

**ULSTER COUNTY PLANNING BOARD**  
***Minutes – December 6, 2017***

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

**The Executive Committee Met at 6:30 PM**

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

1. **ROLL CALL – Present:** J. Leverich, R. Pecora, L. Geary, K. Lovelett, M. Calimano, D. Boggess, T. Wilkin, M. Baden, J. Brown, P. Andreassen, S. Spata, M. Watkins, F. Almquist, V. Markowitz, D. Gilmour, V. McLaughlin, G. Gagliardi, D. Doyle, R. Leibowitz, B. Samuelson, M. Ananew **Absent:** D. Whitaker **Excused:** J. Konior, P. Brooks, C. Lanzetta, M. Rudikoff, J. Winer

2. **APPROVAL OF MINUTES**

The November minutes were approved. Motion made by Mr. McLaughlin, seconded by Mr. Baden. All were in favor.

3. **PUBLIC COMMENT**

No Public Comment

4. **EDUCATION & TRAINING OPPORTUNITIES**

Mr. Doyle made note of the 2017 attendance sheet and term appointments included in the folder. Mr. Baden asked for members that have outside training, to please send certificates in to the county planning office. Mr. Lovelett added to also send proof of training to the local board secretary. Mr. Wilkin noted that he turns in our attendance sheet to the local secretary for the 15 minutes of credit for each UCPB meeting attended.

5. **COMMUNITY REPORTS**

Mr. Almquist noted that the Honda place in the Town of Ulster where Gold's Gym was (Lia Honda on East Chester St), are packing down and spreading out 30,000 to 40,000 cubic yards of fill.

Ms. Geary stated the Town Supervisor in Gardiner organized a multi-board meeting last night for the Town Board, Planning Board, ZBA and Environmental Conservation Committee. She added there were many issues on the agenda, but noted that solar law was one item. Ms. Geary stated the Town attorney explained how the SEQRA review would work and added that it was an interesting discussion. Mr. Baden noted something similar occurred in Rochester. Mr. Doyle added that we have seen town supervisors meet with board chairs to see what is going on in order to keep coordination going.

Mr. McLaughlin stated that the school district superintendent in Saugerties has expressed concerned with the electronic signs on Washington Ave. He is under the impression they are videotaping every vehicle on the Avenue. Mr. Doyle stated that is not the case.

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

Mr. Spata inquired about the status of Rail Explorers. Mr. Doyle answered that they have a permit. Mr. Spata asked where to get economic information on rail v trail. Mr. Doyle replied the Camoin study was done on the trail system as a whole. It is specific for the Ashokan rail trail. (U&D Rail Trail) It does not compare the two, but shows the economic benefits of trail.

Mr. Markowitz expressed his thanks to staff for the review of the Town of Wawarsing zoning changes.

Mr. Watkins stated that Town of Shawangunk will be putting out solar law tomorrow night and our board should see it soon. He also thanked the county for the fantastic job on the bridge over the Walkill and added that it will open December 9<sup>th</sup>.

Mr. McLaughlan relayed the thanks and appreciation to Paul Andreassen for his years of service on our board from the Mayor of the Village of Saugerties. Mr. McLaughlan thanked Paul personally as well.

## **6. PLANNING BOARD REPORTS**

### **a. Chairperson Report**

Chairman Lovelett noted the status of members' terms and added if members do not have an alternate they should let their community know. The Chairman also asked members to keep track of their term. Mr. Lovelett also thanked Mr. Doyle and staff for their hard work this year.

### **b. Committee Reports**

#### **• Nominating Committee – Election of 2018 Officers**

**Ms. Pecora, speaking on behalf of the committee including herself, Mr. Wilkin and Mr. Watkins, stated that we will be keeping the same slate of officers as last year. Mr. Lovelett as Chairman, Mr. Calimano as Vice Chair and Mr. Brooks as Secretary.**

**Motion to approve committee recommendation made by Mr. McLaughlin, seconded by Mr. Baden. All were in favor.**

## **7. PLANNING DEPARTMENT REPORTS**

### **a. Financial Report**

Mr. Doyle stated all is well.

### **b. Environmental Notice Bulletin & Grant Opportunities**

No Member Comment

### **c. Communications**

No Member Comment

### **d. Director/Staff Reports**

- 4<sup>th</sup> Quarter Mileage Due
- Membership Update – Handout in folder.

## **8. SPECIAL TOPICS DISCUSSION**

### **a. Capital Program Comments – Approval of Draft Letter to County Executive & Legislature**

Mr. Doyle noted that Board is required under the Charter to review and make comment on the Capital Program every year. Mr. Doyle had a draft letter for consideration. He noted the Program goes through 2023 and that there are five new items this year. Mr. Doyle stated the new items include a facilities master plan for the college and a highway safety program for adding signage and improving county roads that was previously discussed with the Board. Mr. Doyle also noted another new project to provide new space for the Emergency Management Office.

Mr. Doyle stated that comments for the highway safety project indicate the Board's support for public safety issues that have been identified in the field. Members have sent comments regarding photos and these changes are in the draft. Requests to provide addresses and/or SBLs for projects in certain locations, (Mr. Brooks inquired about Harry Thayer Park.)

Mr. McLaughlin stated this matter was being voted on tonight by the Legislature. Mr. Baden asked if there was anything not on the Capital Program that should be. Mr. Doyle didn't know of anything. He did make note of the adopted Open Space Plan that recommends a cooperative venture for a park in the Ellenville area. Ellenville did receive money toward parks from the Ellenville Million. Mr. McLaughlin stated he would like to start the review earlier next year as he felt the Board's efforts were being wasted. Mr. Doyle stated the Capital Program is not a static document. It is amended all the time by the Legislature as projects come along. Mr. Doyle was asked if the fire training center is being included and he answered, yes, it was as a shared services fire network. Mr. McLaughlin suggested having a special meeting prior to the Legislature meeting next year. Mr. Baden stated that we are getting more time than we used to. Mr. Lovelett added the content we are receiving is much more detailed than we used to get as well. Mr. Wilkin stated that we have agreed to concentrate more on the projects that involve planning. Chairman Lovelett summarized that the Capital Plan is not much different from last year, we modeled our draft letter based on last year's and have tweaked the changes, and we will meet our obligation submitting the comments.

Mr. McLaughlin wanted to amend the letter with comments to remove the bonding of cars.

Mr. Gilmour noted that planning boards are important partners in the Capital Program development. He also noted a couple of typos and added that a capital budget to normalize debt in a single year is important and there could be consideration to make the bullet point stronger to establish a budget and equalize expenditures. Mr. Doyle noted the bullet is the last one on page two. He added that we have made this comment several years in a row. Mr. Doyle stated the Charter contains language for developing a capital budget, of which we remind the Legislature every year. Mr. Doyle noted that most of the Capital Program is devoted to the preservation of assets. Mr. Doyle stated we could add Mr. Gilmour's comment. Mr. McLaughlin asked about adding a comment for tracking projects. Mr. Doyle stated we are looking at the projects broadly so far as to what our office would review.

Mr. Baden and Ms. Pecora stated we should send a letter to the Charter Revision Committee to request being taken out of the Capital Project review. Chairman Lovelett stated we will examine that at another time. Mr. Gilmour stated that removing our board from the Capital Program is antithetical to Planning.

**Motion to approve Capital Program comments as presented in draft form without amendments and to send to Legislature and County Executive for consideration made by Mr. Baden. Seconded by Mr. Watkins. Mr. McLaughlin was opposed, the remainder of the Board were in favor.**

**9. ZONING REFERRALS – *See Separate Zoning Minutes***

**10. ADJOURNMENT**

The meeting adjourned at 8:50PM. All were in favor.

# Ulster County Planning Board Minutes



12/6/2017

## Ellenville

---

Referral Number **2017199** Received: 11/20/2017  
Name: **Stewart's Ellenville** Type of Referral: **Site Plan Review**  
Description: Demolish existing Stewart's and existing 3-story building. Construct new 3,696 sq. ft. Stewart's on new parcel (from  
Project Location: 99 South Main Street  
Recommendation: **Required Modifications** Abstentions:  
Motion: Baden  
Second: McLaughlin Recusals:  
Vote: Yes  17 No  0

## Esopus

---

Referral Number **2017202** Received: 11/27/2017  
Name: **Kennedy Duplex** Type of Referral: **Special Permit**  
Description: Convert existing single-family home to duplex/two-family home  
Project Location: 639 Third Avenue, Sleightsburgh  
Recommendation: **No County Impact** Abstentions:  
Motion: Andreassen  
Second: Baden Recusals: Pecora  
Vote: Yes  16 No  0

## Esopus

---

Referral Number **2017203** Received: 11/27/2017  
Name: **Kennedy Duplex** Type of Referral: **Site Plan Review**  
Description: Convert existing single-family home to duplex/two-family home  
Project Location: 639 Third Avenue, Sleightsburgh  
Recommendation: **No County Impact** Abstentions:  
Motion: Andreassen  
Second: Baden Recusals: Pecora  
Vote: Yes  16 No  0

## Gardiner

---

Referral Number **2017207** Received: 12/1/2017  
Name: **Shaft Road LLC** Type of Referral: **Subdivision**  
Description: 10 lot open space development (9 new residential lots)  
Project Location: South Mt Road and Shaft Road  
Recommendation: **No County Impact** Abstentions:  
Motion: Pecora  
Second: McLaughlin Recusals:  
Vote: Yes  17 No  0

# ~Ulster County Planning Board Minutes~

## Hurley

---

Referral Number      **2017197**      Received:      11/13/2017  
Name:      **Weinschenk Art Studio**      Type of Referral:      **Use Variance**  
Description:      Use variance retail art studio in R-2/Route 28 Overlay Zoning District  
Project Location:      1398 Route 28 West Hurley, NY  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Andreassen  
Second:      McLaughlin  
Vote:      Yes  No       Recusals:

## Hurley

---

Referral Number      **2017198**      Received:      11/13/2017  
Name:      **Weinschenk Art Studio**      Type of Referral:      **Area Variance**  
Description:      Area variance for proposed art studio. 25' rear yard variance and 3.65% variance for lot coverage. Pre-existing non-c  
Project Location:  
Recommendation:      **Advisory Comments**      Abstentions:  
Motion:      McLaughlin  
Second:      Gagliardi  
Vote:      Yes  No       Recusals:

## Rosendale

---

Referral Number      **2017204**      Received:      11/30/2017  
Name:      **Pine Crest Self Storage**      Type of Referral:      **Site Plan Review**  
Description:      Amendment to approved site plan - reduce proposed 12,100 sq. ft. building to 6,600 sq. ft.  
Project Location:      658 Route 32  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Baden  
Second:      McLaughlin  
Vote:      Yes  No       Recusals:      Brown

## Saugerties Town

---

Referral Number      **2017200**      Received:      11/27/2017  
Name:      **Gregg's Custom Sawing**      Type of Referral:      **Special Permit**  
Description:      Portable Saw Mill. Previously approved 2002. Property subdivided, but at different lot than originally approved.  
Project Location:      186 Patch Road  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Pecora  
Second:      Calimano  
Vote:      Yes  No       Recusals:      Andreassen

## Saugerties Town

---

Referral Number      **2017201**      Received:      11/27/2017  
Name:      **Gregg's Custom Sawing**      Type of Referral:      **Site Plan Review**  
Description:      Portable saw mill. Previously approved 2002. Property subdivided, but at different lot than originally approved.  
Project Location:      186 Patch Road  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Pecora  
Second:      Calimano  
Vote:      Yes  No       Recusals:      Andreassen

# ~Ulster County Planning Board Minutes~

## Ulster

---

Referral Number      **2017196**      Received:      11/6/2017  
Name:      **Meineke**      Type of Referral:      **Area Variance**  
Description:      Sign Variance - for LED/Digital sign that is 52.4 sq. ft. to replace existing lower sign with scrolling capabilities  
Project Location:      716 Ulster Avenue  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Andreassen  
Second:      Baden      Recusals:      Almquist  
Vote:      Yes  **16**      No  **0**

## Wawarsing

---

Referral Number      **2017205**      Received:      11/29/2017  
Name:      **Cano's Recycling**      Type of Referral:      **Site Plan Review**  
Description:      Metal recycling facility (light industrial)  
Project Location:      1087 Ulster Heights Road  
Recommendation:      **Reviewed No Decision**      Abstentions:  
Motion:  
Second:  
Vote:      Yes       No       Recusals:

## Woodstock

---

Referral Number      **2017206**      Received:      11/28/2017  
Name:      **Thorn Preserve**      Type of Referral:      **Site Plan Review**  
Description:      Convert use from residential to conservation/recreation. Smaller parcel only to be developed to install kiosk, fencing,  
Project Location:      55 John Jay Road (Zena)  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Watkins  
Second:      McLaughlin      Recusals:  
Vote:      Yes  **17**      No  **0**