

ULSTER COUNTY PLANNING BOARD
Minutes - December 3, 2014

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

The Executive Committee Met at 6:30PM

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, M. Calimano, D. Boggess, T. Wilkin, C. Mallery, J. Brown, P. Andreassen, K. Holmquist, M. Watkins, F. Almquist, V. Markowitz, M. Rudikoff, E. Cafaro, M. Weitman, G. Swanzey, D. Doyle, R. Leibowitz, B. Samuelson **Absent:** R. Kinnin **Excused:** M. Vaia, H. Baker, M. Baden **Guests:** F. Zimmer, Tim Allred, Heather Schugler (sp), Francis O’ Donnell, Jennifer Schwartz Berky
- 2. APPROVAL OF MINUTES**
The November minutes were approved. Motion by Mr. Calimano, seconded by Mr. Konior. All were in favor.
- 3. FINANCIAL REPORT**
Mr. Doyle stated that we are in good shape financially. He noted that the reason we have only expensed 68% of our budget is because the remainder is for Transportation Council contracts. He added that the Legislature passed the 2015 budget without any changes. Mr. Wilkin stated that even though we have always had the financial report the board no longer has a say in it. Mr. Doyle stated that was correct, when the Charter came through the budget was no longer controlled by the Board. The only concern of the Board is if there is enough funding for their mileage reimbursement. Mr. Doyle added that the Board can raise staff issues as a budgetary item regarding need to support the Board.
- 4. PUBLIC COMMENT**
Ms. Schwartz Berky made comment on behalf of KingstonCitizens.org, a non-partisan citizen’s organization, regarding concerns about the proposed Niagara Bottling facility and drinking water supply. The organization urges the UCPB to review and make comment on the draft scope, which will be released by the Town of Ulster later on in December. They also recommend review of the report on structure and capacity of Cooper Lake and the report commissioned by Riverkeeper as an independent environmental review. Ms. Schwartz Berky added that her group has copies of all the reports posted on the KingstonCitizens.org website.
- 5. COMMUNITY REPORT**
Mr. Wilkin stated that Plattekill has a public hearing set for a site plan for next week, but the SEQR was not done and that is one reason the County has not seen the project yet.

Mr. Calimano stated in the Town of NP Mohonk Preserve was purchasing approximately Half of the acres OSI owns. They found add’l funding and are buying everything except 20 acres. Mr. Doyle stated Deputy Director White has spoke about the project before the New Paltz Planning Board. UCTC, as part of its work, have looked at non-reoccurring congestion in various communities. During fall foliage season, UCTC did traffic counts to provide information on congestion. The counts showed more than three times the normal traffic.

Mr. Boggess reported back to the Board regarding the Chase Subdivision in Town of Olive. Based on recommendations from the DEP, the applicant has withdrawn their application for subdivision.

Mr. Swanzey mentioned that Bringing Back Broadway, a Transportation Council planning study, had to change the name of the project due to rights infringement from Los Angeles – is now called Building a Better Broadway. There has been a public planning process to transform Bwy from 587 down to Delaware Ave. Infrastructure funding is available. Mr. Swanzey also mentioned a

Brownfield Opportunity Area Step 3 Process Developing 180 acres on the Rondout Waterfront. Looking for some grant money for implementation. Mr. Swanzey stated the City's PB is in the final stages of the Hudson Landing Promenade Project that is a mile long project spans City of Kingston and Town of Ulster.

6. COMMUNICATIONS

Mr. Doyle made note of the Village of Saugerties new BR zone and the Town of Rosendale Planning Board's SEQR findings on the Hudson River Valley Resorts.

7. OLD BUSINESS

a. **Mileage Vouchers Due – Mr. Doyle asked the Board to turn in their forms.**

8. SPECIAL TOPICS DISCUSSION

Mr. Doyle stated the Bringing Back Broadway meeting at the 721 Media Center was a great success. It was well attended and there were many good suggestions. The consultants have completed much of the initial assessment work: Traffic counts, parking analyses, looking at speed in the corridor, etc. Mr. Doyle stated that the data will go up on our website.

Mr. Doyle has made comments about sustainability and resiliency to the City on the Hudson Promenade project concerning erosion and flooding.

Mr. Doyle noted that the Town and Village of New Paltz held a design charrette for an inter-modal facility. It has been narrowed down to 3 sites. During the design process they have been looking at the existing site, possibly an investment in the existing village hall and have met with land owners of 2 privately owned sites, including the STS garage next to the existing park-n-ride on Route 32. The contract has been extended until the end of March and we hope to have the work done at that time.

Mr. Doyle stated he wanted to say a few words on the Niagara Bottling project and asked Ms. Schwartz Berky if we could have a copy of her statement for the file. Mr. Doyle stated he attended the Town Board meeting regarding the project and urged inclusiveness. He has also been involved in conversations with Riverkeeper. He urged the Town to issue a positive declaration, which has since been done. Mr. Doyle noted that substantial portions of the water may be coming from unknown spring sources inside or outside the County. He added that there will be a public scoping process where additional comments can be made.

Mr. Wilkin asked if we received any feedback on the Greenway. Mr. Watkins asked if there was any way to move this along. Mr. Doyle answered that we have not received any feedback, but we are working on finishing the design guidelines. When the work is finished we will bring the committee back together for a discussion. The Board can adopt the guidelines by themselves outside of the Greenway Compact.

9. NEW BUSINESS

a. **Nominating Committee – Election of Officers for 2015**

Mr. Wilkin, speaking for the Committee, stated the candidates for 2015 are: Chairman - Mike Baden, Vice Chairman - Kris Lovelett and Mike Calimano for Secretary. Motion made by Mr. Brooks, seconded by Mr. Calimano. All were in favor.

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

10. ZONING REFERRALS – *See Separate Zoning Minutes*

11. ADJOURNMENT

The meeting adjourned – Mr. Doyle thanked the Board and the Staff for their work and support and wished everyone a very prosperous 2015.

Ulster County Planning Board Minutes



12/3/2014

Marlborough

Referral Number **2014166** Received: 11/7/2014
Name: **Marlboro Flats** Type of Referral: **Site Plan**
Description: Construct 6-unit, 2-story apartment building (Replaces fire-destroyed 8-unit apartment)
Project Location: 44 Western Avenue
Recommendation: **Required Modifications** Abstentions:
Motion: Calimano
Second: Konior
Vote: Yes No Recusals:

New Paltz Village

Referral Number **2014172** Received: 11/21/2014
Name: **Chapter 129: Housing Standards** Type of Referral: **Other Special Authorization**
Description: Amends rental property registration and inspection
Project Location: Village-Wide
Recommendation: **No County Impact** Abstentions:
Motion: Konior
Second: Andreassen
Vote: Yes No Recusals: Weitman

Rochester

Referral Number **2014175** Received: 11/21/2014
Name: **Dollar General** Type of Referral: **Site Plan**
Description: Construct 9,224 sq. ft. Retail Store
Project Location: Rt 209 and Webster Avenue, Kerhonkson
Recommendation: **Required Modifications** Abstentions:
Motion: Konior
Second: Weitman
Vote: Yes No Recusals: Mallery

Rosendale

Referral Number **2014173** Received: 11/17/2014
Name: **HRVR Site Plan Application** Type of Referral: **Site Plan**
Description: Tree clearing of 7.49 acres for main entry road and access to infrastructure, restoration of cement kiln walls, and rail t
Project Location: 415 Williams Lake Rd
Recommendation: **No County Impact** Abstentions:
Motion: Konior
Second: Andreassen
Vote: Yes No Recusals: Brown

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Saugerties Town

Referral Number **2014170** Received: 11/21/2014
Name: **Jaycee Sales** Type of Referral: **Site Plan**
Description: Convert existing industrial site and structures for auto recycling/industrial use
Project Location: 166 Malden Tpke
Recommendation: **Required Modifications** Abstentions:
Motion: Wilkin
Second: Konior
Vote: Yes No Recusals: Andreassen

Saugerties Town

Referral Number **2014171** Received: 11/21/2014
Name: **Jaycee Sales** Type of Referral: **Special Permit**
Description: Establish Vehicle Dismantling Operation
Project Location: 166 Malden Tpke
Recommendation: **Required Modifications** Abstentions:
Motion: Wilkin
Second: Konior
Vote: Yes No Recusals: Andreassen

Saugerties Village

Referral Number **2014168** Received: 11/17/2014
Name: **Sawyer Savings Bank Freestanding Drive-Up AT** Type of Referral: **Subdivision**
Description: Lot Line deletion - Combine two parcels
Project Location: 40 Partition St and 85 Market St
Recommendation: **Disapprove** Abstentions:
Motion: Weitman
Second: Markowitz
Vote: Yes No Recusals: Andreassen

Saugerties Village

Referral Number **2014169** Received: 11/17/2014
Name: **Sawyer Savings Bank Freestanding Drive-Up AT** Type of Referral: **Site Plan**
Description: Construct free-standing drive-up ATM, add parking and revise parking layout. Add lighting, signage, and landscaping
Project Location: 40 Partition St and 85 Market St
Recommendation: **Disapprove** Abstentions:
Motion: Weitman
Second: Markowitz
Vote: Yes No Recusals: Andreassen

Wawarsing

Referral Number **2014174** Received: 11/20/2014
Name: **Dollar General** Type of Referral: **Site Plan**
Description: Construct 9,224 sq. ft. Retail Store
Project Location: Rt 209 and Webster Avenue, Kerhonkson
Recommendation: **Required Modifications** Abstentions:
Motion: Konior
Second: Weitman
Vote: Yes No Recusals:

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Woodstock

Referral Number	2014167	Received:	11/13/2014
Name:	Overlook UMC Sign	Type of Referral:	Variance-Area
Description:	Replace existing sign with 14' SF sign where 10' is allowed		
Project Location:	233 Tinker Street		
Recommendation:	No County Impact	Abstentions:	
Motion:	Konior	Recusals:	
Second:	Holmquist		
Vote:	Yes <input type="text" value="20"/>	No <input type="text" value="0"/>	