

ULSTER COUNTY PLANNING BOARD

Minutes – Wednesday, March 6, 2024

**The Ulster County Planning Board Meeting
7:00 p.m. Legislative Chambers, 6th Floor
County Office Building**

**The Executive Committee Met at 6:15PM
(Planning Department Library - 3rd Floor)**

**Chairman Baden called the meeting to order.
Mr. Leibowitz read the roll call.**

- 1. ROLL CALL - Present:** R. Pecora, G. Gidaly, M. Cohen, S. McCarthy, D. Boggess, T. Wilkin, M. Baden, J. Ivankovic, J. Ferraro, V. Welton, M. Watkins, F. Almquist, W. Murray, H. Solomon, D. Doyle, R. Leibowitz, B. Samuelson **Absent:** A. Ruger, V. Markowitz **Excused:** D. Onderdonk, H. Hansen, C. Lanzetta, J. Brown, M. Rudikoff, V. Messner, V. McLaughlin, L. Molyneaux **Guest:** Chandra Valianti

The Chairman stated that we have 13 in attendance and since Mr. Murray needs to leave early we will go directly to referrals then return to the agenda. (13 present at 7:00PM. Mr. Watkins arrived at 7:17PM (14 present) and Mr. Murray departed at 7:44PM (13 present).

The zoning referrals were reviewed at this time and the regular order of the meeting followed.

2. APPROVAL OF MINUTES

The February 7, 2024 Minutes were approved. Motion by Mr. Cohen, seconded by Mr. Boggess. All were in favor.

3. EDUCATION & TRAINING OPPORTUNITIES

Chairman Baden stated that the New York Planning Federation (NYPF) continues to offer training online, notably the one hour Learn at Lunch sessions. He also mentioned that NYPF will be holding their annual conference April 7,8,9 in Saratoga.

4. COMMUNITY REPORTS

Mr. Gidaly stated that based on the Town of New Paltz's success, the Town of Gardiner has established a Community Preservation Fund, which was voted for by the community and already has \$250,000 in the fund. He added that the Town Board is interviewing for an advisory board.

Mr. Baden stated that based on success of Marbletown, New Paltz and Gardiner; the Town of Rochester hired a consultant for the same thing and hopes to get referendum on the November ballot. He added that Hudson Valley Greenway has money that can pay for consulting work and those applications are due in May.

Ms. Pecora stated the Town of Esopus approved the Esopus Barns project, which is the old Payne Estate that has many historical buildings. She added it will be nice to see it come to fruition.

Ms. Welton stated that Town of Shandaken instituted a new 6-month moratorium on new STR licenses and will be revisiting the STR laws to make them stricter.

Mr. Boggess stated the Boiceville bridge is supposed to be done early next year.

Mr. Wilkin mentioned how he asked Mr. Doyle to come to Plattekill for a training years ago and some on the board did not like Mr. Doyle being there. Mr. Wilkin felt that deserved an apology, but Mr. Doyle said not to worry about it he learned a lot just by being there. Mr. Wilkin noted that he's has been to other communities' meetings and has learned a lot. He added that being a proxy on the Transportation Council (UCTC) was informative and a discussion he had helped with expediting the bridge replacement over the Thruway, Route 32 in Plattekill, bringing the duration of the road closure down from two years to 6 months. Mr. Doyle stated there were many agencies involved in that bridge project asking, "how can we do it better."

Mr. Watkins noted that he found it helpful to ask the facilitator at trainings questions. He added it's important to establish connections to help strengthen your board.

5. PLANNING BOARD REPORTS

a. Chairperson Report

- **Membership - Training & Attendance**

Chairman Baden welcomed new member Howard Solomon from City of Kingston and Chandra Valianti from Shandaken whose resolution will be voted on this month. Mr. Baden noted that last month we had 22 people present and this month we have 13. He stated it is very important to contact your alternate if you won't be in attendance and contact the planning office to be excused.

The Chairman noted there is a sheet with training and attendance in the packet, if anyone has certificates or records of training that are not on this list, please send them in to the planning office. He added we get 15 minutes of training credit per meeting attended because we learn a lot at these meetings.

b. Committee Reports

The Chairman stated the Executive Committee met prior to the meeting. The committee is made up of the three current officers and three previous chairs.

Mr. Baden stated that Mr. Leibowitz would like the board to consider new items added to the referral submittal matrix for the exception agreement. If anyone has suggestions let us know at the next meeting. Mr. Leibowitz will make a list of boards that have not signed the agreement. There was some discussion on the exception agreement. Mr. Doyle stated if anyone's local board has items they feel are not necessary for the County to review, let us know. The Chairman stated we are speaking as representatives of the County, a No County Impact means no impact to the County. The Town Board, Planning Board and ZBA each sign a separate agreement.

There was a discussion on most communities having an attorney. Mr. Watkins spoke of using an attorney for projects and the importance of keeping good records. Mr. Baden recommended reviewing State laws on Town/Village/City laws and General Municipal Law (GML) and County law. He added if you think your board isn't doing something right ask your Chair or attorney, speak up. Mr. Baden stated he wrote something called *How to Write a Decision*, which he can present.

6. PLANNING DEPARTMENT REPORTS

a. Financial Report - No Report

b. Environmental Notice Bulletin & Grant Opportunities– *No Report*

c. Communications

Mr. Doyle made note of St. Joseph's Parish Complex on the corner of Pearl and Fair Streets being considered by the New York State Board for Historic Places and nominated for the National Register.

d. Director/Staff Reports - No Report

7. SPECIAL TOPICS DISCUSSION

Mr. Doyle stated the Planning office has between \$7-10 million going through the office including several construction projects adding that we are at or over capacity.

Mr. Boggess asked if the county is involved in the bridge project at the ART and how it is connected. Mr. Doyle said yes, there is a 10' wide side path for peds and bikes that goes around and connects directly to the ART.

The Chairman announced that mileage vouchers are available and added that we turn them in quarterly.

Mr. Cohen asked if grants for accessory housing were still available for 2024. Mr. Doyle stated we had \$1.7 million available and received 81 applications and only had enough for 20+/- . Mr. Doyle explained the two different programs; one creates new units the other fixes existing units, both have financial limits for the renters.

Mr. Doyle stated that members who also sit on local boards or report to local boards should talk to their community about the discussions we have. Staff and our board members could offer to go to the local board and have a "kitchen table" discussion. Listening to others, you will pick up more information. Mr. Doyle added that we need an invitation from the community.

The Chairman informed the Board that Legislator MannaJo Greene came to our last meeting and she let him know that our Board does an amazing job; she was very impressed with the detail, knowledge, and discussion. He stated members should be proud that someone who has been on the Legislature for a long time was impressed with us.

8. PUBLIC COMMENT

No Public Comment

9. ZONING REFERRALS – *See Separate Zoning Minutes*

The referrals were reviewed out of order to try to maintain a quorum of voting members.

10. ADJOURNMENT

The meeting adjourned at 8:40PM. All were in favor.

Ulster County Planning Board Minutes



3/6/2024

Kingston Town

Referral Number **2024050** Received: 2/29/2024
Name: **DRTG Development** Type of Referral: **Site Plan Review**
Description: Construction of a four-unit, one bedroom per unit, multifamily residential dwelling
Project Location: Reilly Road
Recommendation: **Required Modifications** Abstentions:
Motion: Pecora
Second: McCarthy
Vote: Yes No Recusals:

Lloyd

Referral Number **2024034** Received: 2/21/2024
Name: **Deputy Area Variance** Type of Referral: **Area Variance**
Description: Proposed subdivision has two flag lots whereas only one is allowed.
Project Location: 4 Eagle Court
Recommendation: **Reviewed No Decision - Local Determination** Abstentions:
Motion: Watkins
Second: Solomon
Vote: Yes No Recusals: McCarthy

New Paltz Town

Referral Number **2024045** Received: 2/26/2024
Name: **Brook Farm Complex Rehab** Type of Referral: **Site Plan Review**
Description: Redevelopment and adaptive reuse of brook farm house for conservation programs. Phase 2 new facilities and maint
Project Location: Lenape Lane/Butterville Road
Recommendation: **Required Modifications** Abstentions:
Motion: McCarthy
Second: Welton
Vote: Yes No Recusals:

New Paltz Town

Referral Number **2024047** Received: 2/28/2024
Name: **Wetland Permit** Type of Referral: **Other Special Authorization**
Description: Wetland permit - owner created two ponds whereby wetlands were disturbed. Require remediation.
Project Location: 44 Rocky Hill Road
Recommendation: **No County Impact** Abstentions:
Motion: Boggess
Second: Welton
Vote: Yes No Recusals:

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New Paltz Village

Referral Number **2024035** Received: 1/23/2024
Name: **Water Street Trails LLC** Type of Referral: **Special Permit**
Description: Demolition of existing warehouse and building new hotel.
Project Location: 11 Water Street
Recommendation: **Required Modifications** Abstentions:
Motion: Pecora
Second: McCarthy
Vote: Yes **13** No **0** Recusals:

New Paltz Village

Referral Number **2024036** Received: 1/23/2024
Name: **Water Street Trails, LLC** Type of Referral: **Site Plan Review**
Description: Demolition of existing warehouse and building new hotel.
Project Location: 11 Water Street
Recommendation: **Required Modifications** Abstentions:
Motion: Pecora
Second: McCarthy
Vote: Yes **13** No **0** Recusals:

Plattekill

Referral Number **2024048** Received: 1/19/2024
Name: **United Pump & Tank** Type of Referral: **Special Permit**
Description: 5000 SF Light Industrial - 1st FI-1900SF Truck Bay, 3100SF Office 2nd FI-31SF storage with 36 parking spaces
Project Location: 120 Kingsview Highway
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Boggess
Vote: Yes **14** No **0** Recusals:

Plattekill

Referral Number **2024049** Received: 1/19/2024
Name: **United Pump & Tank** Type of Referral: **Site Plan Review**
Description: 5000 SF Light Industrial - 1st FI-1900SF Truck Bay, 3100SF Office 2nd FI-31SF storage with 36 parking spaces
Project Location: 120 Kingsview Highway
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Boggess
Vote: Yes **14** No **0** Recusals:

Rosendale

Referral Number **2024040** Received: 2/23/2024
Name: **Camp Menucha** Type of Referral: **Special Permit**
Description: Replace/rebuild bunk house that burned down in 2023
Project Location: 56 Bruceville Road High Falls
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: McCarthy
Vote: Yes **13** No **0** Recusals: Ivankovic

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Rosendale

Referral Number **2024041** Received: 2/23/2024
Name: **Camp Menucha** Type of Referral: **Site Plan Review**
Description: Replace/rebuild bunk house that burned down in 2023
Project Location: 56 Bruceville Road High Falls
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: McCarthy
Vote: Yes No Recusals: Ivankovic

Saugerties Town

Referral Number **2024042** Received: 2/23/2024
Name: **Jane's Pet Care LLC** Type of Referral: **Special Permit**
Description: Install 3-dog run Kennel with accessory building and fenced area.
Project Location: 1922 Old Kings Highway
Recommendation: **Required Modifications** Abstentions:
Motion: Cohen
Second: Welton
Vote: Yes No Recusals:

Saugerties Town

Referral Number **2024043** Received: 2/23/2024
Name: **Jane's Pet Care LLC** Type of Referral: **Site Plan Review**
Description: Install 3-dog run Kennel with accessory building and fenced area.
Project Location: 1922 Old Kings Highway
Recommendation: **Required Modifications** Abstentions:
Motion: Cohen
Second: Welton
Vote: Yes No Recusals:

Shandaken

Referral Number **2024033** Received: 2/20/2024
Name: **Graham and Co** Type of Referral: **Site Plan Review**
Description: Construct multi-use (communal space) accessory building adjacent to existing hotel.
Project Location: 78-80 Route 214
Recommendation: **Required Modifications** Abstentions:
Motion: McCarthy
Second: Pecora
Vote: Yes No Recusals: Welton

Ulster

Referral Number **2024037** Received: 2/21/2024
Name: **Venue on the Hill** Type of Referral: **Special Permit**
Description: Seasonal, church sponsored events venue. (using existing basketball court surface)
Project Location: 261 Sawkill Road
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Gidaly
Vote: Yes No Recusals: Almquist

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Ulster

Referral Number **2024038** Received: 2/21/2024
Name: **Venue on the Hill** Type of Referral: **Site Plan Review**
Description: Seasonal, church sponsored events venue. (using existing basketball court surface)
Project Location: 261 Sawkill Road
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Gidaly
Vote: Yes No Recusals: Almquist

Wawarsing

Referral Number **2024044** Received: 2/26/2024
Name: **Owners and Caretakers Residences** Type of Referral: **Zoning Statute Amendment**
Description: Correct the incorrect reference to section of Town's Law pertaining to owner and caretaker residences in a campgrou
Project Location: Townwide
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: McCarthy
Vote: Yes No Recusals:

Wawarsing

Referral Number **2024051** Received: 2/29/2024
Name: **Walmart Real Estate Business Trust** Type of Referral: **Special Permit**
Description: Temporary external storage units (6 in addition to existing 6) restriping of parking to include 24 pickup spots.
Project Location: 7500 Route 209 Napanoch
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: McCarthy
Vote: Yes No Recusals:

Wawarsing

Referral Number **2024052** Received: 2/29/2024
Name: **Walmart Real Estate Business Trust** Type of Referral: **Site Plan Review**
Description: Temporary external storage units (6 in addition to existing 6) restriping of parking to include 24 pickup spots.
Project Location: 7500 Route 209 Napanoch
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: McCarthy
Vote: Yes No Recusals: