

ULSTER COUNTY PLANNING BOARD

Minutes – Wednesday, January 7, 2026

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

The Executive Committee did not meet

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

1. **ROLL CALL – Present:** R. Pecora, D. Kossar, S. McCarthy, C. Lanzetta, L. Nolan, H. Emrich, J. Brown, C. Valianti, F. Almquist, V. Messner, M. Baden V. McLaughlin, L. Molyneaux, D. Doyle, R. Leibowitz, B. Samuelson, M. Ananew **Absent:** D. Onderdonk **Excused:** H. Hansen, D. Boggess, E. VanDeMark, J. Ferraro, T. Tango **Guests were all for Wawarsing Estates LLC -** Seth Goldfarb, Grace Jones, Nicolas Escobar, Solange von Loo
2. **APPROVAL OF MINUTES**
Mr. McLaughlin made a motion to approve the November 5, 2025 minutes, seconded by Mr. McCarthy. All were in favor.

Mr. McLaughlin made a motion to approve the December 7, 2025 meeting summary, seconded by Mr. McCarthy. All were in favor.
3. **EDUCATION & TRAINING OPPORTUNITIES**
Chairman Baden made note of upcoming seminars by New York Planning Federation (NYPF), NYS Department of State and the NYPF Annual Conference in April.
4. **COMMUNITY REPORTS**
Mr. McLaughlin stated the Village of Saugerties will be referring a plan for Arm of the Sea Theater to this Board soon. He also noted the sewer plant build was accepted.
5. **PLANNING BOARD REPORTS**
 - a. Chairperson Report
 - Adopt 2026 Meeting Schedule
Motion to adopt the 2026 meeting schedule as presented by Mr. McLaughlin and seconded by Mr. McCarthy. All were in favor.
 - b. Committee Reports
 - Nominating Committee – Proposed 2026 Slate of Officers:
 - Chair-Mike Baden, Vice-Chair-Scott McCarthy and Secretary-Chandra Valianti

Motion to approve the 2026 Slate of Officers, as proposed, made by Mr. McLaughlin and seconded by Ms. Kossar. All were in favor.
6. **PLANNING DEPARTMENT REPORTS**
 - a. Financial Report
Mr. Doyle noted this year’s budget was not much different from last year.
 - b. Environmental Notice Bulletin & Grant Opportunities– *No Member Comment*
 - c. Communications – No Member Comment

d. Director/Staff Reports

Mr. Samuelson noted that Cornell Cooperative Extension will be hosting informational sessions:

- NY Agriculture Tax Assessment Process on Wednesday, February 25th; and
- A 4-hour session for young or beginning farmers on Saturday, March 7th.

Mr. Doyle informed the Board that we did not receive funding to update the Comprehensive Plan, so we've been having discussions with the Executive staff to see if we could do it on our own with county funding. He added that he may come back to the Board to see if anyone would be interested in sitting on an Advisory Committee for the Comp Plan update.

7. SPECIAL TOPICS DISCUSSION

None

8. PUBLIC COMMENT

Nicholas Escobar resides in the Town of Wawarsing spoke about his concerns regarding Wawarsing Estates, LLC, a 55+ development and the proposed local law removing age restrictions from the project (Estates Local Law - UCPB referral #2026-005). He noted traffic, planning standards and process, and was also concerned that this was a site specific law tied to one project.

Seth Goldfarb resides in the Town of Wawarsing spoke regarding Wawarsing Estates, LLC, a 55+ development. He noted this project was approved on September 18th by the Town before it was received by the County. He was also concerned with how the referral was listed on the County Agenda. Mr. Goldfarb provided December 18th Wawarsing agenda and minutes and a brief summary from the Town.

Chairman Baden clarified this local law was not site specific; local laws are normally Townwide. He added all local laws need to be reviewed by the County.

9. ZONING REFERRALS – *See Separate Zoning Minutes*

10. ADJOURNMENT

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