

ULSTER COUNTY PLANNING BOARD
Minutes – June 3, 2015

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

The Executive Committee Did Not Meet

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

1. **ROLL CALL- Present:** R. Pecora, D. Whitaker, J. Konior, P. Brooks, K. Lovelett, C. Lanzetta, M. Calimano, Drew Boggess, T. Wilkin, M. Baden, J. Brown, B. Kalb, M. Watkins, F. Almquist, V. Markowitz, M. Rudikoff, M. Weitman, G. Swanzey, D. Doyle, R. Leibowitz, B. Samuelson **Absent:** R. Sokolov, E. Cafaro **Excused:** H. Baker, P. Andreassen, K. Holmquist **Guests:** Chad Fowler
2. **APPROVAL OF MINUTES**
The May minutes were approved. Motion by Mr. Calimano, seconded by Mr. Lovelett. There were no abstentions.
3. **FINANCIAL REPORT**
Mr. Doyle informed the board that we have requested reimbursement from the state for the transportation division of about \$149K. We have no issues with existing personnel lines. We are beginning our 2016 budget process and our budget review meeting with the Executive's office is the last week of June. We are proposing no new staff and no new increases. Ms. Pecora asked about the positions posted, Mr. Doyle answered those were exam postings. Financial system is about a month to 90 days behind showing expenditures.
4. **PUBLIC COMMENT**
No public comment
5. **COMMUNITY REPORT**
Mr. Brooks stated in the Town of Lloyd, Scenic Hudson donated the Deyo Gaffney Chance House and a couple of acres to the historical/preservation society. Historical society would like to fix it up and make it into their headquarters.

Mr. Weitman stated the Village of New Paltz has a new Mayor, Tim Rogers and a new planner, David Gilmour. Mr. Doyle stated we have had the opportunity to meet the new mayor and have spoken to Mr. Gilmour recently.

Mr. Doyle stated the County has constructed a memorial in front of the building that was designed by veterans with help from a landscape architect. There are five obelisks representing all branches of the military with a battle cross in the middle. The memorial includes names of about 1700 fallen soldiers from every war.
6. **COMMUNICATIONS**
Mr. Doyle made note of the public hearing for the Woodstock Animal Farm in Rochester, a lead agency request from Town of New Paltz for Jewett family farm and a lead agency request from City of Kingston to rezone area around UPAC.

Mr. Baden stated that Rochester received a letter from NYCDEP in regard to the telecom project they are working on. They wanted to know all projects planned up to 2032. Mr. Doyle stated the County received the same letter. He added that NYC has a "Water for the Future" program and need to do maintenance on the Catskill aqueduct and repairs on Delaware aqueduct that will require those aqueducts to shut down. The City has been working with New Paltz, High Falls and Town of Newburgh (for Marlborough) on water supply. They are in the process of connecting two

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

aqueducts at Ireland Corners in Gardiner that will enable the water to be transferred from the Delaware to Catskill aqueducts.

7. OLD BUSINESS

Mr. Doyle stated the UCTC continues with its work. We are having significant public comment on the intermodal bus center study in the Village of New Paltz. We have been working with a large group discussing meeting future transit needs of the area as a whole and have held two public meetings. The last meeting helped pare down the proposed location number to just three sites. Mr. Doyle stated he felt it was a productive meeting and came away with the feeling that the existing station was inadequate. He added that we ran into opposition from a neighborhood behind the bus station who do not want the bus station there. Mr. Doyle stated that we have transit money available and the ability to tap an area that extends to Dutchess and Orange counties and involves between \$2-7 million to do the work. He added that the community needs to make a decision and lead the project. Mr. Doyle stated that we are also working with City of Kingston on the Broadway corridor – separated bike lanes on the north side and looking to see what we can do for the most impact for complete streets. The City has hired an engineer to begin implementation. Mr. Doyle stated that we continue to work on Long Range Transportation Plan – A Look to 2040 using population projections and land use scenarios. He added that we have to look at fiscal constraint and how it compares with what our needs are.

8. SPECIAL TOPICS DISCUSSION

a. Trails Update

Mr. Doyle stated that he'd like Chris White to talk about the trails work, but he was not available this evening.

9. NEW BUSINESS

a. Environmental Notice Bulletin & Grant Opportunities – No Member Comment

Mr. Doyle asked if anyone on the board knew if their community would be applying for a CFA grant.

Ms. Lanzetta stated Marlborough has been talking about the possibility of doing a sewer extension in Milton and also a LWRP (local waterfront revitalization plan) for Marlboro/Milton.

Mr. Swanzey stated the City of Kingston received funding for a bulkhead last year. Have begun design work for 1000' or more along Rondout Creek waterfront by the Maritime Museum.

Mr. Doyle stated we have had discussions with Saugerties about running fiber optic off of the thruway to serve business facilities.

Mr. Wilkin stated that Plattekill would like to look into a water system for Modena and possibly a combination with the Business Park.

Mr. Doyle stated that Ulster County is considering reuse of the old jail site on Golden Hill. He added they are looking for funding to tear some buildings down and have been talking with the City about rezoning.

Mr. Doyle asked Mr. Brooks if Lloyd was planning on running water down to wine village.

Mr. Baden stated that long eared bats became an issue on one of the parcels in Rochester. The bats have just added to the list of endangered species. Mr. Doyle stated the department has been working on policies for eagle's nest avoidance.

10. ZONING REFERRALS – See Separate Zoning Minutes

11. ADJOURNMENT

The meeting adjourned at 9:30 pm.

Ulster County Planning Board Minutes



6/3/2015

Denning

Referral Number **2015060** Received: 6/1/2015
Name: **Mooney Subdivision** Type of Referral: **Subdivision**
Description: Resubdivision of 5 existing parcels to create new lot configuration
Project Location: 2550-2554 Frost Valley Rd
Recommendation: **Advisory Comments** Abstentions:
Motion: Calimano
Second: Boggess
Vote: Yes **18** No **0** Recusals:

Hurley

Referral Number **2015042** Received: 5/11/2015
Name: **Mellen Visual Assessment Review** Type of Referral: **Site Plan**
Description: Visual Assessment Review for single family home
Project Location: 619 Ohayo Mountain Road
Recommendation: **Advisory Comments** Abstentions:
Motion: Konior
Second: Markowitz
Vote: Yes **17** No **0** Recusals: Whitaker

Hurley

Referral Number **2015043** Received: 5/15/2015
Name: **Limber Tree Services** Type of Referral: **Variance-Area**
Description: Sign projects more than 5' from principle structure
Project Location: 1474 State Route 28 West Hurley
Recommendation: **Disapprove** Abstentions:
Motion: Pecora
Second: Calimano
Vote: Yes **17** No **0** Recusals: Whitaker

Hurley

Referral Number **2015044** Received: 5/15/2015
Name: **Limber Tree Services** Type of Referral: **Special permit**
Description: Allow sales of lumber on site with parking for equipment
Project Location: 1474 State Route 28 West Hurley
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Lovelett
Vote: Yes **18** No **0** Recusals:

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Hurley

Referral Number **2015045** Received: 5/15/2015
Name: **Limber Tree Services** Type of Referral: **Site Plan**
Description: Allow sales of lumber on site with parking for equipment
Project Location: 1474 State Route 28 West Hurley
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Lovelett
Vote: Yes No Recusals:

Kingston City

Referral Number **2015061** Received: 5/29/2015
Name: **20 Cedar Street** Type of Referral: **Amend Zoning Map**
Description: Rezone from O-2 to C-2 for mixed use project
Project Location: 20 Cedar Street
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Calimano Recusals: Swanzey
Vote: Yes No

Marbletown

Referral Number **2015046** Received: 5/28/2015
Name: **Local Law #3 of 2015** Type of Referral: **Amend Zoning Statute**
Description: Revisions to Town Law to align with NYS regulations and improve clarity of existing regulations
Project Location:
Recommendation: **Advisory Comments** Abstentions:
Motion: Calimano
Second: Pecora Recusals: Lovelett
Vote: Yes No

Marbletown

Referral Number **2015047** Received: 5/26/2015
Name: **Pine Cone Road Properties, LLC** Type of Referral: **Subdivision**
Description: Create 2-lots for two single family homes (Minor Subdivision)
Project Location: 147 Beaverkill Rd
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Konior Recusals: Lovelett
Vote: Yes No

Plattekill

Referral Number **2015049** Received: 5/19/2015
Name: **Dunkin' Donuts** Type of Referral: **Variance-Area**
Description: Multiple Area Variances
Project Location: 2067 Route 32, Modena
Recommendation: **Required Modifications** Abstentions:
Motion: Pecora
Second: Brown Recusals: Wilkin
Vote: Yes No

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Rochester

Referral Number **2015050** Received: 5/27/2015
Name: **Woodstock Animal Sanctuary** Type of Referral: **Special Permit**
Description: Use parcel as animal sanctuary, comercial events facility, and inn.
Project Location: Lucas Turnpike
Recommendation: **Required Modifications** Abstentions:
Motion: Weitman
Second: Konior
Vote: Yes No Recusals: Lovelett
 Baden

Rochester

Referral Number **2015051** Received: 5/27/2015
Name: **Woodstock Animal Sanctuary** Type of Referral: **Site Plan**
Description: Use parcel as animal sanctuary, comercial events facility, and inn.
Project Location: Lucas Turnpike
Recommendation: **Required Modifications** Abstentions:
Motion: Weitman
Second: Konior
Vote: Yes No Recusals: Lovelett
 Baden

Rosendale

Referral Number **2015052** Received: 5/26/2015
Name: **Stewart's Shops** Type of Referral: **Site Plan**
Description: Expand (984 sf) and renovate existing gas station and convenience store
Project Location: 212 Main Street
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Lovelett
Vote: Yes No Recusals: Brown

Saugerties Village

Referral Number **2015053** Received: 5/29/2015
Name: **World of Dance** Type of Referral: **Special Permit**
Description: Convert office building into dance studio
Project Location: Route 9W and Overbaugh Street
Recommendation: **Required Modifications** Abstentions:
Motion: Pecora
Second: Konior
Vote: Yes No Recusals: Whitaker

Saugerties Village

Referral Number **2015054** Received: 5/29/2015
Name: **Bottini Fuel** Type of Referral: **Site Plan**
Description: Demolish exsiting and construct 3-bay 3,280 square foot garage
Project Location: 240 Ulster Avenue
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Konior
Vote: Yes No Recusals:

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Shandaken

Referral Number **2015055** Received: 5/22/2015
Name: **Farm Stand** Type of Referral: **Special Permit**
Description: Allow Farm Stand
Project Location: 5224 State Route 28 Mt. Tremper
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Konior
Vote: Yes No Recusals:

Shandaken

Referral Number **2015056** Received: 5/22/2015
Name: **Farm Stand** Type of Referral: **Site Plan**
Description: Construct 808 square foot structure with associated parking for farm stand use
Project Location: 5224 State Route 28 Mt. Tremper
Recommendation: **Required Modifications** Abstentions:
Motion: Konior
Second: Watkins
Vote: Yes No Recusals:

Shandaken

Referral Number **2015057** Received: 5/22/2015
Name: **Foxfire Mountain House** Type of Referral: **Special Permit**
Description: Allow hotel and restaurant/bar
Project Location: 72 Andrew Lane Mt. Tremper
Recommendation: **Required Modifications** Abstentions:
Motion: Lovelett
Second: Watkins
Vote: Yes No Recusals:

Shandaken

Referral Number **2015058** Received: 5/22/2015
Name: **Foxfire Mountain House** Type of Referral: **Special Permit**
Description: Renovate existing structure for 10 room hotel and restaurant/bar.
Project Location: 72 Andrew Lane Mt. Tremper
Recommendation: **Required Modifications** Abstentions:
Motion: Lovelett
Second: Watkins
Vote: Yes No Recusals:

Wawarsing

Referral Number **2015059** Received: 5/14/2015
Name: **Stewart's Shop Corp** Type of Referral: **Variance-Area**
Description: Maximum lot coverage variance
Project Location: 6331 Route 209 Kerhonkson
Recommendation: **Advisory Comments** Abstentions:
Motion: Calimano
Second: Konior
Vote: Yes No Recusals: