

# ULSTER COUNTY PLANNING BOARD

*Minutes – Wednesday, May 6, 2026*

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

**The Executive Committee did not meet**

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

**1. ROLL CALL – Present:** R. Pecora, J. Ulvestad, D. Kossar, D. Onderdonk, S. Cuciti, F. Callo, L. Nolan, D. Boggess, E. VanDeMark, J. Brown, L. Klepner, C. Valianti, F. Almquist, M. Baden, V. McLaughlin, D. Prochaska, D. Doyle, R. Leibowitz, B. Samuelson **Absent:** H. Hansen **Excused:** C. Lanzetta, T. Tango, V. Messner **Guests:** Grace Jones-Wawarsing Estates, Solange Von Loo-Wawarsing Estates, Jonathan Hubschman-Town of Kingston

**2. APPROVAL OF MINUTES**

Chairman Baden asked for an approval of the April 8, 2026 minutes.  
Motion made by Mr. McLaughlin, seconded by Ms. Valianti. All were in favor.

**3. EDUCATION & TRAINING OPPORTUNITIES**

Mr. Samuelson stated that Dutchess County has a variety of training available both webinar and in-person in May and June and added that email notification was sent to the Board. The New York Planning Federation will hold an in-person training on September 9th in Hyde Park. Chairman Baden noted that he saw several representatives of the Hudson Valley at the recent Planning Federation 3-day conference in Cooperstown.

**4. COMMUNITY REPORTS**

Ms. Valianti stated the Wellington in Shandaken was awarded a \$250,000 grant from HUD, which will allow construction to begin this summer. Mr. Doyle added that Ulster County submitted an application for the Wellington as part of a NYS Infrastructure grant for \$500,000.

Chairman Baden stated that Prohousing Community recertification is coming up for this year

Mr. McLaughlin noted that sidewalk repair is going on in the Village of Saugerties, adding they are doing a nice job.

**5. PLANNING BOARD REPORTS**

a. Chairperson Report

Chairman Baden noted we have new members present. He introduced our new alternate from Marlborough, Fred Callo, who gave some background information.

Chairman Baden stated we also have a new member and alternate from the Town of Lloyd. The new member was in attendance, Sal Cuciti, who gave some background information.

The Chairman also recognized the reappointment of long-time member, Roxanne Pecora from town of Esopus. Ms. Pecora stated she's been on the Board for almost 30 years and is a resource for information.

The Chairman informed the Board of the rules regarding recusal from discussing or participating in referral review if they sit on the local board that referred the project.

Chairman Baden noted that the Vice Chair is no longer with the Board, so he is moving Chandra Valianti up from Secretary and appointing her as Vice Chair. He noted that two people expressed interest in filling the Secretary position, Drew Boggess and Vince McLaughlin. The Chairman informed the Board of ballots in their folders and asked that they vote for their choice and return to their folder for tabulation by the Director. Mr. Baden stated the Executive Committee is made up of the current leadership, the past three Chairs plus one. This includes himself, Ms. Valianti, the currently vacant Secretary, Mr. Boggess, Mr. Brown, Ms. Pecora and Ms. Lanzetta. Mr. Baden noted that the Executive Committee doesn't meet as often as they used to, but if there is a project or other reason the Committee meets half an hour prior to the regular meeting.

Chairman Baden announced that at the next meeting Director Doyle will have a "County Planning Board 101 session – how things get here, what comes here, how they work" for approximately 20 to 30 mins. All members and alternates are welcome. The Chairman added that we give 15 minutes of training credit for each meeting attended. Chairman emphasized there is a four-hour requirement per year and asked members to turn in training certificates to the planning office.

b. Committee Reports - None

## **6. PLANNING DEPARTMENT REPORTS**

a. Financial Report

Mr. Doyle informed the Board that the financial report is solely for informational purposes. He noted there is quite a bit of funding in "Professional Services" that was put into our budget by the Legislature for initiatives such as housing and food security. Mr. Doyle stated that funding for the Transportation Council (UCTC) is mostly federally funded adding that the department is host agency for the council.

Mr. Doyle noted that 2027 Budget training starts next week.

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

c. Communications – No Member Comment

d. Director/Staff Reports

Mr. Samuelson informed the Board that the Ulster County Ag & Farmland Protection Board will meet on May 28th at Cornell Cooperative Extension to discuss this year's Ag District inclusions. He added that the site visits have been completed and he described some of the farms. Mr. Doyle informed the Board of the annual process of including land into Ag Districts. Mr. Doyle also explained why it is beneficial for farms to be in an Ag District. Mr. Baden added that it is important to know where the Ag Districts are in municipalities, and he noted that Ag Data Statements are important to include in SEQRA review for projects.

Mr. Doyle noted that Mr. Leibowitz is creating a planner's memo on Battery Energy Storage Systems (BESS) and it should be finished by the June meeting.

Mr. Doyle stated we are significantly involved in housing needs and demands. UC has no emergency housing for homeless people and relies on non-profits. The County is looking to provide housing for families and keep them in their school districts, which also helps with transportation costs.

Mr. Doyle informed the Board that the County has a Housing Action Fund (HAF) with \$15,000,000 to support housing on a county level.

Mr. Brown asked about the status of the project on Boice's Lane. Mr. Doyle stated that the iPark project was for over 800 units. He added that the Town of Ulster has not pulled the permit yet, but the Site Plan approval has lapsed so they will have to start over.

**7. SPECIAL TOPICS DISCUSSION – None**

**8. PUBLIC COMMENT**

An unidentified guest stated he and others were here about Wawarsing Estates again. He thanked the Board for the previous comments, which he stated helped the Town realize the error of their ways. Tonight this Board will review repealing the law. The repeal will be heard at Town of Wawarsing at their June 4<sup>th</sup> public hearing.

**9. ZONING REFERRALS – *See Separate Zoning Minutes***

**10. ADJOURNMENT**

Mr. McLaughlin informed the Board that he was withdrawing his name and made a motion for the Board to support Mr. Boggess as Secretary to the Board. The motion was seconded by Mr. Vandemark. Mr. Boggess abstained. The remainder were in favor.

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