. Communications

Mr. Doyle informed the Board that we received a communication from the Legislature relative to an appointment from Kingston City to our Board – the Legislature pulled that request at the committee level. The individual has since withdrawn his application for consideration for appointment. No other details were provided. Mr. Doyle stated we anticipate the City will offer another recommendation.

d. Director/Staff Reports

Mr. Doyle noted that our resolution for ag additions went through committee last night. Mr. Baden asked if there were any comments at the public hearing. Mr. Samuelson stated there was one applicant from Esopus, but none from Rochester. He added that the resolution contains 5 of the 7 parcels submitted. Mr. Watkins asked if we are losing land to the solar projects. Mr. Doyle responded that it is hard to tell, as our ag review is done every 8 years. Mr. Doyle added that we are not seeing large subdivisions on ag land. Mr. Samuelson added that there are fewer farms, but the income per farm has been going up, also some farms fall under the radar of the farm census due to lower income. Mr. Baden stated the farm size is smaller so the overhead is not as expensive, they are more specialized, which equals more money. Ms. Lanzetta mentioned the “Hempire” in Marlborough.

7. SPECIAL TOPICS DISCUSSION

Mr. Doyle informed the Board that we are moving along on the trails projects and got approval from the committee for capital projects to do trailhead work for the Ashokan Rail Trail. He added that NYCDEP is paying us to do the trailheads work.

Mr. Baden stated NYSERDA put on a good program. He added it was well attended. Mr. Doyle noted our thanks to the UC Department of Environment for putting on the program.

Mr. Doyle noted that the Legislature authorized funding for Public Safety Training Project. Contracts have been signed and construction should start in July.

Mr. Doyle informed the Board that service to UCAT has been expanded starting July 1st. Demand response zones are online and provide service in the City where there was none before. The commitment from the County was reaffirmed to take comments on the route systems. There was a lot of personal outreach done by UCAT. Mr. Doyle noted that we brought over everyone from CitiBus that wanted to come, they were trained on our software and routes, and they have been a substantial asset to this change.

8. PUBLIC COMMENT

No comment

9. ZONING REFERRALS – *See Separate Zoning Minutes*

10. ADJOURNMENT

The meeting adjourned at 8:45PM. All were in favor.

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7/3/2019

Gardiner

Referral Number **2019092** Received: 5/29/2019
Name: **Accessory Apartments Law** Type of Referral: **Zoning Statute Amendment**
Description: Accessory apartments and small-scale development in RA zone.
Project Location: RA Zone
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Konior
Vote: Yes No Recusals:

Gardiner

Referral Number **2019114** Received: 6/11/2019
Name: **Golden Dome, LLC - Accessory Apartment** Type of Referral: **Site Plan Review**
Description: Convert office space to residential apartment
Project Location: 658 Route 208
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Konior
Vote: Yes No Recusals:

Hurley

Referral Number **2019093** Received: 6/26/2019
Name: **Luke/Levine Site Plan** Type of Referral: **Special Permit**
Description: Establish camp/cottage for workshops.
Project Location: Morgan Hill Road/CR-50
Recommendation: **Required Modifications** Abstentions:
Motion: Baden
Second: Konior
Vote: Yes No Recusals:

Hurley

Referral Number **2019094** Received: 6/26/2019
Name: **Luke/Levine Site Plan** Type of Referral: **Site Plan Review**
Description: Establish camp/cottage for workshops.
Project Location: Morgan Hill Road/CR-50
Recommendation: **Required Modifications** Abstentions:
Motion: Baden
Second: Konior
Vote: Yes No Recusals:

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Saugerties Village

Referral Number **2019109** Received: 6/28/2019
Name: **AutoZone** Type of Referral: **Site Plan Review**
Description: Demolish existing single family home and construct 7360 square foot retail building
Project Location: 298 Ulster Avenue
Recommendation: **Required Modifications** Abstentions:
Motion: Pecora
Second: Konior
Vote: Yes No Recusals:

Shawangunk

Referral Number **2019115** Received: 7/3/2019
Name: **P & T Walkkill, LLC** Type of Referral: **Site Plan Review**
Description: Use second floor as apartment. Required to provide tenant (1) parking space. To be provided by Walkkill Federal Savi
Project Location: 26 Walkkill Avenue
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Konior
Vote: Yes No Recusals: Watkins

Ulster

Referral Number **2019102** Received: 6/18/2019
Name: **Kleeschulte Carwash/Scurb-A-Dub** Type of Referral: **Site Plan Review**
Description: Construct 3,300 sq. ft. car wash with existing access.
Project Location: 660 Washington Avenue
Recommendation: **Required Modifications** Abstentions:
Motion: Brown
Second: Konior
Vote: Yes No Recusals: Almquist

Ulster

Referral Number **2019103** Received: 6/18/2019
Name: **Kimlin Propane** Type of Referral: **Site Plan Review**
Description: Propane tank storage facility. Two (2) 10' x 45' tanks within a 35' x 6'5 (2,275 sq. ft) chain link fence.
Project Location: 637-647 Route 28
Recommendation: **No County Impact** Abstentions:
Motion: Konior
Second: Baden
Vote: Yes No Recusals: Almquist

Ulster

Referral Number **2019111** Received: 6/7/2019
Name: **Smoothie King** Type of Referral: **Area Variance**
Description: Signage variance
Project Location: 1621 Ulster Avenue
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Konior
Vote: Yes No Recusals: Almquist

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Ulster

Referral Number **2019112** Received: 6/14/2019
Name: **Utility Structures** Type of Referral: **Zoning Statute Amendment**
Description: Amend zoning statute with respect to utility company structures
Project Location: Townwide
Recommendation: **Advisory Comments** Abstentions:
Motion: Baden
Second: Konior
Vote: Yes No Recusals: Almquist

Wawarsing

Referral Number **2019104** Received: 6/5/2019
Name: **Talmud Torah Ohr Moshe** Type of Referral: **Special Permit**
Description: Conversion of former resort (Golden Mountain) to religious school with two synagogues. No new structures proposed.
Project Location: 74 Tice Road , Spring Glen
Recommendation: **Required Modifications** Abstentions:
Motion: Konior
Second: Watkins
Vote: Yes No Recusals:

Wawarsing

Referral Number **2019105** Received: 6/5/2019
Name: **Talmud Torah Ohr Moshe** Type of Referral: **Site Plan Review**
Description: Conversion of former resort (Golden Mountain) to religious school with two synagogues. No new structures proposed.
Project Location: 74 Tice Road , Spring Glen
Recommendation: **Required Modifications** Abstentions:
Motion: Konior
Second: Watkins
Vote: Yes No Recusals:

Woodstock

Referral Number **2019106** Received: 5/15/2019
Name: **LI/R3 Zoning Amendments** Type of Referral: **Zoning Map Amendment**
Description: Correct inconsistent zoning boundaries
Project Location: 55 hasbrouck Lane
Recommendation: **Approve** Abstentions:
Motion: Pecora
Second: Konior
Vote: Yes No Recusals:

Woodstock

Referral Number **2019107** Received: 6/25/2019
Name: **30 North LLC** Type of Referral: **Area Variance**
Description: 19' front-yard variance, street width, 2 dwellings where one is allowed. Parking variance for 2 spaces
Project Location: 3950 Route 212 Lake Hill NY
Recommendation: **No County Impact** Abstentions:
Motion: Watkins
Second: Pecora
Vote: Yes No Recusals: