

ULSTER COUNTY PLANNING BOARD

Minutes - November 5, 2014

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

Executive Committee met at 6:30PM

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

1. **ROLL CALL - Present:** M. Vaia, R. Pecora, R. Sokolov, D. Whitaker, J. Konior, P. Brooks, K. Lovelett, H. Baker, M. Calimano, T. Wilkin, C. Mallery, J. Brown, P. Andreassen, K. Holmquist, F. Almquist, V. Markowitz, M. Rudikoff, E. Cafaro, M. Weitman, D. Doyle, R. Leibowitz, B. Samuelson **Absent:** R. Kinnin **Excused:** D. Boggess, M. Baden, M. Watkins, G. Swanzey **Guests:** County Executive Michael P. Hein, Chief of Staff Adele Reiter, Heather Schoeglar(sp), Jennifer Schwartz Berky, Nathaniel Berky, Johanna Sokolov

2. **APPROVAL OF MINUTES**

The October 1st Minutes were approved.

Motion by Ms. Pecora, seconded by Mr. Markowitz. All were in favor.

Mr. Doyle asked the Board to fill out a W9 form and return it to the department if they wished to be reimbursed for mileage and have not yet turned one in. Only one W9 form needs to be completed.

3. **FINANCIAL REPORT**

Mr. Doyle announced that all is well. We have ongoing studies that are drawing down our balances and are currently seeking reimbursement from NYSDOT. Mr. Doyle added that we expect to end the year with an unexpended balance.

Mr. Doyle informed the board that every year after the December meeting we have a holiday get-together. He added that members should feel free to bring their significant others and favorite dish or dessert.

4. **PUBLIC COMMENT**

There were no public comments.

5. **COMMUNITY REPORT**

A member stated that there have been a lot of comments about the water plant lately and there was a comment in the Lincoln Eagle that if they were making beer – no one would complain.

6. **COMMUNICATIONS**

- a. Training Opportunity – Sustainable Development Strategies – Monday, November 17th at 6:30PM – Workshop with Randall Arendt, Sr. Conservation Advisor, Natural Lands Trust – Sullivan County Government Center, 100 North St. Monticello. To register contact Heather Jacksy at planning@co.sullivan.ny.us or call 845-807-0531. Registration required.

Mr. Doyle made note of the above and noted that we will approve training credits for this.

Mr. Wilkin added that people who are board members on the local level need to check with their town boards for approval of credit.

7. **OLD BUSINESS**

a. **Final Action Update**

Mr. Leibowitz stated back in August we sent out letters to all of the communities who had outstanding Final Actions. Final Actions should be sent back to the County 30 days after the municipality has taken action. Mr. Leibowitz informed the Board that he went back five years in the data base. He added that we had a pretty good response and received about 100 so far.

Mr. Wilkin stated that some projects aren't acted on right away or do not happen at all. Mr. Leibowitz said in his letter that he asked that if anything was tabled or went away then we'd like to be updated as to the status. He added that letters went to all local boards, unless he knew of a good board secretary, whom he sent to directly.

8. SPECIAL TOPICS DISCUSSION

a. Trails Update

The County applied for an extension of the Hudson Valley Rail Trail and is working on extending it to Route 299. TAP (Transportation Alternatives Program) from the end of the Lloyd Rail Trail to Route 299, then on to South Road. Then NYSDOT will pick up the tab to extend the trail from South Rd into New Paltz. The TAP project was funded for \$1.5 million and we will need to finish this trail within 3 yrs. The County has agreed to a 20% match. New Paltz and Lloyd have passed the maintenance agreements.

Mr. Doyle stated that we are engaging a consultant for scope of services for the Kingston Rail Trail Link. We anticipate a design project sometime early next year. This is a \$1.4 million project that connects the City of Kingston to Hurley Rail Trail on Route 209. There are currently two alternatives available. We anticipate funding for construction beginning in 2016.

Mr. Doyle stated we continue to work with Department of Corrections (DOCs) with respect to a gap in the trail in Napanoch owned by the correctional facility. Mr. Doyle stated he believes that DOCs has signed the memorandum of agreement to allow the town to be able to construct a trail.

Mr. Doyle noted that we continue to talk to Department of Corrections in Shawangunk, where the trail runs along Wallkill Valley, about connecting that trail using alternatives to the facility lands. Mr. Doyle stated Route 208 could work due to lack of development and the wide shoulders are already there. The perimeter road of the facility would work if we were allowed access.

Mr. Doyle answered a question regarding the trail link to New Paltz. He stated we have enough room on the Thruway Bridge and could add wider shoulders to North Putt Corners Road. Also looking to rebuild the Carmine Liberata Bridge – scheduled for reconstruction in 2016 – looking at how it will be replaced and how to design the bridge with respect to pedestrian and bicycle traffic.

Mr. Doyle stated that we continue discussing the \$2.5 million agreement with DEP for that section of U&D corridor on watershed lands. We would like to come up with agreement for that section of the trail through the DEP Ashokan Reservoir Property. OSI is doing research with a consultant on what type of trail and its anticipated cost.

b. Sophie Finn Update

Mr. Doyle stated Sophie Finn is an elementary school that was closed in the City of Kingston and is being converted into an extension center for SUNY Ulster. We have been involved in all of the design process and have now opened bids for construction. This is a \$7.8 million project with a 7% contingency on the bids. There will be a complete gut of building – new classrooms, bathrooms, AC, elevator, windows and parking lot. The project includes green infrastructure improvements – hybrid parking stations, porous pavement, LED lighting, bio-swales, green wall systems, etc. Mr. Doyle noted that we have worked with almost every committee of the Legislature – the additional funds for the capital program passed unanimously as did the required approvals of the contractors. We have toured the building with the Legislature this week and with the board of trustees from the college last week. Construction should be completed by next August. Mr. Doyle concluded that it was great to see a vision begin implementation.

9. NEW BUSINESS

a. **Nominating Committee**

Mr. Lovelett announced the nominating committee to select the board's officers for 2015. **The committee will be Mark Watkins, Tom Wilkin and Roxanne Pecora.**

b. **Ulster County Capital Program**

Mr. Lovelett asked if Mr. Doyle received comments from the Board. Mr. Doyle stated he received comments from two members – Mr. Brooks and Mr. Lovelett. Ms. Pecora noted that in the Executive Committee they saw this was a much better presentation and follow-up of the Capital Program than was seen in previous years and the Committee felt the County Executive should be commended. Mr. Brooks stated his comments were process-related and had to do with how well coordinated activities are within the departments. Mr. Brooks noted the response from Mr. Doyle was positive and his issues had at least been thought about. Mr. Lovelett commented that in previous years the Board was not allowed enough time to review the program and not enough detail. He thought this was the first year we had enough time and he thought the presentation was well laid out, and at least somewhat followed our previous comments. Mr. Lovelett felt we should support it and thank them for being so transparent in how it was developed. Mr. Baker stated it looked like the community college proposing same as last year.

Mr. Doyle noted this capital program calls for an investment of about \$10 million more for infrastructure. The program contains about \$500K for Open Space Protection work and we intend to issue guidelines for OS Protection \$1Million for Shovel Ready Projects – industrial in nature. We anticipate doing a call for projects shortly in the new year & 4th – last year we started this discussion about infrastructure and other things out there and the Board deserves a pat on the back for recognizing that these things require the attention of the County Executive and the Legislature.

Ms. Pecora made a motion for Mr. Doyle to prepare a letter for the Board's approval of the Capital Program to be submitted to the County Exec and the Legislature. Seconded by Mr. Konior. All were in favor.

c. **Board Update – Expiring Terms & Training Credits**

Mr. Doyle stated there is a list of member's terms expiring this year and attendance. He also asked that board members keep track of their training credits and send any certificates from trainings they've attended to our office (other than county provided). Mr. Wilkin stated he received his letter that his term was expiring and asked about the resume requested for reappointment. Mr. Wilkin suggested submitting an updated resume to the town board with activities board members are involved in with this board could be a good way to keep the local board updated on county planning. Under Public Officers Law a member may continue to serve on the Board after their term has expired until they are replaced.

d. **Environmental Notice Bulletin & Grant Opportunities**

Mr. Doyle made note of the NYC DEP Water for the Future: Upstate Water Supply Resiliency Project. Mr. Rudikoff asked if the Town would have to be notified in regard to the stream bank stabilization project on the Stony Kill in Woodstock (Sevier Property – pg 5). Mr. Doyle stated he did not believe the Town had to be notified.

Mr. Doyle stated we should see Consolidated Funding Agreement (CFA) announcements shortly. We also expect to see a Casino announcement soon. Mr. Doyle stated that CDBG

announcements should be made shortly with applications due in January or February. Ashokan Stream Working Group has also announced \$500,000 in grants. Funding is for water quality grants, education and data gathering.

10. ZONING REFERRALS – *See Separate Zoning Minutes*

11. ADJOURNMENT

The meeting adjourned at 8:50.

Motion by Ms. Pecora and seconded by Mr. Konior. All were in favor.

Ulster County Planning Board Minutes



11/5/2014

Ellenville

Referral Number **2014158** Received: 10/29/2014
Name: **Optimum Windows** Type of Referral: **Site Plan**
Description: 12,600 sq. ft. expansion - storage building in existing paved parking area
Project Location: 28 Canal Street
Recommendation: **Required Modifications** Abstentions:
Motion: Pecora
Second: Konior
Vote: Yes No Recusals: Cafaro

Esopus

Referral Number **2014154** Received: 10/16/2014
Name: **RV Carport** Type of Referral: **Variance-Area**
Description: Allow accessory structure in front rather than side or rear yard
Project Location: 4 Russett Lane Ulster Park
Recommendation: **No County Impact** Abstentions:
Motion: Weitman
Second: Konior
Vote: Yes No Recusals:

Esopus

Referral Number **2014155** Received: 10/17/2014
Name: **Hasbrouck Hills** Type of Referral: **Special Permit**
Description: Construct (2) two-family dwellings
Project Location: Hasbrouck Ave, Port Ewen
Recommendation: **Required Modifications** Abstentions:
Motion: Calimano
Second: Konior
Vote: Yes No Recusals: Pecora

Esopus

Referral Number **2014156** Received: 10/17/2014
Name: **Hasbrouck Hills** Type of Referral: **Site Plan**
Description: Construct (2) two-family dwellings
Project Location: Hasbrouck Ave, Port Ewen
Recommendation: **Required Modifications** Abstentions:
Motion: Calimano
Second: Konior
Vote: Yes No Recusals: Pecora

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Hurley

Referral Number **2014157** Received: 9/30/2014
Name: **Opdahl** Type of Referral: **Site Plan**
Description: Site Plan review/visual assessment for 2-story, 2-bedroom guest house
Project Location: Hurley Mtn Rd. and Wynkoop Rd
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Konior
Vote: Yes No Recusals: Whitaker

New Paltz Village

Referral Number **2014159** Received: 10/7/2014
Name: **Local Law #11 of 2014** Type of Referral: **Amend Zoning Statute**
Description: Requires all uses, even principal permitted ones to go for site plan review
Project Location: Townwide
Recommendation: **Required Modifications** Abstentions:
Motion: Wilkin
Second: Calimano
Vote: Yes No Recusals: Weitman

New Paltz Village

Referral Number **2014160** Received: 10/17/2014
Name: **Affordable Housing Law** Type of Referral: **Other Special Authorization**
Description: Establish Chapter 132: Affordable Housing
Project Location: Townwide
Recommendation: **Approve** Abstentions:
Motion: Calimano
Second: Konior
Vote: Yes No Recusals: Weitman

Shandaken

Referral Number **2014161** Received: 10/23/2014
Name: **Local Law #1 of 2014** Type of Referral: **Amend Zoning Map**
Description: Rezone North side of Main Street Pine Hill to be consistent with South side of the street (HR to HC)
Project Location: Main Street, Pine Hill
Recommendation: **No County Impact** Abstentions:
Motion: Holmquist
Second: Pecora
Vote: Yes No Recusals:

Shawangunk

Referral Number **2014162** Received: 10/16/2014
Name: **Frank Riess Appraisals and Hunting** Type of Referral: **Special Permit**
Description: Convert first floor of existing building to office and retail sales
Project Location: 2332 NYS Route 300 (Plains Rd).
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Konior
Vote: Yes No Recusals:

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Shawangunk

Referral Number **2014163** Received: 10/16/2014
Name: **Frank Riess Appraisals and Hunting** Type of Referral: **Site Plan**
Description: Convert first floor of existing building to office and retail sales
Project Location: 2332 NYS Route 300 (Plains Rd).
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Konior
Vote: Yes No Recusals:

Ulster

Referral Number **2014164** Received: 10/23/2014
Name: **Ulster Commons Retail/Bank** Type of Referral: **Site Plan**
Description: Construct 11,710 sq. ft multi-tenant building including 2,550 square foot portion dedicated to a bank
Project Location: 1571 Ulster Avenue
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Konior
Vote: Yes No Recusals: Almquist

Woodstock

Referral Number **2014165** Received: 10/21/2014
Name: **Zausner Garage** Type of Referral: **Variance-Area**
Description: Install 12x20 ft pre-fab garage (240 sf - previously 576 sq ft.)
Project Location: 5179 Route 212 Willow, NY
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Konior
Vote: Yes No Recusals: