

# ULSTER COUNTY PLANNING BOARD

*Minutes – Wednesday, July 2, 2025*

**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. Leibowitz read the roll call.**

- 1. ROLL CALL – Present:** R. Pecora, D. Kossar, S. McCarthy, H. Hansen, C. Lanzetta, L. Nolan, D. Boggess, E. VanDeMark, M. Baden, J. Brown, J. Ferraro, C. Valianti, V. Markowitz, V. Messner, W. Murray, V. McLaughlin, L. Molyneaux, D. Doyle, R. Leibowitz **Excused:** D. Onderdonk, F. Almquist **Guests:** Bruce Epperson, Nora Quinlen, Meghan Quinn, Lacy Maffei
- 2. APPROVAL OF MINUTES**  
The June 4, 2025 minutes were approved. Motion made by Mr. McLaughlin and seconded by Mr. Molyneaux. All were in favor.
- 3. EDUCATION & TRAINING OPPORTUNITIES**  
Chairman Baden stated the Planning Federation has a 4.5-hour training in Canandaigua coming soon and another in Hyde Park in September. He encouraged the Board to share any training opportunities they hear of.
- 4. COMMUNITY REPORTS**  
Mr. McLaughlin stated he wanted to thank the Town of Saugerties Highway Dept and Town of Ulster for helping the Village of Saugerties with paving streets.
- 5. PLANNING BOARD REPORTS**
  - a. Chairperson Report - None
  - b. Committee Reports - None
- 6. PLANNING DEPARTMENT REPORTS**
  - a. Financial Report  
Mr. Doyle stated that we are into 2026 budget work right now and the guidance is to reduce 5% from the total budget for consideration. He added there are no new positions or major initiatives proposed for the 2026 budget. Mr. Doyle stated that we continue to engage contracts for Transportation Council work and are working on several small grants as well. He informed the Board that we will continue some of the ARPA initiatives under Planning including the Food Security Program.
  - b. Environmental Notice Bulletin & Grant Opportunities  
Mr. Doyle stated that Consolidated Funding Applications (CFA) are due at the end of July.

Chairman Baden noted that Town of Ulster did a negative declaration on the proposed housing project at Adams. Mr. Doyle said the Town has agreed to almost all of the UCPB recommendations, including a percentage of affordable housing, and they also redesigned the 9W access in a deal with Adams Fairacre Farms.

Mr. Doyle informed the Board that the County received notice today of an award for a \$1 million grant for water and sewer for the Village of New Paltz. He noted that the Village couldn't apply directly so the County applied.

Ms. Lanzetta noted that trail grants are available through Hudson Valley Greenway and there will be another round of planning grants in September.

c. Communications – No Member Comment

d. Director/Staff Reports – No Reports

## 7. SPECIAL TOPICS DISCUSSION

- Housing Award – Discussion moved to end of agenda after Zoning Referrals

Mr. Doyle stated he wanted to speak to where we are on housing and how we've been exploring different options. He spoke briefly about the proposed 21 Elizabeth Street project in Kingston that will create 15 affordable housing units. Mr. Doyle noted that we are involved in accessory dwelling unit (ADU) projects using a state grant with a funding limit that leaves a gap for the homeowner. We will be requesting \$1.5 million from the Housing Action Fund and will work with a bank to offer low interest revolving loans to help fill those gaps. Mr. Doyle stated that we have 11 applications before the Housing Action Fund committee for review and should have recommendations to the County Executive by September. We are working with four different towns (Olive, Kingston, Rochester and Shandaken) on our Housing Action funds. Twelve towns have signed up for the Housing Smart Community Program. Mr. Doyle informed the Board that we are working to develop concept plans with Town of Marbletown who are using some community preservation funds to buy a 100-acre site to use for conservation development/affordable housing. We are also working with executive staff on how to handle emergency housing.

Mr. Doyle stated we are thinking of rewarding outstanding communities that have done the most and provided leadership with respect to affordable housing. We will make a recommendation to the County Executive for an award to a progressive community regarding affordable housing production in the County as part of the Housing Smart Communities Initiative. Mr. Doyle stated we would like to have the Board make a recommendation for the Village of New Paltz, one of the first for adopting inclusionary zoning and making it work, amending zoning for ADUs and providing guidance on how to convert a highway strip into an urban facility. They have also approved an affordable senior housing project, Harmony Hall, by the college. He stated the community cares about housing and is responsive allowing development to occur. Mr. Doyle stated we're not sure what to call it yet and added that we'd like to do this every year coming from this Board.

**Mr. McLaughlin stated he couldn't agree more and wanted to support this housing award. He made a motion to authorize the Planning Director to issue the first award to the Village of New Paltz and made the recommendation to issue this award on an annual basis. Seconded by Mr. Boggess.**

Discussion

Mr. McLaughlin added that since Mr. Baden started working for the Village of New Paltz everything has started moving faster and better. He stated that he has known

Mr. Baden to always put the interest of public first and he is proud to be a colleague and friend of his.

It was asked if there could be a learning document on how New Paltz got to be so successful. Mr. Doyle stated he believed the Mayor would be willing to speak to something like this. He noted that New Paltz has the infrastructure, underutilized land and they took the time to get the zoning statute right. Mr. Murray noted that this didn't happen overnight, it was decades of work and he added that New Paltz has a strong rental market. Mr. Baden stated that everything was in place when he started working in New Paltz, it has the infrastructure, it is a rental market and none of the projects in New Paltz asked for a PILOT. He added that the mayor is the one responsible for all of that.

**Mr. Baden and Mr. Murray abstained from the vote.  
The remainder were in favor.**

Ms. Lanzetta stated the City of Kingston has been impressive for affordable housing, but for taking it from the city level down to a smaller level to encourage smaller communities, she agreed that New Paltz is a good example. Mr. Doyle stated there are a lot of good contenders including City of Kingston and Town of Marbletown. Mr. Doyle stated he is planning to finalize the criteria for awards in the future but give him time to write out a resolution for something formal for the Chairman to sign for now.

## **8. PUBLIC COMMENT**

Bruce Epperson of Highland spoke regarding the proposed zoning change from Town of Lloyd regarding animal and human crematories. His concerns include the proposal is poorly written, definition of crematory is flawed, storage of remains. He noted that crematories must be approved by suitable authorities and licensed by the state. The law proposes allowing crematories in the Light Industrial (LI) Zone, but then this zoning change table would allow in LI but prohibit in Walkway/Gateway zone. The section on solid waste refuge control prohibits animal remains from being imported into the Town for waste disposal, but the zoning code would allow it, which creates a conflict of laws. The Town's Planning Board sought a definition from the ZBA of what a service business is and if it applies to animal crematories. The ZBA will render a decision on July 10<sup>th</sup>. Mr. Epperson stated what he is looking for is time and asked the board to take no action on this proposal, then the Town have its 30-day latency period and they can proceed with what they think are in its best interests.

Lacy Maffei of Town of Lloyd stated she has been researching pet crematoriums and zoning laws since April. She noted that crematories are not listed anywhere in New York State as a service business. There are issues with the zoning code where it contradicts not only solid waste but also funeral homes. Proposed locations are near rail trails, protected species, the Hudson River, schools and have air quality concerns. She commented that this is being rushed through, looks like spot zoning and looks arbitrary and capricious. She stated the language of the zoning code does not meet the standards of normal planning language. She felt this was just the whim of a few people.

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

## **10. ADJOURNMENT**

The meeting adjourned at 8:30 PM. All were in favor.

# Ulster County Planning Board Minutes



7/2/2025

## Kingston Town

Referral Number **2025089** Received: 6/26/2025  
Name: **Route 28 Material Supplies, Inc.** Type of Referral: **Special Permit**  
Description: Increase existing asphalt plan production from 32,000 to 125,000 tons per year.  
Project Location: 530 Route 28  
Recommendation: **Required Modifications** Abstentions:  
Motion: McLaughlin  
Second: Boggess  
Vote: Yes ☒ 17 No ☐ 0 Recusals:

## Kingston Town

Referral Number **2025090** Received: 6/26/2025  
Name: **Route 28 Material Supplies, Inc.** Type of Referral: **Site Plan Review**  
Description: Increase existing asphalt plan production from 32,000 to 125,000 tons per year.  
Project Location: 530 Route 28  
Recommendation: **Required Modifications** Abstentions:  
Motion: McLaughlin  
Second: Boggess  
Vote: Yes ☒ 17 No ☐ 0 Recusals:

## Lloyd

Referral Number **2025091** Received: 6/23/2025  
Name: **Crematory Zoning Code Amendment** Type of Referral: **Zoning Statute Amendment**  
Description: Add definition for crematory and add to use table.  
Project Location: Light Industrial Zone of the Town  
Recommendation: **Required Modifications** Abstentions:  
Motion: McLaughlin  
Second: Lanzetta  
Vote: Yes ☒ 16 No ☐ 0 Recusals: McCarthy

## Marbletown

Referral Number **2025086** Received: 6/4/2025  
Name: **Meadowlark Farm and Music Fair** Type of Referral: **Special Permit**  
Description: Commercial Agricultural Event with ticket sales for 800 attendees. Camping for staff and volunteers only.  
Project Location: 3012 Route 213 East  
Recommendation: **No County Impact** Abstentions:  
Motion: McLaughlin  
Second: McCarthy  
Vote: Yes ☒ 16 No ☐ 0 Recusals: Hansen

## ~Ulster County Planning Board Minutes~

### Marbletown

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Referral Number	<b>2025087</b>	Received:	6/4/2025
Name:	<b>Meadowlark Farm and Music Fair</b>	Type of Referral:	<b>Site Plan Review</b>
Description:	Commmercial Agricultural Event with ticket sales for 800 attendees. Camping for staff and volunteers only.		
Project Location:	3012 Route 213 East		
Recommendation:	<b>No County Impact</b>	Abstentions:	
Motion:	McLaughlin	Recusals:	Hansen
Second:	McCarthy		
Vote:	Yes <input type="text" value="16"/> No <input type="text" value="0"/>		

### Rochester

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Referral Number	<b>2025092</b>	Received:	6/26/2025
Name:	<b>Dor Heled and Sierra Powell</b>	Type of Referral:	<b>Site Plan Review</b>
Description:	Home Occupation Class III - Farm Stand		
Project Location:	4625 Route 29, Accord		
Recommendation:	<b>No County Impact</b>	Abstentions:	
Motion:	Pecora	Recusals:	
Second:	McLaughlin		
Vote:	Yes <input type="text" value="17"/> No <input type="text" value="0"/>		

### Woodstock

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Referral Number	<b>2025088</b>	Received:	6/26/2025
Name:	<b>Zoning Amendments for Fences</b>	Type of Referral:	<b>Zoning Statute Amendment</b>
Description:	Amend 260-32, Fences, walls, and gates.		
Project Location:	Entire Town		
Recommendation:	<b>Required Modifications</b>	Abstentions:	
Motion:	McLaughlin	Recusals:	
Second:	McCarthy		
Vote:	Yes <input type="text" value="17"/> No <input type="text" value="0"/>		

### Woodstock

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Referral Number	<b>2025093</b>	Received:	7/2/2025
Name:	<b>Rifkin</b>	Type of Referral:	<b>Area Variance</b>
Description:	Variance for relief of aggregate enlargement and movement of structure.		
Project Location:	257 Tinker Street		
Recommendation:	<b>Required Modifications</b>	Abstentions:	
Motion:	McLaughlin	Recusals:	
Second:	Boggess		
Vote:	Yes <input type="text" value="17"/> No <input type="text" value="0"/>		