

**ULSTER COUNTY PLANNING BOARD**  
***Minutes – Wednesday, November 7, 2018***

The Ulster County Planning Board Meeting  
**7:00 p.m.** – Surrogate Courtroom, 3<sup>rd</sup> Floor  
County Office Building

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

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

- 1. ROLL CALL – Present:** R. Pecora, L. Geary, J. Konior, P. Brooks, K. Lovelett, C. Lanzetta, M. Calimano, D. Boggess, T. Wilkin, M. Baden, J. Brown, R. Hlavaty, V. Welton, F. Almquist, V. Markowitz, M. Rudikoff, J. Winer, W. Murray, G. Gagliardi, D. Doyle, R. Leibowitz, B. Samuelson  
**Absent:** J. Bonavita-Goldman **Excused:** M. Watkins, R. Barnhart, V. McLaughlin

**2. APPROVAL OF MINUTES**

The October minutes were approved. Motion by Ms. Pecora, seconded by Mr. Wilkin. All were in favor.

**3. EDUCATION & TRAINING OPPORTUNITIES**

Mr. Baden stated he did not have any new offerings, but wanted to share that he attended the Agriculture training in Dutchess County and it was very informative.

Mr. Doyle added that there is a list of member's training credits in tonight's packet and informed the board if they are short of 4 hours they can do online tutorials by the end of the year.

Mr. Baden asked about doing a seminar on the new SEQRA laws that will be in effect in January. Mr. Doyle answered that it would be too rushed to be done before the end of year.

Mr. Wilkin stated that the October 9<sup>th</sup> Intro to Land Use training session was very good. Mr. Doyle said to thank Mr. Leibowitz for putting that session together. Mr. Leibowitz noted that 5 or 6 communities have been added to DropBox for electronic referral submission. He added that it might be necessary for him to go out to the communities to be sure they are logged on to DropBox properly and it is working well.

**4. COMMUNITY REPORTS**

Mr. Baden stated that Town of Rochester did a groundbreaking last Saturday for a new food pantry building, which will be an addition to their Community Center, and noted it is being funded through the NY Rising program. This funding will also turn the community center into a full emergency evacuation site with the addition of new heating, ventilation, bath and showers.

Ms. Pecora informed the Board that Mr. Doyle is coming to an Esopus town workshop on Tuesday regarding short term rentals. Ms. Pecora added that they will be dedicating the Comprehensive Plan in the memory of Myles Putman.

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

**5. PLANNING BOARD REPORTS**

a. Chairperson Report

Chairman Lovelett informed the Board that the Nominating Committee is made up of the three most recent Chairs: Mr. Watkins, Mr. Baden and Mr. Wilkin, who will choose three candidates for next year's leadership. At next month's meeting the nominating committee will present the nominees for 2019 officers for the Board's vote.

b. Committee Reports – No reports

**6. PLANNING DEPARTMENT REPORTS**

a. Financial Report

Mr. Doyle stated the 2019 budget is going through the Legislature now. The 2018 budget is good. We have contracts in the works for the Fire Training Center, Public Safety Center and an RFP for the Walkkill Valley Rail Trail in New Paltz. Mr. Doyle noted that there were no objections during discussions with the County Executive's Office for the department to buy an unsophisticated drone. A drone would allow us to get decent pictures for land use, agricultural add-ins and other county-related uses.

b. Environmental Notice Bulletin & Grant Opportunities

Ms. Lanzetta stated that Hudson Valley Greenway offers planning grants for communities. In the most recent round Town of Plattekill will receive \$10,000 to update their Comprehensive Plan. Town of Marbletown is getting \$10,000 for a Historic High Falls Plan and Town of New Paltz will receive \$15,000 for a Reservoir Capacity Study. Ms. Lanzetta added these funds are available every year and information is available online.

c. Communications

Mr. Doyle noted that communities are required to send notices to adjoining towns.

d. Director/Staff Reports

Mr. Leibowitz stated we are updating the exception matrix to include accessory structures for residential uses equal to or less than 400 square feet to include sheds, decks, other structures and pools. Mr. Baden noted that this would affect communities that have already signed the agreement. There was some discussion on the recommended size and it was concluded 400 square feet was a reasonable size.

**Ms. Pecora made a motion to accept the referral submittal revision to be effective January 1, 2019. Seconded by Mr. Konior . All were in favor.**

**7. SPECIAL TOPICS DISCUSSION**

Capital Program Discussion

Chairman Lovelett stated the Capital Program was sent out 3 weeks ago and we have received comments. Mr. Doyle stated the Capital Program covers 2019-2024 with the estimated need for recommended funding at a little over \$202 million. Mr. Doyle described some of the projects. He noted that estimated revenue numbers are missing this year. Mr. Doyle stated that we received comments from Mr. Wilkin, Ms. Pecora, Mr. McLaughlin and Mr. Brooks. Mr. McLaughlin's comments range from why

continue to borrow funding for fleet vehicles when the county has a pay-go policy to security upgrades for county buildings. Ms. Pecora commented that the courthouse steps are in, but no mention of improvements to HVAC system for the grand jury room of the courthouse. Mr. Brooks had extensive comments regarding the debt service charts, which are about \$12 million per year. Past years have included the debt amount. Mr. Brooks also made comments about demolition of the old jail, feasibility studies and whether it is cost effective to tear it down. There were also some transparency issues that were valid comments. Mr. Doyle stated that we propose to take a substantial portion of last year's comments and add some of this year's comments, to include: transparency issue, the debt service issue, the courthouse comment along with what was completed with regard to the jail; to recognize what was done, but also what needs to be done for comfort issues in the grand jury room. Mr. Doyle stated he did not want to include why we are borrowing money for vehicles. We would also not include security improvements mentioned, as there are security upgrades already in place for cameras and certain offices have clear doors with security (buzzing) locks (instead of using metal detectors). Mr. Doyle would also like to congratulate County Executive Mike Hein for his continuing effort for public safety and for putting together the team that allows for large complex projects, as well as small projects to move forward to successful completion.

Mr. Doyle proposed that the board endorse comments made during the discussion and he will email them to the board. The executive committee will finalize the comments and submit them to the Legislature and County Executive.

**Motion to endorse comments made on the Capital Program was made by Mr. Baden, seconded by Mr. Gagliardi. All were in favor.**

**8. PUBLIC COMMENT**  
No public comment

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

**10. ADJOURNMENT**  
The meeting adjourned at 9:00PM. All were in favor.

# Ulster County Planning Board Minutes



11/7/2018

## Hurley

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Referral Number      **2018178**      Received:      10/24/2018  
Name:      **Local Law #4 of 2018**      Type of Referral:      **Zoning Statute Amendment**  
Description:      Town Solar Law  
Project Location:      Townwide  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Baden  
Second:      Calimano      Recusals:  
Vote:      Yes  No

## Kingston City

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Referral Number      **2018183**      Received:      10/23/2018  
Name:      **261 Flatbush Avenue**      Type of Referral:      **Special Permit**  
Description:      95' monopole cell tower with lighting rod (5').  
Project Location:      261 Flatbush Avenue  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Baden  
Second:      Pecora      Recusals:  
Vote:      Yes  No

## Kingston City

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Referral Number      **2018184**      Received:      10/23/2018  
Name:      **261 Flatbush Avenue**      Type of Referral:      **Site Plan Review**  
Description:      95' monopole cell tower with lighting rod (5').  
Project Location:      261 Flatbush Avenue  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Baden  
Second:      Pecora      Recusals:  
Vote:      Yes  No

## Lloyd

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Referral Number      **2018179**      Received:      10/18/2018  
Name:      **Selux Corporation Rezoning**      Type of Referral:      **Zoning Map Amendment**  
Description:      Rezone from R-1 to GB (Lot line adjustment also to occur)  
Project Location:      5 Lumen Lane  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Baden  
Second:      Konior      Recusals:      Brooks  
Vote:      Yes  No

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## Lloyd

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Referral Number      **2018180**      Received:      10/18/2018  
Name:      **Prizzia Rezoning**      Type of Referral:      **Zoning Map Amendment**  
Description:      Change parcel from DB to GB zoning  
Project Location:  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Calimano  
Second:      Baden      Recusals:      Brooks  
Vote:      Yes  No

## Lloyd

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Referral Number      **2018181**      Received:      10/26/2018  
Name:      **10 Commercial Avenue**      Type of Referral:      **Site Plan Review**  
Description:      Site plan modification - 2150 sf expansion of existing fitness club, removal of automotive uses, 8000 sf daycare inclu  
Project Location:      10 Commercial Avenue  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Lovelett  
Second:      Pecora      Recusals:      Brooks  
Vote:      Yes  No       Gagliardi

## Marbletown

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Referral Number      **2018187**      Received:      11/2/2018  
Name:      **New Beginnings**      Type of Referral:      **Special Permit**  
Description:      25 MW solar facility  
Project Location:      2585 Route 209  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Brooks  
Second:      Baden      Recusals:      Lovelett  
Vote:      Yes  No

## Marlborough

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Referral Number      **2018196**      Received:      10/22/2018  
Name:      **Milton Turnpike Solar Farm**      Type of Referral:      **Special Permit**  
Description:      2.6 MW Solar Farm  
Project Location:      132 Milton Tpk/CR-10  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Pecora  
Second:      Baden      Recusals:      Lanzetta  
Vote:      Yes  No

## Marlborough

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Referral Number      **2018197**      Received:      10/22/2018  
Name:      **Milton Turnpike Solar Farm**      Type of Referral:      **Site Plan Review**  
Description:      2.6 MW Solar Farm  
Project Location:      132 Milton Tpk/CR-10  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Pecora  
Second:      Baden      Recusals:      Lanzetta  
Vote:      Yes  No



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## Shawangunk

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Referral Number      **2018186**      Received:      10/18/2018  
Name:      **Catsmo Artisan Smokehouse**      Type of Referral:      **Area Variance**  
Description:      Front-yard variance no new encroachment. Changing structure from carport to addition to existing structure  
Project Location:      Myers Road and Hoagerburgh Road  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Baden  
Second:      Pecora      Recusals:  
Vote:      Yes  No

## Shawangunk

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Referral Number      **2018189**      Received:      10/16/2018  
Name:      **Wallkill Fire District**      Type of Referral:      **Site Plan Review**  
Description:      Construct 12,750 square foot firehouse  
Project Location:      Route 208 and Borden Lane  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Konior  
Second:      Markowitz      Recusals:  
Vote:      Yes  No

## Wawarsing

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Referral Number      **2018190**      Received:      10/5/2018  
Name:      **School**      Type of Referral:      **Special Permit**  
Description:      Convert seasonal resort to school use  
Project Location:      104 Tamarack /Weiner Road  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Konior      NO: Markowitz  
Second:      Baden      Recusals:  
Vote:      Yes  No

## Wawarsing

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Referral Number      **2018191**      Received:      10/5/2018  
Name:      **School**      Type of Referral:      **Site Plan**  
Description:      Convert seasonal resort to school use  
Project Location:      104 Tamarack/Weiner Road  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Konior      NO: Markowitz  
Second:      Baden      Recusals:  
Vote:      Yes  No

## Wawarsing

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Referral Number      **2018192**      Received:      10/23/2018  
Name:      **Carmen's Sabor Latino**      Type of Referral:      **Site Plan Review**  
Description:      1512 square foot restaurant and 1464 sf deck area for outdoor dining  
Project Location:      Route 209 and Clinton Street  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Pecora      Recusals:  
Second:      Baden  
Vote:      Yes  No

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### Woodstock

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Referral Number      **2018193**      Received:      10/13/2018  
Name:      **Azous Front Yard Variance**      Type of Referral:      **Area Variance**  
Description:      5' front yard variance for addition to existing cabin/house  
Project Location:      17 Denning Street  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Pecora  
Second:      Baden      Recusals:  
Vote:      Yes  No

### Woodstock

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Referral Number      **2018194**      Received:      10/2/2018  
Name:      **Seager Front Yard Variance**      Type of Referral:      **Area Variance**  
Description:      13' front yard variance for carport  
Project Location:      2257 Glasco Turnpike  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Pecora  
Second:      Baden      Recusals:  
Vote:      Yes  No