

ULSTER COUNTY PLANNING BOARD
Minutes – November 1, 2017

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

The Executive Committee Met at 6:30 PM

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

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

- 2. APPROVAL OF MINUTES**
The October minutes were approved. Motion by Mr. McLaughlin, seconded by Mr. Brooks. All were in favor.

- 3. PUBLIC COMMENT**
No Public Comment

- 4. EDUCATION & TRAINING OPPORTUNITIES**
Chairman Lovelett mentioned the NY Farmland Protection Forum on November 14th at the Benjamin Center at SUNY New Paltz. He also noted that the NYSDOS online seminar information was e-mailed to the board.

- 5. COMMUNITY REPORTS**
Mr. Brooks noted that the Highland Public Library is almost finished after almost 20 years of work. It should be done by January.

Mr. Wilkin stated that he and Mr. Calimano went to the Ag District training in Dutchess County.

Ms. Lanzetta stated the Hudson River Greenway gave out \$136,000 in planning grants for community projects, which included Shandaken for their comprehensive plan. Mr. Watkins stated that Town of Shawangunk received a \$10,000 grant from Greenway and expressed his thanks.

- 6. PLANNING BOARD REPORTS**
 - a. Chairperson Report – No report.
 - b. Committee Reports – No report.

- 7. PLANNING DEPARTMENT REPORTS**
 - a. **Financial Report**
Mr. Doyle stated the 2018 Budget is out and is comparable to 2017. He added that we are still spending down our 2017 budget and some funds will carry over to next year in the Transportation division.

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

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

c. **Communications**

Mr. Doyle noted the Lead Agency Request from Town of Shawangunk and asked Mr. Watkins to speak about the Walkkill Town Center project. Mr. Watkins said the project is a mixed use that has changed dramatically from the original submission. Having been through many meetings, the farmhouse style looks like it will fit in with the hamlet and the town very well. He added that the Libolt team has been working hard to get this accomplished and the town is pleased with their progress.

d. **Director/Staff Reports**

Mr. Doyle updated the Board on the Transportation Council's projects: 9W Corridor in Marlborough, Transportation Integration plan, Road Safety Audits, upgrade to signage for UC road systems and a Wayfinding study in City of Kingston. Mr. Doyle noted that we are also engaged with the County Executive for the Fire Training Center. Mr. Doyle updated the Board on the ongoing trail work: extension of Hudson River Valley trail (phase 4) and U&D Corridor (Ashokan Rail Trail). He added that Mr. Samuelson has been working on agriculture and housing projects. Mr. Doyle also spoke about state agencies looking at homelessness statewide and the way the Ulster County Continuum of Care is working locally.

Mr. Rudikoff asked if staff ever gets the opportunity to see what happens in terms of litigation at the local level and the results. He felt this would be very educational. Mr. Leibowitz said he could put something together. Mr. Doyle stated that if anyone knew of their Town being sued they could let us know during the Community Reports section of the meeting and mentioned that Ms. Pecora has discussed such items. He added that successes at the local level after being sued shows due diligence and should be shared. Chairman Lovelett added that Mr. Baden and Mr. Boggess have also shared cases of local litigation with the board. He suggested adding case law back onto the agenda as a Staff Report and to continue with the Community Reports.

8. SPECIAL TOPICS DISCUSSION

a. **Nominating Committee for 2018 Officers**

The Chairman appointed Ms. Pecora, Mr. Wilkin and Mr. Watkins to serve as the Nominating Committee. The Committee will make the nomination of Officers for 2018 at next month's meeting and the board will vote.

b. **Capital Program**

Chairman Lovelett informed the board that one of their responsibilities is to review the County's Capital Program and make comments. He added to please send comments by email. Mr. McLaughlin suggested a special meeting to review the comments. Mr. Doyle stated that he will review the comments and create a draft letter for the board to vote on at the December meeting. Mr. Doyle stated there is a certain level of frustration, as the Capital Program is a living document. He added that the board's comments could result in items being converted into Capital Projects. Mr. Lovelett stated this is a much more detailed capital program than in previous years.

9. ZONING REFERRALS – *See Separate Zoning Minutes*

David Shepler gave a presentation and summary of the changes to the plan on the Zero Place project in Village of New Paltz prior to the referral review.

10. ADJOURNMENT

Chairman Lovelett mentioned that the Holiday Party will follow the meeting next month in the Planning office. Mr. Doyle noted it is pot luck style and asked that members please bring something to share.

The meeting adjourned. All were in favor.

Ulster County Planning Board Minutes



11/1/2017

Esopus

Referral Number	2017178	Received:	10/23/2017
Name:	Hudson Valley Motorsport	Type of Referral:	Special Permit
Description:	Off-road vehicle sales on existing mixed-use site.		
Project Location:	209-211 Broadway Port Ewen		
Recommendation:	Required Modifications	Abstentions:	
Motion:	Baden	Recusals:	
Second:	Watkins		
Vote:	Yes <input type="text" value="19"/> No <input type="text" value="0"/>		

Esopus

Referral Number	2017179	Received:	10/23/2017
Name:	Hudson Valley Motorsport	Type of Referral:	Site Plan Review
Description:	Off-road vehicle sales on existing mixed-use site.		
Project Location:	209-211 Broadway Port Ewen		
Recommendation:	Required Modifications	Abstentions:	
Motion:	Baden	Recusals:	
Second:	Watkins		
Vote:	Yes <input type="text" value="19"/> No <input type="text" value="0"/>		

Esopus

Referral Number	2017180	Received:	10/23/2017
Name:	Leprechaun Enterprises	Type of Referral:	Special Permit
Description:	Equipment storage shed for contractor's equipment		
Project Location:	745 Broadway (Route 9W) Ulster Park near River Rd		
Recommendation:	Required Modifications	Abstentions:	
Motion:	Almquist	Recusals:	
Second:	Watkins		
Vote:	Yes <input type="text" value="19"/> No <input type="text" value="0"/>		

Esopus

Referral Number	2017181	Received:	10/23/2017
Name:	Leprechaun Enterprises	Type of Referral:	Site Plan
Description:	Equipment storage shed for contractor's equipment		
Project Location:	745 Broadway (Route 9W) Ulster Park near River Rd		
Recommendation:	Required Modifications	Abstentions:	
Motion:	Almquist	Recusals:	
Second:	Watkins		
Vote:	Yes <input type="text" value="19"/> No <input type="text" value="0"/>		

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Marbletown

Referral Number **2017193** Received: 10/24/2017
Name: **Local Law #8 of 2017** Type of Referral: **Zoning Statute Amendment**
Description: Commercial events facility regulations
Project Location: Townwide
Recommendation: **No County Impact** Abstentions:
Motion: McLaughlin
Second: Andreassen
Vote: Yes No Recusals: Baden
 Lovelett

Marlborough

Referral Number **2017173** Received: 10/20/2017
Name: **Bayside Mixed-Use Development** Type of Referral: **Special Permit**
Description: Apartment complex (104 units, 84 2-bed, 20 3-bed - 228 total bedrooms) and 12,600 retail building.
Project Location: 18 Birdsall Avenue Marlboro
Recommendation: **Required Modifications** Abstentions:
Motion: Andreassen
Second: Baden
Vote: Yes No Recusals: Lanzetta

Marlborough

Referral Number **2017174** Received: 10/20/2017
Name: **Bayside Mixed-Use Development** Type of Referral: **Site Plan Review**
Description: Apartment complex (104 units/ 84 2-bed, 20 3-bed - 228 total bedrooms) and 12,600 retail building.
Project Location: 18 Birdsall Avenue Marlboro
Recommendation: **Required Modifications** Abstentions:
Motion: Andreassen
Second: Baden
Vote: Yes No Recusals: Lanzetta

Marlborough

Referral Number **2017177** Received: 10/24/2017
Name: **Grand Slam Auto** Type of Referral: **Site Plan Review**
Description: Proposed used car sales business. New Septic and 880 sq. ft. sales office.
Project Location: 1924 Route 9W Milton
Recommendation: **Required Modifications** Abstentions:
Motion: Andreassen
Second: Watkins
Vote: Yes No Recusals: Lanzetta

New Paltz Village

Referral Number **2017175** Received: 10/1/2007
Name: **Zero Place** Type of Referral: **Special Permit**
Description: 4-story, 62,680 sq. ft. mixed-use building - 8,200 sq. ft. retail, 21 one-bedroom and 25 2-bedroom apartments
Project Location: 87-93 N. Chestnut Street and Mulberry Street
Recommendation: **Approve** Abstentions:
Motion: McLaughlin
Second: Calimano
Vote: Yes No Recusals: Murray

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New Paltz Village

Referral Number **2017176** Received: 10/1/2007
Name: **Zero Place** Type of Referral: **Site Plan Review**
Description: 4-story, 62,680 sq. ft. mixed-use building - 8,200 sq. ft. retail, 21 one-bedroom and 25-2 bedroom apartments
Project Location: 87-93 N. Chestnut Street and Mulberry Street
Recommendation: **Approve** Abstentions:
Motion: McLaughlin
Second: Calimano Recusals: Murray
Vote: Yes No

New Paltz Village

Referral Number **2017182** Received: 10/17/2017
Name: **7 North Mannheim** Type of Referral: **Area Variance**
Description: Building height variance
Project Location: 7 North Mannheim Boulevard
Recommendation: **No County Impact** Abstentions:
Motion: Calimano
Second: McLaughlin Recusals: Murray
Vote: Yes No

New Paltz Village

Referral Number **2017183** Received: 10/24/2017
Name: **Main Street Auto** Type of Referral: **Special Permit**
Description: Establish automobile storage and repair and auto parts retail sales in existing building. Reestablishing 3 overhead do
Project Location: 85 North Chestnut Street
Recommendation: **Required Modifications** Abstentions:
Motion: Andreassen
Second: Almquist Recusals: Murray
Vote: Yes No

New Paltz Village

Referral Number **2017184** Received: 10/24/2017
Name: **Main Street Auto** Type of Referral: **Site Plan**
Description: Establish automobile storage and repair and auto parts retail sales in existing building. Reestablishing 3 overhead d
Project Location: 85 North Chestnut Street
Recommendation: **Required Modifications** Abstentions:
Motion: Andreassen
Second: Almquist Recusals: Murray
Vote: Yes No

Rochester

Referral Number **2017185** Received: 10/25/2017
Name: **Rondout Creek Solar, LLC** Type of Referral: **Area Variance**
Description: Large scale solar project located on prime farmland
Project Location: 12 Pompay's Cave High Falls
Recommendation: **Disapprove** Abstentions:
Motion: McLaughlin
Second: Gagliardi Recusals: Baden
Vote: Yes No

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Rochester

Referral Number **2017186** Received: 10/25/2017
Name: **Borrego Solar off Airport Road** Type of Referral: **Area Variance**
Description: Multiple setback variances for large scale solar farm
Project Location: Airport Road and Route 209
Recommendation: **Required Modifications** Abstentions:
Motion: Wilkin
Second: Andreassen
Vote: Yes No Recusals: Baden
 NO: Watkins

Rochester

Referral Number **2017187** Received: 10/25/2017
Name: **Borrego Solar off Airport Road** Type of Referral: **Special Permit**
Description: Large Scale Solar Facility at Town Transfer Station
Project Location: Airport Road and Route 209
Recommendation: **Required Modifications** Abstentions:
Motion: Wilkin
Second: Watkins
Vote: Yes No Recusals: Baden

Rochester

Referral Number **2017188** Received: 10/25/2017
Name: **Borrego Solar off Airport Road** Type of Referral: **Site Plan Review**
Description: Large Scale Solar Facility at Town Transfer Station
Project Location: Airport Road and Route 209
Recommendation: **Required Modifications** Abstentions:
Motion: Wilkin
Second: Watkins
Vote: Yes No Recusals: Baden

Rochester

Referral Number **2017189** Received: 10/25/2017
Name: **Applestone** Type of Referral: **Special Permit**
Description: Meat processing facility with retail store front (USDA Licensed)
Project Location: 5010 Route 209 Accord
Recommendation: **Required Modifications** Abstentions:
Motion: Wilkin
Second: McLaughlin
Vote: Yes No Recusals: Baden

Rochester

Referral Number **2017190** Received: 10/25/2017
Name: **Applestone** Type of Referral: **Site Plan Review**
Description: Meat processing facility with retail store front (USDA Licensed)
Project Location: 5010 Route 209 Accord
Recommendation: **Required Modifications** Abstentions:
Motion: Wilkin
Second: McLaughlin
Vote: Yes No Recusals: Baden

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Saugerties Village

Referral Number **2017192** Received: 10/16/2017
Name: **Carpenter** Type of Referral: **Subdivision**
Description: 2-lot subdivision for new single family home
Project Location: 1 Gurth Lane
Recommendation: **No County Impact** Abstentions:
Motion: Andreassen
Second: Baden Recusals:
Vote: Yes No

Shandaken

Referral Number **2017172** Received: 10/6/2017
Name: **Local Law #2 of 2017** Type of Referral: **Zoning Map Amendment**
Description: Rezone two split-zoned parcels to be zoned solely R-5
Project Location: 8145 NYS Route 28 Big Indian
Recommendation: **No County Impact** Abstentions:
Motion: Andreassen
Second: Baden Recusals:
Vote: Yes No

Shandaken

Referral Number **2017191** Received: 10/6/2017
Name: **Monroe Variance** Type of Referral: **Area Variance**
Description: Variance for 6' high entrance gate
Project Location: 19 Old Route 42
Recommendation: **No County Impact** Abstentions:
Motion: Watkins
Second: McLaughlin Recusals:
Vote: Yes No

Ulster

Referral Number **2017194** Received: 10/23/2017
Name: **Joseph Emanuele** Type of Referral: **Site Plan Review**
Description: 4,500 sf storage building for existing business located behind existing structure.
Project Location: 2310-2332 Route 9W
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Baden Recusals: Almquist
Vote: Yes No McLaughlin

Wawarsing

Referral Number **2017171** Received: 9/25/2017
Name: **Zoning Amendments** Type of Referral: **Zoning Statute Amendment**
Description: Miscellaneous Updates to the Town's Zoning Statute
Project Location: Townwide
Recommendation: **Required Modifications** Abstentions:
Motion: Wilkin
Second: Watkins Recusals:
Vote: Yes No

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Wawarsing

Referral Number **2017195**
Name: **Zoning Map Amendments**
Description: Zoning Map - New Districts
Project Location: Townwide
Recommendation: **Required Modifications**
Motion: Andreassen
Second: McLaughlin
Vote: Yes No

Received: 9/25/2017
Type of Referral: **Zoning Statute Amendment**

Abstentions:

Recusals: