

# ULSTER COUNTY PLANNING BOARD

*Minutes – Wednesday, July 1, 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, S. Cuciti, H. Hansen, C. Lanzetta, L. Nolan, D. Boggess, D. Eisenhardt, J. Brown, L. Klepner, T. Tango, C. Villegas, V. Messner, M. Baden, D. Prochaska, D. Doyle, R. Leibowitz, B. Samuelson **Absent:** D. Onderdonk **Excused:** D. Kossar, E. VanDeMark, C. Valianti, F. Almquist, V. McLaughlin **Guests:** Alison Loyer, Simone Edwards, Jonathan Gastel, Gerry Marion-alternate UCPB member from Town of Lloyd.

### **2. APPROVAL OF MINUTES**

Chairman Baden called for the approval of the June 3, 2026 minutes. Motion to approve the minutes was made by Ms. Lanzetta, seconded by Mr. Boggess. All were in favor.

### **3. EDUCATION & TRAINING OPPORTUNITIES**

Mr. Samuelson stated he sent an email for a free webinar from University of College London for 3.5 hours credit. Chairman Baden noted that NY Planning Federation (NYPF) will hold a one-day training at the Roosevelt Estate in Hyde Park this fall for 4.5 hours credit and he made note of NYPF's 3-day seminar next April. He encouraged the Board to go to the Planning Federation's website.

### **4. COMMUNITY REPORTS**

Mr. Baden stated the 145 Chestnut Street mixed use complex in the Village of New Paltz. The housing part has opened, and they are working to secure commercial tenants. He also stated the Water Street Way hotel at 11 Water Street is completed almost to the point of getting their CO. Mr. Baden noted there are other mixed-use projects in the works.

### **5. PLANNING BOARD REPORTS**

#### **a. Chairperson Report**

Chairman Baden stated we have a new alternate member from Town of Lloyd and he introduced Gerry Marion who said a few words about himself.

Chairman Baden also introduced a new member from the Town of Wawarsing, Carlos Villegas, who also spoke to the board.

#### **b. Committee Reports - None**

### **6. PLANNING DEPARTMENT REPORTS**

#### **a. Financial Report**

Mr. Doyle noted the financial report is for information purposes and the board has no responsibility for the department's finances. Mr. Doyle informed the Board that transportation contracts have been signed for a corridor study on Albany Avenue and the Safe Streets for All study. We are also working on the Affordable Rental Upgrade Program (ARUP) where the county is providing funding to landlords for

small upgrades to affordable housing. He added that RUPCO was contracted to manage the program.

Mr. Doyle also noted the Septic Repair Program that helps homeowners in priority waterbody areas to repair or replace failing septic system.

Mr. Doyle also described how the Housing Action Fund is helping with emergency housing within school districts.

Mr. Doyle spoke about preparing the 2027 Budget with a directive to reduce the budget by 5%.

b. Environmental Notice Bulletin & Grant Opportunities

Mr. Samuelson informed the Board of two grants for libraries and offered to send an email with more information.

c. Communications – No Member Comment

d. Director/Staff Reports - None

**7. SPECIAL TOPICS DISCUSSION**

Mr. Doyle updated the Board on the U&D Trail in Shandaken and the Midtown Linear Park in City of Kingston. Mr. Doyle also spoke about the Emergency Communications Center (ECC) in New Paltz and its proposed solar facility and battery energy storage.

Mr. Ulvestad stated the Towns are all going in different directions on Battery Energy Storage Systems (BESS) and inquired about the Planning BESS memorandum, which he said would be helpful. Mr. Doyle said it should be going out next week. There was a discussion on BESS regulations.

Chairman Baden asked if there was a statewide moratorium on data centers with the Governor's budget. Mr. Doyle said from what he's read it looked like there was, but he would double check.

Mr. Samuelson stated that he received an article from NPR out of Albany that had a link on X from Secretary Rollins from the US Department of Agriculture that was against placing solar on farmland which has become very political. He noted there were good points, but also noted the federal government could have stepped in.

**8. PUBLIC COMMENT**

Chairman Baden asked if anyone would like to speak, they should identify the application and give their name and community if they felt comfortable.

Alison Loyer lives on Lent Drive directly adjacent to the Woodland Pond expansion project. She was concerned with the connection between George Danskin Drive and Lent Drive and asked the Board to make approval contingent upon permanent closure of Danskin Drive with limited access for emergency vehicles only.

Simone Edwards also lives on Lent Drive and stated they are nervous about the road and asked to have it permanently closed except for emergency vehicles.

Jonathan Gastel stated he was speaking on behalf of Ken Casamento, who is the Engineer for Woodland Pond. He added that Woodland Pond is committed to reducing pavement down to one-way and adding gates that only emergency services could use.

Dave Roberts stated he is the Director of Capital Projects and Campus Development at Woodland Pond. He said they are on board with the neighbors as this is an issue that is important to them.

Mr. Doyle asked if traffic counts were done. Mr. Gastel said yes, but he didn't know what the counts were today. He added that the road is used quite frequently.

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

**10. ADJOURNMENT**

The meeting adjourned at 8:50 PM. All were in favor.