

ULSTER COUNTY PLANNING BOARD

Minutes – Wednesday, November 6, 2019

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

The Executive Committee Met at 6:30PM

1. **ROLL CALL – Present:** R. Pecora, L. Geary, S. McCarthy, D. Proctor, M. Calimano, D. Boggess, T. Wilkin, M. Baden, J. Brown, R. Hlavaty, V. Welton, F. Almquist, V. Markowitz, M. Rudikoff, S. Campbell, G. Gagliardi, D. Doyle, R. Leibowitz, B. Samuelson **Absent:** M. Watkins, J. Bonavita-Goldman **Excused:** L. Mance, J. Konior, C. Lanzetta, J. Winer, W. Murray, 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. Doyle stated if anyone is short of the required 4-hour training they can take online courses offered by Department of State. He also offered that if anyone's local board would like training they can reach out to us and we will come give a presentation.

Chairman Calimano suggested that members look at their alternate's record and have them send training certificates to the Planning office.

4. **COMMUNITY REPORTS**
Chairman Calimano congratulated Mr. Baden and Mr. Boggess on their recent municipal elections.

Ms. Welton stated the owner of the statue in Shandaken made appeals to the ZBA which were denied. They said the closest thing to it is a museum, which is not allowed in the zone. Ms. Welton noted this is a 35-foot tall head and shoulders statue.

Mr. Wilkin informed the Board that workers are putting in the waterline along Route 208 and 44/55 and it has impacted traffic. Mr. Doyle stated this is concerning a closure of the Catskill aqueduct for removal of algae growth. The backup water will be from the Delaware aqueduct and/or the New Paltz reservoir.

Mr. Baden stated the Town of Rochester community solar site at Route 209 had a ribbon cutting last Saturday. The County Executive was there, as well as Legislator Lynn Archer and a crowd of about 20 people. He added that NextAmp had an open house at the Rochester site about 3 weeks ago. The other community solar site in Rochester should be online by December 1st. There was some discussion on community solar and Central Hudson and electric bills.

5. **PLANNING BOARD REPORTS**
 - a. Chairperson Report
 - Nominating Committee
The Chairman announced the nominating committee of Ms. Pecora, Mr. Wilkin and Mr. Baden who will nominate officers for next year at the December meeting.

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

Chairman Calimano stated that mileage reports will be due if anyone needs a form.

- Member Training Update
Covered earlier in the meeting.
- Mr. Doyle informed the Board that we will have a holiday get-together after the December meeting, staff will provide some of the food and we ask the board to bring a dessert or a dish to share.

b. Committee Reports
No reports

Mr. Gagliardi noted that his term is ending in December and asked if he should send something to Mayor Noble. Mr. Doyle stated we will be sending letters to all municipalities for members with expiring terms.

6. PLANNING DEPARTMENT REPORTS

a. Financial Report

Mr. Doyle stated for now we are in good financial shape. We will know more about next year's budget after the Legislature's December meeting.

b. Environmental Notice Bulletin & Grant Opportunities
No member comment

c. Communications
No member comment

d. Director/Staff Reports

➤ Brownfield Opportunity Area (BOA) Update

Mr. Leibowitz informed the Board that we have final approval acceptance from the Department of State for our BOA reports and the project is done. He explained that we were given a grant several years ago for a pre-nomination study for sites in Wawarsing, Ellenville, Kingston and Saugerties. Mr. Leibowitz stated he will be reaching out to the communities to let them know the reports are available online. Mr. Doyle stated the benefit of the study is it allows those communities to file a grant request with the Department of State to move forward for funding for underutilized or blighted communities.

➤ Census Efforts

Mr. Doyle informed the Board that our office does a substantial amount of Census work. Mr. Leibowitz stated that the County is forming a Complete Count committee for the 2020 Census. He has been doing a local update census addresses, an update to census tracts and a new construction survey which was open to municipalities to join in as well (building permit data for new construction). Mr. Doyle stated that money was added to our 2020 budget for public outreach. He noted that this is the first census to be completed online. Mr. Doyle stated that in January or February efforts will gear up – flyers will go out, postcards, bus wraps etc. He added that the Town's should be contacted by the Census as well.

- CDBG NOFA (Community Development Block Grant Notice of Funding Availability) Mr. Doyle stated this is funding for low and moderate income folks for housing and housing rehab. The County has two existing grants from the state we are working on now: a housing rehab grant and a homeownership grant. The County has decided not to apply for a 3rd grant, which opens an opportunity for communities to apply. Mr. Doyle noted that the grant comes with money for administrative fees so someone could be paid to administer the grant.

7. SPECIAL TOPICS DISCUSSION

- Capital Program Discussion

Mr. Doyle informed the Board that every year the Board is charged with making comments on the Capital Program. He added that a link to the Capital Program was emailed to the Board. We have a responsibility to report on projects not included that should be and prioritization of projects. Mr. Doyle noted that historically the Board has made comment as to how the Capital Program is produced and their dissatisfaction with the ability to understand the program and the amount of time allotted to make comment. Mr. Doyle went through comments received from the Board. Mr. Doyle stated we will include the comments for improvements to the locker room at the County Pool in New Paltz and improvements to the Grand Jury Room at the Courthouse in Kingston, as those are county properties, but we won't include the others. Mr. Doyle also stated that we should include revenue as part of the expenditure report in the Capital Program, as projects are reimbursed at different rates (or not at all), and he noted that the financial officer agrees. He stated we should call out projects with environmental significance to see how the County Executive's Green New Deal policy fits into the Capital Program. Mr. Doyle also noted the difference between the first year and final year expenditures (2020-2025). In the first year \$61 million is to be expended and in the last year it is \$5 million. He stated there is significant concern for managing \$64 million in one year and suggests they should normalize the debt incurred and look at the cost of maintaining infrastructure. Mr. Doyle noted there should be more clarity provided on what is proposed, for example: "move various departments" is much too vague, we should know which departments, where, etc. We also need to make priorities for construction projects. He added that he made three categories: kudos, needs improvement and of significant concern and gave examples for each category. Mr. Doyle informed the Board that he will put comments in written form and submit them to the Executive Committee. When they are satisfied with the comments the Chairman will sign them and comments will then be submitted to the Legislature and County Executive.

8. PUBLIC COMMENT

No Comment

Mr. Brown left before the zoning referrals were reviewed.

9. ZONING REFERRALS – *See Separate Zoning Minutes*

10. ADJOURNMENT

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

Ulster County Planning Board Minutes



11/6/2019

Ellenville

Referral Number **2019185** Received: 10/18/2019
Name: **2-8 Edwards Place** Type of Referral: **Site Plan Review**
Description: One-story 11,750 sq. ft. warehouse plus parking and loading docks.
Project Location: 2-8 Edwards Place
Recommendation: **Required Modifications** Abstentions:
Motion: Baden
Second: Almquist
Vote: Yes 14 No 0 Recusals:

Esopus

Referral Number **2019187** Received: 10/16/2019
Name: **Kennedy Area Variance** Type of Referral: **Area Variance**
Description: Variance from minimum lot size requirements for keeping chickens and roosters. (Max 24 fowl/acre)
Project Location: 734 Second Avenue (Sleightsburg)
Recommendation: **Advisory Comments** Abstentions:
Motion: Wilkin
Second: Almquist
Vote: Yes 13 No 0 Recusals: Pecora

Esopus

Referral Number **2019188** Received: 10/25/2019
Name: **Bosman Area Variance** Type of Referral: **Area Variance**
Description: 1,170 sq. ft. pole barn for office use requires 35' front yard variance. (90' whereas 125' is required)
Project Location: 545 Old Post Rd
Recommendation: **No County Impact** Abstentions:
Motion: Gagliardi
Second: McCarthy
Vote: Yes 13 No 0 Recusals: Pecora

Hurley

Referral Number **2019189** Received: 10/25/2019
Name: **Thikit Site Plan** Type of Referral: **Site Plan Review**
Description: Conversion of existing structure (use variance granted) for printing establishment. Online sales only.
Project Location: 185 Zandhoek Rd
Recommendation: **Required Modifications** Abstentions:
Motion: Pecora
Second: Boggess
Vote: Yes 14 No 0 Recusals:

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Lloyd

Referral Number **2019186** Received: 10/17/2019
Name: **Local Law E of 2019** Type of Referral: **Other Special Authorization**
Description: Six-month moratorium on development within Town
Project Location: Townwide
Recommendation: **Required Modifications** Abstentions:
Motion: Gagliardi
Second: Wilkin
Vote: Yes No Recusals: McCarthy

Marlborough

Referral Number **2019190** Received: 10/2/2019
Name: **Royal Energy** Type of Referral: **Area Variance**
Description: Rear-yard setback - 40' variance. Previously had a nonconforming setback, new structure increases it from 26' to 35'
Project Location: 1666-1672 Route 9W
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Baden
Vote: Yes No Recusals: Gagliardi

Marlborough

Referral Number **2019191** Received: 10/2/2019
Name: **Royal Energy** Type of Referral: **Zoning Map Amendment**
Description: Add parcel to Business Corridor Overlay District.
Project Location: 1666-1672 Route 9W
Recommendation: **Advisory Comments** Abstentions:
Motion: Proctor
Second: Baden
Vote: Yes No Recusals: Gagliardi

Rosendale

Referral Number **2019203** Received: 10/31/2019
Name: **Local Law #1 of 2019** Type of Referral: **Other Special Authorization**
Description: 6-month moratorium on solar energy systems.
Project Location: Townwide
Recommendation: **Required Modifications** Abstentions:
Motion: Gagliardi
Second: Baden
Vote: Yes No Recusals:

Saugerties Village

Referral Number **2019192** Received: 10/2/2019
Name: **32 Partition Street** Type of Referral: **Area Variance**
Description: Conversion of church to professional office use requires parking variance (100 spaces required, proposed 7).
Project Location: 32 Partition Street
Recommendation: **Disapprove** Abstentions:
Motion: Baden
Second: Gagliardi
Vote: Yes No Recusals: Campbell

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Ulster

Referral Number **2019193** Received: 10/24/2019
Name: **Lincoln Park Grid Support** Type of Referral: **Site Plan Review**
Description: Amendment to 40 battery containers (40x8x9 each) and group comprised of four containers.
Project Location: Miron Lane and Frank Sottile Blvd.,
Recommendation: **Required Modifications** Abstentions:
Motion: Pecora
Second: McCarthy
Vote: Yes No Recusals: Almquist

Ulster

Referral Number **2019194** Received: 10/10/2019
Name: **Stewart's Shops Corp** Type of Referral: **Area Variance**
Description: Front-yard setback variance for new canopy. 9.5' variance from 30' requirement.
Project Location: 45 Boices Lane
Recommendation: **No County Impact** Abstentions:
Motion: Baden
Second: Pecora
Vote: Yes No Recusals: Almquist

Ulster

Referral Number **2019195** Received: 10/10/2019
Name: **Stewart's Shops Corp** Type of Referral: **Site Plan Review**
Description: 760 sq. ft. addition to existing Stewart's. New canopy.
Project Location: 45 Boices Lane
Recommendation: **Required Modifications** Abstentions:
Motion: Wilkin
Second: Pecora
Vote: Yes No Recusals: Almquist

Ulster

Referral Number **2019196** Received: 10/10/2019
Name: **Alexandra Pappis** Type of Referral: **Area Variance**
Description: Subdivision creates an undersized lot. 60,000 sq ft required, has 24,114.36 sq ft and 60,000 on second.
Project Location: 639-641 Ulster Landing Road
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: McCarthy
Vote: Yes No Recusals: Almquist

Ulster

Referral Number **2019202** Received: 10/30/2019
Name: **Johnson Route 28 LLC** Type of Referral: **Subdivision**
Description: Major resubdivision - reconfigure boundaries of seven lots and provide for 50' right-of-way for private road.
Project Location: Route 28
Recommendation: **Advisory Comments** Abstentions:
Motion: McCarthy
Second: Baden
Vote: Yes No Recusals: Almquist

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Wawarsing

Referral Number **2019197** Received: 10/23/2019
Name: **Dunkin' Donuts** Type of Referral: **Site Plan Review**
Description: Exterior/interior upgrades to existing. Parking lot and new drive-thru lane and new new turn lane.
Project Location: 2 1/2 North Main Street
Recommendation: **Required Modifications** Abstentions:
Motion: Pecora
Second: Baden Recusals:
Vote: Yes No

Wawarsing

Referral Number **2019198** Received: 10/22/2019
Name: **Grays Dobermans** Type of Referral: **Special Permit**
Description: Construct 1,680 sq. ft. single-story building and and kennel..
Project Location: 1713 Ulster Heights Road
Recommendation: **Required Modifications** Abstentions:
Motion: Pecora
Second: Gagliardi Recusals:
Vote: Yes No

Wawarsing

Referral Number **2019199** Received: 10/22/2019
Name: **Grays Dobermans** Type of Referral: **Site Plan Review**
Description: Construct 1,680 sq. ft. single-story building and and kennel..
Project Location: 1713 Ulster Heights Road
Recommendation: **Required Modifications** Abstentions:
Motion: Pecora
Second: Gagliardi Recusals:
Vote: Yes No

Wawarsing

Referral Number **2019200** Received: 10/22/2019
Name: **Talmud Torah Ohr Moshe** Type of Referral: **Special Permit**
Description: Site plan amendment to upgrade roads to meet state codes. (26')
Project Location: 174 Tice Road Spring Glen
Recommendation: **Required Modifications** Abstentions:
Motion: McCarthy
Second: Pecora Recusals:
Vote: Yes No

Wawarsing

Referral Number **2019201** Received: 10/22/2019
Name: **Talmud Torah Ohr Moshe** Type of Referral: **Site Plan Review**
Description: Site plan amendment to upgrade roads to meet state codes. (26')
Project Location: 174 Tice Road Spring Glen
Recommendation: **Required Modifications** Abstentions:
Motion: McCarthy
Second: Pecora Recusals:
Vote: Yes No