### ULSTER COUNTY PLANNING BOARD Minutes – Wednesday, July 3, 2019

The Ulster County Planning Board Meeting **7:00 p.m.** – Surrogate Courtroom, 3<sup>rd</sup> Floor County Office Building

#### No Executive Committee Meeting or Training this Month

Chairman Calimano called the meeting to order and Mr. Leibowitz read the roll call

ROLL CALL – Present: R. Pecora, L. Mance, J. Konior, C. Lanzetta, M. Calimano, D. Boggess, T. Wilkin, M. Baden, J. Brown, R. Hlavaty, V. Welton, M. Watkins, F. Almquist, V. Markowitz, J. Winer, D. Doyle, R. Leibowitz, B. Samuelson Absent: L. Geary, W. Murray, J. Bonavita-Goldman Excused: M. Rudikoff, V. McLaughlin, G. Gagliardi

#### 2. APPROVAL OF MINUTES

The June Minutes were approved. Motion by Ms. Pecora, seconded by Mr. Konior. All were in favor.

Mr. Konior asked to have the May Zoning Minutes show that he recused himself from referrals 2019-063 & 2019-064 at the May 1, 2019 meeting. (850 Route 28, LLC – Town of Kingston)

#### 3. EDUCATION & TRAINING OPPORTUNITIES

Mr. Doyle stated there was a recent NYSERDA Solar training. We had four or five Board members amongst the 25-30 attendees. Mr. Doyle informed the Board that we have started a discussion with Regional Plan Association to hold a training in September on the County's Design Guidelines.

#### 4. COMMUNITY REPORTS

Ms. Mance stated that Town of Hurley added Paul Economos as a Planning Board member.

#### 5. PLANNING BOARD REPORTS

- a. Chairperson Report The Chairman asked members to submit their quarterly mileage forms.
- b. Committee Reports No Member Comment

#### 6. PLANNING DEPARTMENT REPORTS

a. Financial Report

Mr. Doyle stated that we continue to look at our existing situation and are in good shape. We are managing \$17-20 Million in trail projects and are within budget. We have begun discussions for the 2020 budget, which remains largely the same.

b. Environmental Notice Bulletin & Grant Opportunities- No Member Comment

#### c. Communications

Mr. Doyle informed the Board that we received a communication from the Legislature relative to an appointment from Kingston City to our Board – the Legislature pulled that request at the committee level. The individual has since withdrawn his application for consideration for appointment. No other details were provided. Mr. Doyle stated we anticipate the City will offer another recommendation.

#### d. Director/Staff Reports

Mr. Doyle noted that our resolution for ag additions went through committee last night. Mr. Baden asked if there were any comments at the public hearing. Mr. Samuelson stated there was one applicant from Esopus, but none from Rochester. He added that the resolution contains 5 of the 7 parcels submitted. Mr. Watkins asked if we are losing land to the solar projects. Mr. Doyle responded that it is hard to tell, as our ag review is done every 8 years. Mr. Doyle added that we are not seeing large subdivisions on ag land. Mr. Samuelson added that there are fewer farms, but the income per farm has been going up, also some farms fall under the radar of the farm census due to lower income. Mr. Baden stated the farm size is smaller so the overhead is not as expensive, they are more specialized, which equals more money. Ms. Lanzetta mentioned the "Hempire" in Marlborough.

#### 7. SPECIAL TOPICS DISCUSSION

Mr. Doyle informed the Board that we are moving along on the trails projects and got approval from the committee for capital projects to do trailhead work for the Ashokan Rail Trail. He added that NYCDEP is paying us to do the trailheads work.

Mr. Baden stated NYSERDA put on a good program. He added it was well attended. Mr. Doyle noted our thanks to the UC Department of Environment for putting on the program.

Mr. Doyle noted that the Legislature authorized funding for Public Safety Traning Project. Contracts have been signed and construction should start in July.

Mr. Doyle informed the Board that service to UCAT has been expanded starting July 1<sup>st</sup>. Demand response zones are online and provide service in the City where there was none before. The commitment from the County was reaffirmed to take comments on the route systems. There was a lot of personal outreach done by UCAT. Mr. Doyle noted that we brought over everyone from CitiBus that wanted to come, they were trained on our software and routes, and they have been a substantial asset to this change.

#### 8. PUBLIC COMMENT

No comment

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

#### **10**. ADJOURNMENT

The meeting adjourned at 8:45PM. All were in favor.

7/3/2019



#### Gardiner

Referral Number Name: Description: Project Location: Recommendation: Motion: Second: Vote:	2019092 Accessory Apartments Law Accessory apartments and small-scale development in RA Zone No County Impact Pecora Konior Yes 15 No 0	RA zon Abster Recus	e. ntions:	5/29/2019 Zoning Statute Amendment
Gardiner				
Referral Number Name: Description: Project Location:	2019114 Golden Dome, LLC - Accessory Apartment Convert office space to residential apartment 658 Route 208		Received: Type of Referral:	6/11/2019 Site Plan Review
Recommendation: Motion:	Pecora	Abster	ntions:	
Second: Vote:	Konior Yes 15 No 0	Recus	als:	
Hurley				
Referral Number Name: Description: Project Location:	2019093 Luke/Levine Site Plan Establish camp/cottage for workshops. Morgan Hill Road/CR-50		Received: Type of Referral:	6/26/2019 Special Permit
Recommendation: Motion:	Required Modifications Baden	Abster	ntions:	
Second: Vote:	Konior Yes 15 No 0	Recus	als:	
Hurley				
Referral Number Name: Description: Project Location:	2019094 Luke/Levine Site Plan Establish camp/cottage for workshops. Morgan Hill Road/CR-50		Received: Type of Referral:	6/26/2019 Site Plan Review
Recommendation: Motion:	Required Modifications Baden	Abster	ntions:	
Second: Vote:	Konior Yes 15 No 0	Recus	als:	

### Kingston Town

Referral Number Name: Description: Project Location: Recommendation: Motion: Second: Vote:	2019095 Bluestone Solar Site plan amendment ot large-scale solar facility 82-90 Hallihan Hill Road Required Modifications Watkins Markowitz Yes 14 No 0	Absten	itions:		6/18/2019 Special Permit
Kingston Town Referral Number Name: Description: Project Location: Recommendation: Motion: Second: Vote: Marbletown	2019096 Bluestone Solar Site plan amendment ot large-scale solar facility 82-90 Hallihan Hill Road	Absten	itions:		6/18/2019 Site Plan Review
Referral Number Name: Description: Project Location: Recommendation: Motion: Second: Vote: Marlborough	2019110Local Law #3 of 2019Solar generation lawTownwideAdvisory CommentsBadenPecoraYes15No0	Absten Recus	itions:	red: f Referral:	6/28/2019 Zoning Statute Amendment
Referral Number Name: Description: Project Location:	2019097 Brooklyn Bottling 52,300 sq. ft. addition to existing 118,000 sq. ft. storage 9 Riverview Drive Required Modifications Watkins Konior Yes 14 No 0	e/wareho Absten Recusa	ouse. U	f Referral:	6/17/2019 <b>Site Plan Review</b> nage.
Referral Number Name: Description: Project Location: Recommendation: Motion: Second: Vote:	2019098 Buttermilk Falls Spa Expansion Add five treatment rooms to existing spa and women's l 220 North Road Required Modifications Watkins Konior Yes 14 No 0	locker ro Absten Recusa	oom/lou itions:	f Referral:	6/24/2019 <b>Site Plan Review</b> and a quiet room/meditation area.

#### **New Paltz Town**

Referral Number Name: Description: Project Location: Recommendation: Motion: Second: Vote:	2019108 46 Cragswood Rd Wetlands Long Form In-ground pool in regulated wetland buffer area 46 Cragswood Road No County Impact Pecora Konior Yes 15 No 0	Received: Type of Referral: Abstentions: Recusals:	6/25/2019 Other Special Authorization
New Paltz Villa	ge		
Referral Number Name: Description: Project Location: Recommendation: Motion: Second: Vote:	2019113 76 N. Chestnut St Demolish existing gas station and replace with new fuel 76 N. Chestnut St Required Modifications Watkins Konior Yes 15 No 0		6/26/2019 Site Plan Review
Plattekill			
Referral Number Name: Description: Project Location: Recommendation: Motion: Second: Vote: <b>Plattekill</b>	2019099 Duch Farms Use existing 6000 sf building for resale distriubution via Duch Farm at Forest Road No County Impact Pecora Konior Yes 14 No 0	Received: Type of Referral: direct marketing and onlin Abstentions: Recusals: Wilkin	
Referral Number Name: Description: Project Location: Recommendation: Motion: Second: Vote: Saugerties Tow	2019100 Duch Farms Use existing 6000 sf building for resale distriubution via Duch Farm at Forest Road No County Impact Pecora Konior Yes 14 No 0		6/24/2019 Site Plan Review ne sales. 1000 sf for retail. Class 2 h
•			
Referral Number Name: Description: Project Location: Recommendation: Motion: Second: Vote:	2019101 Saugerties Self Storage, Inc. Site Plan amendment. Replace proposd building of thre 2307 Route 9W Disapprove Roxanne Baden Yes 13 No 1		6/21/2019 <b>Site Plan Review</b> d-alone structures instead.

Saugerties Vill	age		
Referral Number Name: Description: Project Location: Recommendation: Motion: Second: Vote:	2019109 AutoZone Demolish existing single family home and construct 73 298 Ulster Avenue Required Modifications Pecora Konior Yes 15 No 0	Received: Type of Referral: 60 square foot retail buildi Abstentions: Recusals:	
Shawangunk Referral Number Name: Description: Project Location: Recommendation: Motion: Second: Vote:	2019115 P & T Wallkill, LLC Use second floor as apartment. Required to provide ter 26 Wallkill Avenue No County Impact Pecora Konior Yes 14 No 0		7/3/2019 <b>Site Plan Review</b> be provided by Wallkill Federal Savi
Ulster			
Referral Number Name: Description: Project Location: Recommendation: Motion: Second: Vote:	2019102 Kleeschulte Carwash/Scurb-A-Dub Construct 3,300 sq. ft. car wash with existing access. 660 Washington Avenue Required Modifications Brown Konior Yes 14 No 0	Received: Type of Referral: Abstentions: Recusals: Almquist	6/18/2019 Site Plan Review
Ulster Referral Number Name: Description: Project Location: Recommendation: Motion: Second: Vote:	2019103 Kimlin Propane Propane tank storage facility. Two (2) 10' x 45' tanks w 637-647 Route 28 No County Impact Konior Baden Yes 14 No 0		
Ulster			
Referral Number Name: Description: Project Location: Recommendation: Motion: Second: Vote:	2019111   Smoothie King   Signage variance   1621 Ulster Avenue   No County Impact   Pecora   Konior   Yes 14   No 0	Received: Type of Referral: Abstentions: Recusals: Almquist	6/7/2019 Area Variance

Referral Number	2019112		Receiv	ved:	6/14/2019	
Name:	Utility Structures	Type of Referral: Zoning Statute			Zoning Statute Amendment	
Description:	Amend zoning statute with respect to utility company st					
Project Location:	Townwide					
Recommendation:	Advisory Comments	Abste	ntions:			
Motion:	Baden					
Second:	Konior	Recus	als:	Almquist		
Vote:	Yes 14 No 0		, a.e.	, and anot		
Wawarsing						
Referral Number	2019104		Receiv	ved:	6/5/2019	
Name:	Talmud Torah Ohr Moshe		Type of	of Referral:	Special Permit	
Description:	Conversion of former resort (Golden Mountain) to religi	ous sch				
Project Location:	74 Tice Road , Spring Glen			, ,	5	
Recommendation:	Required Modifications	Ahsta	ntions:			
Motion:	Konior	Absic	1110113.			
Second:	Watkins	Deeue				
Vote:	Yes 15 No 0	Recus	sais:			
Wawarsing						
	2010105		Derei	(ad)	6/5/2019	
Referral Number	2019105		Receiv		Site Plan Review	
Name:	Talmud Torah Ohr Moshe					
Description: Project Location:	Conversion of former resort (Golden Mountain) to religi 74 Tice Road , Spring Glen	ous scr	iooi with	two synage	ogues. No new structures proposed.	
Recommendation:	Required Modifications					
Motion:	Konior	Abstentions:				
Second:	Watkins					
Vote:		Recus	als:			
Woodstock	Yes 15 No 0					
WOOUSIOCK						
Referral Number	2019106		Receiv	ved:	5/15/2019	
Name:	LI/R3 Zoning Amendments		Туре с	of Referral:	Zoning Map Amendment	
Description:	Correct inconsistent zoning boundaries					
Project Location:	55 hasbrouck Lane					
Recommendation:		Abste	ntions:			
Motion:	Pecora					
Second:	Konior	Recus	als:			
Vote:	Yes 15 No 0					
Woodstock						
Referral Number	2019107		Receiv		6/25/2019	
Name:	30 North LLC		Туре с	of Referral:	Area Variance	
Description:	19' front-yard variance, street width, 2 dwellings where	one is a	allowed.	Parking va	riance for 2 spaces	
Project Location:	3950 Route 212 Lake Hill NY					
Recommendation:	No County Impact	Abste	ntions:			
Motion:	Watkins					
Second:	Pecora	Recus	als:			
Vote:	Yes 15 No 0					