

ULSTER COUNTY PLANNING BOARD

Minutes – Wednesday, June 3, 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. Doyle read the roll call.

- 1. ROLL CALL – Present:** R. Pecora, J. Ulvestad, C. Lanzetta, L. Nolan, D. Boggess, E. VanDeMark, J. Brown, B. Walsh, C. Valianti, T. Tango, F. Almquist, V. Messner, M. Baden, V. McLaughlin, D. Prochaska, D. Doyle, R. Leibowitz, B. Samuelson **Absent:** D. Onderdonk, S. Cuciti **Excused:** D. Kossar, H. Hansen **Guests:** Andrew Sherer, Dan Rubenstein, Marty Lynch

- 2. APPROVAL OF MINUTES**

Chairman Baden called for approval of the May 6, 2026 meeting. Mr. McLaughlin made the motion to approve as submitted, seconded by Mr. Boggess. All were in favor.

- 3. EDUCATION & TRAINING OPPORTUNITIES**

Mr. Samuelson informed the Board of the NY Planning Federation event in Hyde Park on September 9th, the deadline to register is August 25th, the cost is \$125, there are three classes, 4.5 credit hours and it includes a light breakfast and lunch.

- 4. COMMUNITY REPORTS**

Ms. Lanzetta stated the Hudson River Valley Greenway gave out compact planning grants. The Town of Esopus received \$12,500 for zoning amendment work including ridgeline protection. The Town of Ulster received \$20,000 for a comprehensive plan update. Ms. Lanzetta informed the Board that Greenway offers two different grants: one for development and maintenance of trails that are available from July 6th to August 7th and community planning grants that will be available again October 5th through November 6th. She added these are accessible grants and she'd like to see communities take advantage of them.

Chairman Baden noted for communities that are pro-housing communities or would like to be one, the annual updates are due back to the State by June 15th.

Chairman Baden informed the Board of a major fire in Poughkeepsie, adding that many firefighters were from Ulster County, and he gave thanks to all who serve as firefighters or EMS.

Mr. Almquist noted the communication from Town of Ulster Planning Board regarding SEQR Notice of Project Change for Zena Subdivision. He added that the Woodstock Land Conservancy has filed a lawsuit over the lead agency status. Mr. McLaughlin said he saw in the Daily Freeman that they are under court order to stop the review until there is an explanation of why it is before the Planning Board and not the Town Board so there will be no public hearing.

- 5. PLANNING BOARD REPORTS**

- a. Chairperson Report

Chairman Baden thanked Mr. Leibowitz for mentioning that today was the 30-year anniversary with Ulster County for the Secretary to the Board and Department, Marianne Ananew. The Chairman thanked Ms. Ananew for time served. Mr. Doyle noted that over 20 years have been with the planning department.

- b. Committee Reports – none

6. **PLANNING DEPARTMENT REPORTS**

- a. Financial Report

Mr. Doyle made note of two new transportation studies. There will be a study of the Albany/Ulster Avenue corridor and a Safe Streets for All (SS4A) study. He added there will be a Technical Advisory Committee (TAC) for the Albany/Ulster Avenue study and asked anyone interested in serving to let him know.

Mr. Doyle informed the Board that the Affordable Rental Upgrade Program (ARUP) was audited by the County Comptroller. Some deficiencies were found in the contract language regarding tenant incomes and meeting the requirements of the contract. He stated those issues were straightened out and we are caught up with the billing.

Mr. Doyle noted that we also have \$3 million in Housing Action Fund (HAF) work. He added that monitoring requirements for these projects are not simple.

Mr. Doyle stated that we are working with Emergency Services to update five communication towers for emergency responders and continue with work on the emergency communications building in New Paltz. Mr. Boggess asked about the status of the tower at Tonche Mountain. Mr. Doyle replied we had an easement with a landowner that has become contentious, so we're looking for another option to access the mountain. He added if that is the case we will have to update our approvals.

- b. Environmental Notice Bulletin & Grant Opportunities

Mr. Doyle noted that Hudson River Foundation has opened a round of grant opportunities for water quality improvements along the Lower Esopus, which was part of an order on consent from NYC for their discharge into the Lower Esopus. The applications need to be consistent with water quality and the County's Lower Esopus Stream Management Plan.

Mr. Baden noted mileage forms were available and should be turned in quarterly.

- c. Communications – No member comment

- d. Director/Staff Reports - None

7. **SPECIAL TOPICS DISCUSSION**

Chairman Baden spoke about how the state's new SEQRA policies on wetlands were challenged. As a result, DEC was told to redo the SEQRA process, which they did not appeal. Mr. Baden also noted the Governor's new budget had some sweeping SEQRA changes regarding housing projects. Mr. Doyle stated that normal criteria for SEQRA would apply unless this is a disturbed area or brownfield. He added if a community is concerned, they can look at their site plan and special permit review criteria as the new rules do not affect home rule legislation if it is in the zoning statute.

Mr. Doyle stated the County received a \$300,000 grant from the State's recreational trails program (RTP) for the trail project in Shandaken that runs from Highmount to the Belleayre Day Use area. He added that unfortunately the review process is taking longer than expected.

Mr. Doyle stated that remaining funding from the Midtown Linear Park capital project has been put into a new capital project for design work for a community space from Cornell Street to Downs Street along the trail. We should have detailed design documents by end of summer and then move to construction documents. Mr. Doyle added that we do not have funding for construction, but we plan to use the documents to look for funding.

8. PUBLIC COMMENT

Chairman Baden noted that if anyone was here for the Solar project or Battery project in Saugerties, they have both been removed from our agenda.

Andrew Sherer stated he lives adjacent to the Glasco Ridge property at 1840 Glasco Turnpike in Woodstock. With him tonight is another neighbor, Daniel Rubenstein, and he was also speaking for a few other adjacent and non-adjacent neighbors who could not attend. Mr. Sherer had concerns about access to Glasco Turnpike, a zoning variance that would allow two dwellings on 5.2 acres in a 3-acre district. He was also concerned with the slope of driveway and its location on a steep curve. Mr. Sherer noted he sent in a detailed memo.

Danny Rubenstein stated he's lived at 1835 Glasco Turnpike for over 20 years and wanted to speak about the Glasco Ridge variance from Woodstock. He said his property had a circular driveway that was closed off because it was deemed to be too dangerous. He noted the location where his curb cut was denied is across the street from the new proposed curb cut. He said if the new curb cut is approved then he would like his circular drive curb cut reopened. Chairman Baden noted that our Board does not approve or deny the curb cut, we make recommendations back to the local boards.

Marty Lynch stated he is the property owner of the Good Friends Café project, he is also a friend and neighbor of Drew Boggess and was here for support.

Chairman Baden asked to have the Woodstock referral #2026-068 Aaron Yassin Glasco Ridge LLC - Area Variance reviewed first.

9. ZONING REFERRALS – *See Separate Zoning Minutes*

10. ADJOURNMENT

The meeting adjourned at 8:35PM. All were in favor.