

ULSTER COUNTY PLANNING BOARD

Minutes – Wednesday, September 2, 2026

**The Ulster County Planning Board Meeting
7:00 p.m. Legislative Chambers, 6th Floor
Ulster County Office Building
244 Fair Street, Kingston, NY**

The Executive Committee did not meet

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

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

2. APPROVAL OF MINUTES

The August 5, 2026 Zoning Minutes were amended to show that on referral 2026091, for the Gardiner Fire Department Area Variance, Mr. Ulvestad abstained from the vote instead of recusing himself.

Chairman Baden called for approval of the August 5th minutes as amended. Motion to approve made by Mr. Boggess, seconded by Mr. VanDeMark. All were in favor.

3. EDUCATION & TRAINING OPPORTUNITIES

Mr. Samuelson stated that Orange County Planning Federation is planning an event on BESS on October 29th.

Mr. Doyle noted we are seeing Boards with a substantial amount of new members and offered a basic information one-on-one training for local Boards and mentioned going to Shandaken recently to speak to their ZBA. Mr. Doyle also mentioned the *Importance of Building a Good Record* training that Mr. Baden put together.

4. COMMUNITY REPORTS

Mr. Prochaska spoke about the Sojourner Truth State Park in Kingston, he said it was early in development and an amazing place if you get the chance to go.

Ms. Messner stated that OSI bought 440 acres just outside of Ellenville to eventually connect to Minnewaska State Park. Chairman Baden added OSI has done a lot for our County by buying land and keeping it open space in perpetuity.

Mr. Ulvestad stated there is a zombie development in Gardiner that keeps coming and going called Ohioville Acres. The property borders the Towns of Plattekill, Lloyd and New Paltz, who all should have received letters. He noted that the Town Planning Board's lead agency status was challenged by the Town Board who is taking lead agency with the agreement of the Planning Board. Mr. Baden stated without an agreement, SEQR goes to the DEC Commissioner who reviews the project to decide who is responsible when Lead Agency is challenged.

Mr. McLaughlin stated that Village of Saugerties finally has an alternate member, Barbara Budik, who has been approved by the Legislature.

Mr. Boggess stated the Town Board passed Olive's Comprehensive Plan, and the final action form has been filed. He noted that several years back, the Town received a substantial grant for land purchased in Boiceville to turn vacant lots into parks and twelve years later the only thing left to do is signage. Mr. Boggess added that Olive Day will be Saturday the 12th at Davis Park in West Shokan.

Mr. Doyle informed the board that the planning staff offers gateway meetings for some of the larger projects where applicants and their attorneys come in and meet with us as early as possible to discuss issues from all of the agencies such as County Health Department, DPW, NYS Department of Transportation, etc. We invite all interested parties so long as there is not a quorum. Communities can contact Rob Leibowitz to set up a gateway meeting. The Chairman noted that gateway meetings happen well before the project is sent to us for review.

5. PLANNING BOARD REPORTS

a. Chairperson Report

The Chairman announced that mileage is due at the end of September and forms are available

b. Committee Reports - None

6. PLANNING DEPARTMENT REPORTS

a. Financial Report

Mr. Doyle stated that we are in decent shape as far as the budget is concerned.

Mr. Samuelson stated that agricultural additions are done for the year as the Commissioner of Ag and Markets certified the 16 parcels.

Mr. Doyle stated we have been working with Emergency Services. They need 16 towers to work through coordinated simulcast systems for public safety radios and there are currently six.

Mr. Doyle informed the Board that we will be working on comments for the County's Capital Program adding that we don't have figures for the six-year 2027 program yet. He added the Board has a responsibility to review and comment. We will start the process late this month to show what has been done previously. Mr. Doyle explained that the Board submits comments and the executive committee makes the decision on what final comments are filed. Mr. Doyle added that previously staff has expressed concern with the County's ability to implement a program of this size and the affordability. Comments will be due early December/late November.

b. Environmental Notice Bulletin & Grant Opportunities

Ms. Lanzetta stated the Hudson Valley Greenway Planning Grants is open for applications October 5th and they are due November 5th. You can apply for up to \$50,000 and the grant has a 50% match. Ms. Lanzetta noted that if anyone has questions, they can call Greenway.

c. Communications – No Member Comment

d. Director/Staff Reports – Previously discussed

7. SPECIAL TOPICS DISCUSSION – Previously discussed

8. PUBLIC COMMENT – No Public Comment

9. ZONING REFERRALS – *See Separate Zoning Minutes*

Chairman Baden made note of the Planning Scam email that was sent earlier today and stated that Village of New Paltz recently experienced this scam as well. He encouraged the Board to contact the District Attorney's office if they receive any scam requests for electronic fund transfers.

10. ADJOURNMENT

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