

**ULSTER COUNTY PLANNING BOARD**  
***Minutes – September 3, 2014***

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

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

Chairman Watkins 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, D. Boggess, T. Wilkin, M. Baden, J. Brown, P. Andreassen, K. Holmquist, M. Watkins, F. Almquist, V. Markowitz, M. Rudikoff, E. Cafaro, M. Weitman, G. Swanzey, D. Doyle, R. Leibowitz, B. Samuelson **Absent:** R. Kinnin **Guests:** Bob Kalb, Alfie Higley

Chairman Watkins thanked the Board for their attendance and emphasized the importance of having a quorum.

2. **APPROVAL OF MINUTES**

Mr. Baden asked to correct the August minutes to reflect that Mr. Rudikoff left at 8:50PM and to correct the vote for zoning minutes on referrals 2014-122, 2014-123 and 2014-129 to show 11 “yes” votes.

Ms. Pecora asked to have typos corrected in the Community Report.

Ms. Pecora made a motion to approve the August minutes as amended, which was seconded by Mr. Baden. All were in favor.

3. **FINANCIAL REPORT**

Mr. Doyle stated that we have funding left in the budget for the Professional Services line and updated the Board on the contracts that are being worked on and contracts to be signed by the end of the year. He added that we are up-to-date on revenues. Ms. Pecora asked if the budget for 2015 was done. Mr. Doyle stated the department’s budget has been submitted to the County Executive and we hope to hear the recommended budget in October.

4. **PUBLIC COMMENT**

No public comment

5. **COMMUNITY REPORT**

Mr. Baker stated he attended a public hearing regarding the Danskammer power plant, which is located in Town of Newburgh, but is part of the Marlboro School District and affects the tax base. They are working with the Orange County IDA and requesting a PILOT agreement.

Ms. Pecora stated that two weeks ago Town of Esopus representatives met with a rep from SHPO to challenge some of the property associated with the Creamery project (former Payne Estate). She added that SHPO are not budging on what will be included in the historic designation. Ms. Pecora stated that the Payne Estate originally got historic designation back in the 1960s, but was not sure why, and the SHPO folks could not explain why the other properties were not included at that time.

Mr. Swanzey stated there are two projects in City of Kingston about to come under contract. The first is a for a Brownfield opportunity area, step-3, DOS project. It is a \$430,000 project covering 70 acres on the waterfront, for the whole stretch from Kingston Point to Island Dock. Mr. Swanzey added it’s a large team helping to develop a GEIS for the waterfront. The second project is with Iron Horse Preservation Society, who are involved with projects on old railroad corridors. In Kingston, the downhill end of the U&D line has been cut off due to Kingston Hospital and City Hall. Mr. Swanzey stated that for the value of the rails, they will work on conversion of the mid-city

portion into a rail trail. There is also \$1million more in grants for work on pocket parks and other things. Mr. Swanzey added that the trackage has been refurbished along the waterfront.

Mr. Wilkin stated that Plattekill has been involved with the Quassaick creek watershed, which starts in Plattekill, is partly in Marlborough and mostly in Newburgh. It was supposed to take two years for the plan to be complete, but it's been about three. The final version of the plan is meant to be used as a guideline, and should be done soon. Mr. Wilkin added the plan should be helpful to Plattekill for applying for grants. He added that Mr. Samuelson was very helpful working on this plan.

Mr Baden stated that Dutchess County Planning Federation is having a training session with three different classes in Millbrook on Sept 11<sup>th</sup>.

## 6. COMMUNICATIONS

Mr. Doyle stated, relating to what Mr. Wilkin discussed, we received a letter from Supervisor Croce thanking Mr. Samuelson for his work on the Quassaick Creek.

Mr. Doyle stated that the department, along with the Citizens for Local Power and the Association of Supervisors, are hosting an informational forum on Community Choice Aggregation and Taking Control of Your Own Energy Supply, September 29<sup>th</sup> at 7:00PM at SUNY Ulster.

Mr. Doyle noted, relating to what Ms. Pecora stated, that we received notification from SHPO of the Colonel Oliver Hazard Payne boundary increase in Town of Esopus.

Mr. Doyle stated one item not listed is for the Town of Wawarsing and Honk Lake on Route 55, which is considered a high hazard dam. There has been an ownership dispute over the dam for many years. DEC wants to lower the water in Honk Lake for dam safety in order to get to the penstocks, over the objections of the residents. Honk Lake will be reduced when they are done, however, the dam will stay. Estimated initial engineering costs to study how to repair the dam is likely to be over \$200,000.

## 7. OLD BUSINESS

- a. **Capital Program** – Mr. Doyle stated there are copies of the 2013-2018 Capital Program available on the table this evening and it is also online. We will have a new program for 2014-2019, which should be running thru County Executive's office and hopefully we will see it in early October. Under the Charter, our board is tasked to review and give recommendations on these projects. Our board has shown some reluctance in the past to give comment, due to lack of information. As soon as the department has a copy of the materials, they will be made available to the board. Mr. Watkins stated that Mr. Brooks has volunteered for the review committee and if anyone else is interested please contact Marianne.

## 8. SPECIAL TOPICS DISCUSSION

- a. **Department Projects Update**

**SUNY Ulster Kingston Extension Campus** Mr. Doyle stated we have completed the design work and initial work has begun for the hazardous materials abatement. We will issue bidding docs for construction on either the second or third week in September and will go to Legislature for their approval on the bids at their October meeting. We anticipate completing construction in August 2015 before classes start for the Fall 2015 semester.

**Catskill Mountain Railroad/Catskill Mountain Rail Trail Conversion/Ashokan Rail Trail Project** Mr. Doyle informed the Board that the UC Legislature passed a resolution at its meeting in August, establishing as a policy of the Legislature, to have segmented rail with trail. To make a trail portion through the City of Kingston to Boiceville, then continue with rail west of Boiceville. This will allow us to begin a design and planning process for the rail trail. The design process on the Kingston rail link will connect from Washington Ave (and/or the Plaza) to the Route 209 overpass over the Esopus creek to the O&W trail, then either along the U&D corridor or along the O&W right-of-way. We are forming an advisory committee and have chosen a design firm. The project is 100% state and federally funded. The County Planning Department

is lead agency. Award letters have gone out. Mr. Rudikoff asked if the Kingston end would connect to the trail described earlier. Mr. Doyle stated there is a gap and asked Mr. Swanzey to explain. Mr. Swanzey stated that Kingston Hospital, City Hall and the DEP building cover portions of the old rail. Kingston has funding by NYSERDA, Central Hudson and others available for "Complete Streets." A link will be sought between the downtown to the mid-town and uptown areas.

Mr. Doyle stated, as part of the Order on Consent, with respect to DEP & DEC for the Lower Esopus, funding has been provided for a stream management program, as well as comments on CatAlum permit. He added that we have been working with Ashokan Release Working Group (ARWG) and hired TRC Solutions, who have finished their review of a draft scope. A comment letter was issued by the ARWG to DEC with recommendations for changes to the draft scope. Mr. Watkins asked if this involved any enforcement. Mr. Doyle noted that this was directed to the EIS and the DEC has final decision over the final scope.

## 9. NEW BUSINESS

### a. **Presentation – Church Communities Foundation – Mt. St. Alphonsus Expansion**

Dennis Larios introduced himself, Dan Schuster and attorneys Michael Moriello and Richard Riseley, who are representing this project in the Town of Esopus. The former Mt. St. Alphonsus property in Town of Esopus. The representatives listed and a representative of the church community gave a description of the project and answered questions. The UCPB review of referral #2014-130 followed.

b. **Pilgrim Pipeline** – Mr. Doyle explained that this is a proposal to run underground pipelines along the Thruway from Albany to New Jersey. Crude oil will run in 18" pipes down to the refineries in New Jersey and distillates will run up to Albany in 16" pipes – all will be underground. Asking landowners with property along the thruway for easement information or access to their property to develop the routing. Mr. Doyle added that property owners do not have to grant access, but as a transportation corporation, Pilgrim appears to have the right to access with notification they also will possess eminent domain authority. This is directly related to the Bakken oil fields in North Dakota. They are looking at pipeline routes because there is so much oil and they would like alternatives to train routes to get the crude oil to the refineries.

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

## 10. ZONING REFERRALS – *See Separate Zoning Minutes*

## 11. ADJOURNMENT

The meeting adjourned at 9:45PM

# Ulster County Planning Board Minutes



10/1/2014

## Kingston City

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Referral Number **2014147** Received: 9/12/2014  
Name: **50 Abeel Street** Type of Referral: **Special Permit**  
Description: Allow multi-family structure  
Project Location: 50 Abeel Street  
Recommendation: **Advisory Comments** Abstentions:  
Motion: Calimano  
Second: Konior  
Vote: Yes  17 No  0  
Recusals: Swanzey

## Kingston City

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Referral Number **2014148** Received: 9/12/2014  
Name: **50 Abeel Street** Type of Referral: **Special Permit**  
Description: Convert existing to 7-unit apartment building  
Project Location: 50 Abeel Street  
Recommendation: **Advisory Comments** Abstentions:  
Motion: Calimano  
Second: Konior  
Vote: Yes  17 No  0  
Recusals: Swanzey

## Kingston Town

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Referral Number **2014149** Received: 9/19/2014  
Name: **Basin Road Gun Range** Type of Referral: **Site Plan**  
Description: Construct indoor shooting range at Kingwood Park  
Project Location: Route 28 and New Basin Road  
Recommendation: **Required Modifications** Abstentions:  
Motion: Calimano  
Second: Baden  
Vote: Yes  17 No  0  
Recusals: Konior

## New Paltz Town

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Referral Number **2014150** Received: 9/16/2014  
Name: **Diamond Car Wash** Type of Referral: **Site Plan**  
Description: Expand existing car wash. New automatic bay and two dog washing bays  
Project Location: 526 Main St/Route 299  
Recommendation: **Required Modifications** Abstentions:  
Motion: Konior  
Second: Baden  
Vote: Yes  17 No  0  
Recusals: Calimano

# ~Ulster County Planning Board Minutes~

## **New Paltz Village**

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Referral Number      **2014151**      Received:      9/19/2014  
Name:      **County Physical Therapy Sign Variance**      Type of Referral:      **Variance-Area**  
Description:      10' front yard variance for sign  
Project Location:      83 N. Chestnut Street  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Calimano  
Second:      Baden      Recusals:      Weitman  
Vote:      Yes  No

## **Rochester**

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Referral Number      **2014137**      Received:      8/19/2014  
Name:      **Local Law Amending Chapter 125**      Type of Referral:      **Other Special Authorization**  
Description:      Adopt amended subdivision statute  
Project Location:      Townwide  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Calimano  
Second:      Konior      Recusals:      Baden  
Vote:      Yes  No

## **Rochester**

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Referral Number      **2014138**      Received:      8/19/2014  
Name:      **Local Law Amending Chapter 140**      Type of Referral:      **Amend Zoning Statute**  
Description:      Adopt amended zoning statute  
Project Location:      Townwide  
Recommendation:      **Advisory Comments**      Abstentions:  
Motion:      Calimano  
Second:      Konior      Recusals:      Baden  
Vote:      Yes  No

## **Rosendale**

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Referral Number      **2014152**      Received:      9/18/2014  
Name:      **Economic Enterprise Overlay**      Type of Referral:      **Amend Zoning Statute**  
Description:      Create floating overlay district  
Project Location:      Town of Rosendale  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Calimano  
Second:      Baden      Recusals:      Brown  
Vote:      Yes  No

## **Ulster**

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Referral Number      **2014153**      Received:      9/22/2014  
Name:      **Sweet Frog Yogurt**      Type of Referral:      **Site Plan**  
Description:      Convert existing commercial structure from retail to self-serve yogurt shop  
Project Location:      1100-1104 Ulster Avenue  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Konior  
Second:      Baden      Recusals:      Almquist  
Vote:      Yes  No