

ULSTER COUNTY PLANNING BOARD
Minutes – July 1, 2015

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

The Executive Committee Did Not Meet

Mr. Baden called the meeting to order at 7:37PM and asked Mr. Leibowitz to read the roll call.

1. **ROLL CALL – Present:** J. Konior, K. Lovelett, C. Lanzetta, M. Calimano, D. Boggess, T. Wilkin, M. Baden, 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, R. Pecora, D. Whitaker, P. Brooks **Guests:**

2. **APPROVAL OF MINUTES**

The June zoning minutes were amended to show:

- Mr. Whitaker recused himself from all referrals from the Town of Hurley (#2015-42, 43, 44 & 45).
- The vote was amended on the Town of Plattekill referral for Dunkin Donuts (#2015-049) to show the Board’s decision to Disapprove.

The meeting minutes were amended as described below:

Mr. Baden’s comments during Communications about a DEP letter received were amended to show he was speaking about a water project and not telecom.

Mr. Holmquist wanted the minutes to reflect he was not present at the June meeting.

Mr. Brown noted that the Foxfire referrals in Shandaken were both shown as Special Permit. The Zoning minutes will be changed to show that #2015-058 is a Site Plan.

Chairman Baden asked for an approval of the June minutes with all of the amendments. Motion was made by Mr. Wilkin, seconded by Mr. Konior. No Abstentions. All Ayes

Mr. Brown questioned why something the board deemed incomplete was sent back as a Required Modification. Mr. Baden explained that we are not allowed by law to determine a referral is Incomplete once the town signs off on it, so we send back comments as Required Modification for the municipality to resend it to us.

Mr. Baden asked if anyone needed mileage forms and stated the forms for the April, May and June meetings should be submitted.

3. **FINANCIAL REPORT**

Mr. Doyle stated we received reimbursements from our transportation division and we will finish year with a surplus of funds that will be encumbered in the professional line due to the state fiscal year running April to April. Our 2016 budget has been submitted to the County Executive’s Office for review, we are flat-funded compared to this year, with no new positions or expenditures. This includes the Office for Economic Development, which is a division of Planning. The department as a whole has 11 staff.

4. **PUBLIC COMMENT** - There was no public comment

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

5. COMMUNITY REPORT

Mr. Almquist stated the Residence Inn in the Town of Ulster is under construction and they have also broke ground on the Holiday Inn Express.

Mr. Calimano stated the Town of New Paltz has been meeting with OSI about the bike/ped trail to tie into the Mohonk Preserve. There is a Committee working on grant work for trail running out 299. He added that the Draft EIS for Wildberry Lodge is coming soon.

Mr. Konior stated that Camp Madison on Sawkill Rd has been sold.

Mr. Swanzey stated that the City, working with UCTC, is finishing up design work on Broadway. Currently working with community and businesses to be sure everyone is on the same page. He added that construction money (Transportation Enhancement Program funding) is in place and most of the work will take place in 2017. Mr. Swanzey also spoke about the several rail trail projects happening in the next few years.

Mr. Baden stated that the lender has called in the loan on the Hudson Valley Resort in Kerhonkson. He added that they are not closing, but will be attempting to sell.

Mr. Doyle stated that Ulster County, working with a committee in Ellenville, unveiled the Ellenville Million recommendations. They plan to use funds for Main Street, another proposal is to put money in an account to help projects get thru the approval process (modelled after ready-to-go program), some money for infrastructure, funding for trail connection and for the Shadowland.

Mr. Andreassen stated Town of Saugerties has a proposed medical marijuana business that will be for growing, manufacturing pills and have a dispensary.

Mr. Doyle stated that all reservoirs except Rondout are spilling. Release protocol has been activated for Ashokan - 450 million gallons/day and will be going up to 600 million gallons/day.

Mr. Rudikoff stated he was at the ribbon cutting of the Maurice Hinchey Catskill Interpretive Center in Shandaken.

Mr. Wilkin stated that after the Agri-Tourism training session in Plattekill, the Town Board has required a farm to submit a site plan for the recreation part of the farm operation.

6. COMMUNICATIONS

- a. Resignation from UCPB received from Ray Sokolov, Town of Gardiner.
Mr. Doyle made note of Mr. Sokolov's resignation and added that Kate Hudson, a planning board member for the Town and an attorney for Riverkeeper, may join the board.

The City of Kingston has an interested person for that vacancy and we have a recommendation from the Village of Saugerties and a proposed new alternate for the Village of New Paltz.

- b. Village of Ellenville as Lead Agency revisiting the proposed action for Water System Improvements project in regard to SEQRA. Distribution system improvements underwent scope modifications since the original submission and acceptance of the project's SEQRA documents.

Not discussed.

7. OLD BUSINESS

No old business

8. SPECIAL TOPICS DISCUSSION

Mr. Doyle stated that Mr. White is on vacation, but hopefully be available in August or the Fall to do a presentation on trails.

9. NEW BUSINESS

- a. Environmental Notice Bulletin & Grant Opportunities

Mr. Doyle noted that CFA applications are due 7/30. He asked that communities let us know if they will be submitting.

10. ZONING REFERRALS – *See Separate Zoning Minutes*

11. ADJOURNMENT

The meeting adjourned at 9:30pm

Ulster County Planning Board Minutes



7/1/2015

Lloyd

Referral Number **2015062** Received: 6/2/2015
Name: **Local Law F of 2015** Type of Referral: **Amend Zoning Statute**
Description: Amendments to signage standards
Project Location:
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Konior
Vote: Yes 17 No 0 Recusals:

New Paltz Town

Referral Number **2015063** Received: 6/17/2015
Name: **Shop Rite Plaza** Type of Referral: **Site Plan**
Description: Site plan amendments to existing - previously reviewed 5/7/14
Project Location: 258-268 Main St
Recommendation: **Required Modifications** Abstentions:
Motion: Wilkin
Second: Watkins
Vote: Yes 16 No 0 Recusals: Calimano

New Paltz Village

Referral Number **2015064** Received: 6/19/2015
Name: **3-Month Moratorium in N. Gateway District** Type of Referral: **Other Special Authorization**
Description: Revising zoning statute to be consistent with updated Comprehensive Plan
Project Location:
Recommendation: **No County Impact** Abstentions:
Motion: Konior
Second: Watkins
Vote: Yes 16 No 0 Recusals: Weitman

New Paltz Village

Referral Number **2015065** Received:
Name: **74 Church Street** Type of Referral: **Site Plan**
Description: 20'x12' addition to existing single family home
Project Location: 74 Church Street
Recommendation: **No County Impact** Abstentions:
Motion: Konior
Second: Lovelett
Vote: Yes 16 No 0 Recusals: Weitman

~Ulster County Planning Board Minutes~

New Paltz Village

| | | | |
|-------------------|---|-------------------|------------------|
| Referral Number | 2015066 | Received: | |
| Name: | 56 Elting Ave | Type of Referral: | Site Plan |
| Description: | Construct single family home on vacant lot. | | |
| Project Location: | 56 Elting Ave | | |
| Recommendation: | No County Impact | Abstentions: | |
| Motion: | Holmquist | Recusals: | Weitman |
| Second: | Lovelett | | |
| Vote: | Yes <input type="text" value="16"/> No <input type="text" value="0"/> | | |

Rochester

| | | | |
|-------------------|---|-------------------|-----------------------------|
| Referral Number | 2015067 | Received: | 6/9/2015 |
| Name: | Local Law #3 of 2015 | Type of Referral: | Amend Zoning Statute |
| Description: | Use of non-conforming lots law | | |
| Project Location: | | | |
| Recommendation: | No County Impact | Abstentions: | |
| Motion: | Andreassen | Recusals: | Baden |
| Second: | Weitman | | |
| Vote: | Yes <input type="text" value="16"/> No <input type="text" value="0"/> | | |

Rosendale

| | | | |
|-------------------|---|-------------------|----------------------|
| Referral Number | 2015068 | Received: | 6/25/2015 |
| Name: | Lapchick Rear Yard Variance | Type of Referral: | Variance-Area |
| Description: | Proposed sun-room with rear-yard setback | | |
| Project Location: | 347 DeWitt Mills Rd | | |
| Recommendation: | No County Impact | Abstentions: | |
| Motion: | Konior | Recusals: | |
| Second: | Lovelett | | |
| Vote: | Yes <input type="text" value="17"/> No <input type="text" value="0"/> | | |

Rosendale

| | | | |
|-------------------|---|-------------------|----------------------|
| Referral Number | 2015069 | Received: | 6/25/2015 |
| Name: | Stewart's Shop Variance | Type of Referral: | Variance-Area |
| Description: | Minimum lot size variance | | |
| Project Location: | 212 Main Street | | |
| Recommendation: | Advisory Comments | Abstentions: | |
| Motion: | Watkins | Recusals: | |
| Second: | Lovelett | | |
| Vote: | Yes <input type="text" value="17"/> No <input type="text" value="0"/> | | |

Saugerties Village

| | | | |
|-------------------|---|-------------------|-----------------------|
| Referral Number | 2015070 | Received: | 6/18/2015 |
| Name: | 42 Livingston Street, LLC | Type of Referral: | Special Permit |
| Description: | Allow self storage use | | |
| Project Location: | 46 Livingston St | | |
| Recommendation: | Disapprove | Abstentions: | |
| Motion: | Wilkin | Recusals: | |
| Second: | Lovelett | | |
| Vote: | Yes <input type="text" value="17"/> No <input type="text" value="0"/> | | |

~Ulster County Planning Board Minutes~

Saugerties Village

Referral Number **2015071**
Name: **42 Livingston Street, LLC**
Description: Proposed 2200 sq ft self storage
Project Location: 46 Livingston St
Recommendation: **Disapprove**
Motion: Wilkin
Second: Lovelett
Vote: Yes No

Received: 6/18/2015
Type of Referral: **Site Plan**

Abstentions:

Recusals: