

ULSTER COUNTY PLANNING BOARD
Minutes – September 2, 2015

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 Baden called the meeting ton order at 7:34PM 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, D. Boggess, T. Wilkin, M. Baden, J. Brown, P. Andreassen, M. Watkins, V. Markowitz, M. Rudikoff, V. McLaughlin, G. Swanzey, D. Doyle, R. Leibowitz, B. Samuelson **Absent:** R. Kinnin **Excused:** M. Vaia, K. Holmquist, F. Almquist, E. Cafaro
- 2. APPROVAL OF MINUTES**
The August minutes were approved. Motion by Mr. McLaughlin, seconded by Mr. Konior. All were in favor.
- 3. FINANCIAL REPORT**
Mr. Doyle informed the board that \$1 Million for economic revitalization has been approved by the Legislature and will go into the Office of Economic Development budget and will be released to areas in Ellenville for marketing, tourism, grant writing and administration, infrastructure, broadband, historic building, a soft landing fund (modeled after the CDBG program) and main streets. The Transportation Council is currently finishing: an intermodal study in New Paltz, the Building a Better Broadway project in Kingston, the UC Long Range Transportation Plan, a Safe Routes to School program in Saugerties and Finding Rosendale in Rosendale. We will be reaching out to Marlboro for a second Safe Routes to School program (SRTS). We are also working on a signalization prioritization study in Kingston, and a PILS (priority incident location study). He added that we are doing a resiliency study regarding the size of culverts system-wide, including the Department of Environment (DOE) in those discussions. Mr. Doyle stated that we are also doing a study with the DOE for jobs location/parking location to look at which areas need charging stations. He added that the Town of New Paltz has a provision in their zoning statute that requires charging stations or waivers.
- 4. PUBLIC COMMENT**
There was no public comment.
- 5. COMMUNITY REPORT**
Chairman Baden stated he had blank mileage forms for reimbursement and encouraged the Board to turn their forms in quarterly.

Mr. Andreassen was at the Dam seminar put on by DEC/Cornel Cooperative @ SUNY New Paltz.

Mr. Doyle was asked about the bus shelter in Saugerties. He stated that he has reached out to Bob DiBella of UCAT and the bus shelter is the community's responsibility. Mr. DiBella has offered to speak to the community.
- 6. COMMUNICATIONS**
Mr. Doyle informed the board that the communications were discussed during the Executive Committee meeting, not the communications themselves, but the fact that we are receiving them. We received notice that the Alligerville Historic District has been listed on National Register of Historic Places. We have also received several communications from residents of Alligerville regarding a project called the Crested Hen, which our board reviewed 2 months ago. The project would like to promote 12 special events a year in their barn.

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

The citizens believe these events will disrupt their quality of life and brought up other issues associated with public safety. Mr. Doyle stated their effort has been directed to several different county departments including the County Executive.

7. OLD BUSINESS

a. Ag District #2 Update

Mr. Samuelson stated he went on a field tour of Ag Dist #2 (Walkkill River Valley) on August 18th with representatives from the Department of Agriculture & Markets. We have not heard the results from the Department as of yet. He added that Albany is trying to come up with guidance on "Agri-tainment" that is much clearer than what is currently on their website. Mr. Samuelson stated how land is taxed was also discussed. The Walkkill River Valley is seeing more agriculture than in the past. Agriculture is also taking off in other areas of New York. Mr. Doyle stated that Ulster County has been relatively flat regarding land loss vs. land gain in the Ag Districts, so this is a good sign. Mr. Doyle offered a bus tour, if the board was interested, in seeing areas of agriculture, flood plains, etc.

Mr. Samuelson stated the new Fair Housing rule from HUD comes with access to more data and maps for communities to comply. They are looking to steer funding toward areas with better school districts and cost of housing is higher. Studies have shown that in the past these funds were used in areas that were not as well off and the residents felt trapped. Mr. Doyle stated this falls under the Affirmative Fair Housing Plan, and he added this will be seen more often. He added that many communities in Ulster County provide for fair housing in their zoning statutes.

Mr. Baden informed the board that it was brought up during Executive Session about having trainings before the meeting on special topics for an hour during the summer months. He added that it was also discussed about getting on the agenda of local planning and zoning boards to inform them about Gateway meetings.

8. SPECIAL TOPICS DISCUSSION

- a. Trails Update – Postponed until October

9. NEW BUSINESS

a. **UCTC Long Range Transportation Plan**

Mr. Doyle stated the Long Range Transportation Plan is on the website, it is approximately 100 pages and we are collecting comments. Some interesting items include: population projections show almost no growth (less than 1%), the county workforce (about 82,000) has remained flat for about 4 to 5 years. The number of commuters out of the county suggest the need for a Regional Transportation System. Mr. Doyle stated that the Transportation Council hopes to adopt this Plan by the end of September. Mr. Doyle noted that Priority Growth areas were this Board's contribution to the Plan.

- b. NYS – HUD Disaster Relief funding - competitive funds available
No Member Comment

- c. Ulster County receives \$500,000 in Housing Rehab Funding (CDBG)
Mr. Doyle stated we are in the process of routing the necessary contracts for this funding.

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

10. ZONING REFERRALS – *See Separate Zoning Minutes*

11. ADJOURNMENT

The meeting adjourned at 9:40PM

Ulster County Planning Board Minutes



9/2/2015

Esopus

Referral Number **2015084** Received: 8/20/2015
Name: **Ralph DiNome** Type of Referral: **Variance-Area**
Description: Lot line adjustment - existing (nonconforming lots) bungalows. Triggers side yard and minimum lot size
Project Location: 687 Broadway
Recommendation: **No County Impact** Abstentions:
Motion: Watkins
Second: Konior
Vote: Yes 16 No 0
Recusals: Pecora

Kingston Town

Referral Number **2015098** Received: 9/1/2015
Name: **Aarjen Development Corp.** Type of Referral: **Amend Zoning Statute**
Description: Add "Active Vehicle Recycling" to allowed uses and add special permit standards to MU-2 district
Project Location:
Recommendation: **Advisory Comments** Abstentions:
Motion: Pecora
Second: Watkins
Vote: Yes 16 No 0
Recusals: Konior

Kingston Town

Referral Number **2015099** Received: 9/1/2015
Name: **Aarjen Development Corp.** Type of Referral: **Amend Zoning Map**
Description: RE-zone from MU-1 to MU-2 to allow for Active Recycling Use
Project Location: Rt 28
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Watkins
Vote: Yes 16 No 0
Recusals: Konior

Lloyd

Referral Number **2015092** Received: 8/25/2015
Name: **Selux Corporation** Type of Referral: **Site Plan**
Description: Expansion to existing industrial use including 8,800 sf light industrial addition and a 5,980 sf show room and office sp
Project Location: 5 Lumen Lane, Highland
Recommendation: **Required Modifications** Abstentions:
Motion: Pecora
Second: Konior
Vote: Yes 16 No 0
Recusals: Brooks

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Lloyd

Referral Number **2015093** Received: 8/25/2015
Name: **Khodiyar LLC/Shamrock Liquors** Type of Referral: **Site Plan**
Description: Expand existing 4,270 sf commercial building by 7,520 square feet to serve as multi-tenant commercial.
Project Location: 3565 Route 9W Highland
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Konior
Vote: Yes No Recusals: Brooks

Marbletown

Referral Number **2015085** Received: 8/20/2015
Name: **Inn at Stone Ridge** Type of Referral: **Special Permit**
Description: Expansion of existing hotel from 11 rooms to 19.
Project Location: 3805 Main St
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Konior
Vote: Yes No Recusals: Lovelett

Marlborough

Referral Number **2015086** Received: 8/19/2015
Name: **Kedem Winery** Type of Referral: **Site Plan**
Description: 16,250 square foot prefab storage building and additional parking at existing winery
Project Location: 1519 Route 9W Marlboro
Recommendation: **Required Modifications** Abstentions:
Motion: Pecora
Second: Konior
Vote: Yes No Recusals: Lanzetta

New Paltz Village

Referral Number **2015094** Received:
Name: **5 Cooper Street** Type of Referral: **Variance-Area**
Description: 25' front yard variance for single family home, 1' height variance, driveway in side yard
Project Location: 5 Cooper Street
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Watkins
Vote: Yes No Recusals:

New Paltz Village

Referral Number **2015095** Received:
Name: **9 Cooper Street** Type of Referral: **Variance-Area**
Description: 25' front yard variance for single family home, 5' rear yard variance, 1' height variance
Project Location: 9 Cooper Street
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Watkins
Vote: Yes No Recusals:

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New Paltz Village

Referral Number **2015096** Received:
Name: **13 Cooper Street** Type of Referral: **Variance-Area**
Description: 25' front yard variance for single family home, 1' height variance
Project Location: 13 Cooper Street
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Watkins
Vote: Yes No Recusals:

New Paltz Village

Referral Number **2015097** Received:
Name: **17 Cooper Street** Type of Referral: **Variance-Area**
Description: 25' front yard variance for single family home, 6' height variance
Project Location: 17 Cooper Street
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Watkins
Vote: Yes No Recusals:

Rosendale

Referral Number **2015087** Received: 8/13/2015
Name: **Chicken Regulations** Type of Referral: **Other Special Authorization**
Description: Amendment to zoning statute regulating the keeping of chickens for noncommercial, residential purposes
Project Location: Townwide
Recommendation: **Required Modifications** Abstentions:
Motion: McLaughlin
Second: Konior
Vote: Yes No Recusals: Brown

Rosendale

Referral Number **2015091** Received:
Name: **Polizzi - Deck Variance** Type of Referral: **Variance-Area**
Description: Rear and side-yard variances for new deck. Rosendale ZBA has not signed the exception agreement.
Project Location: 669 Route 213
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Watkins
Vote: Yes No Recusals:

Shawangunk

Referral Number **2015088** Received: 8/17/2015
Name: **Walker Valley Auto** Type of Referral: **Variance-Area**
Description: Convert existing house to commercial with motor vehicle sales
Project Location: 3671 Route 52 Pine Bush
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Konior
Vote: Yes No Recusals: Watkins

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Ulster

Referral Number **2015089** Received: 8/13/2015
Name: **Urban Precast** Type of Referral: **Site Plan**
Description: Construct 11,550 square foot addition to existing industrial use.
Project Location: 6 Kieffer Lane
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Konior
Vote: Yes No Recusals:

Wawarsing

Referral Number **2015090** Received: 8/17/2015
Name: **Comprehensive Plan** Type of Referral: **Comprehensive Plan**
Description: Comprehensive Plan - Revision/Update of 2006 Plan
Project Location:
Recommendation: **Advisory Comments** Abstentions:
Motion: McLaughlin
Second: Konior
Vote: Yes No Recusals: