

# ULSTER COUNTY PLANNING BOARD

## *Minutes – April 3, 2013*

The Ulster County Planning Board Meeting  
7:30 p.m. – Surrogate Courtroom, 3<sup>rd</sup> Floor  
County Office Building

### The Executive Committee met at 6:30PM

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

**1. ROLL CALL – Present:** R. Pecora, K. Lovelett, W. Falkenberg, M. Calimano, H. Grant, T. Wilkin, C. Mallery, J. Brown, K. Holmquist, M. Watkins, R. Budziak, V. Markowitz, M. Weitman, R. Kinnin, G. Swanzey, D. Doyle, R. Leibowitz, B. Samuelson **Absent:** P. Hakim, T. Marion, E. Hooper **Excused:** M. Baden, R. Young  
**Guests:** Aja Hudson, Matt Baker, Greg Louks

**2. APPROVAL OF MINUTES**

The March meeting minutes were approved. Motion by Mr. Konior second by Mr. Lovelett. Mr. Calimano abstained. All were in favor.

The February minutes were approved. Motion by Mr. Konior second by Mr. Lovelett. Mr. Calimano abstained. All were in favor.

**3. FINANCIAL REPORT**

Mr. Doyle informed the Board that the Office of Business Services finances will be reported quarterly. Mr. Doyle stated that the UCTC recently adopted the Unified Planning Work Program (UPWP) for the year for about \$800,000 of work and are beginning to implement some of the studies. Mr. Doyle stated that RFPs are going out for two consultant studies. He added that we should have Federal approval by mid-April for the UPWP. Mr. Doyle stated that we are awaiting approximately \$180,000 in reimbursements from NYSDOT for work done in 2012.

**4. PUBLIC COMMENT**

Aja Hudson spoke to the board regarding her proposed garden design and installation business in Rosendale.

**5. COMMUNITY REPORT**

There was no community report.

**6. COMMUNICATIONS**

NYS Office of Parks, Recreation & Historic Preservation

- Property listed on National Register of Historic Places – Judge Jonathan Hasbrouck House, 20 Elwyn Lane, Woodstock, NY
- Property listed on the State Register of Historic Places and forwarded nomination to the Keeper of the National Register in Washington, DC – Joachim Schoonmaker Farm, 41 Garden Lane, Accord, NY

Mr. Doyle made note of the above.

Mr. Doyle stated there is a CFA process training session being held in the UC Legislature Chambers on April 23<sup>rd</sup> at noon. He urged anyone not familiar with the process to attend. CFA announcements should be made in May with awards being made in late summer.

Mr. Doyle informed the board that the 4<sup>th</sup> annual Ashokan Watershed Conference at the Ashokan Center in Olivebridge will be held from 9:00AM-3:00PM on Saturday, April 27<sup>th</sup>.

## 7. OLD BUSINESS

### a. Greenway Update

Mr. Leibowitz stated the last Greenway meeting was held on February 27<sup>th</sup>. He stated they were trying to find ways to differentiate our Compact from Orange County's Greenway Compact. Mr. Leibowitz explained that they are making the focus on geographies first; then adding concepts such as housing and built environment. The next meeting is set for Tuesday, April 16<sup>th</sup> at 10AM. Mr. Leibowitz added that we have prepared a map. Mr. Doyle stated that anyone interested is welcome to attend. He added that the Supervisor from Marbletown, a consultant from Kingston, our consultant, several board members and staff have been present at meetings. Chairman Watkins added that more work needs to be done and any input is welcome. He stated that this will be our tool to bring to the communities. Mr. Leibowitz stated we hope to have the draft compact in June.

### b. SEQRA – DRAFT Full EAF Workbook available for public review and comment

Mr. Doyle made note of the above and stated the new EAF forms go into effect in October. Mr. Doyle stated that he has contacted DEC and requested a training session for Ulster County. He added that the Department of Environment and the County Attorney's Office are looking at the workbook; our staff was not prepared to make comments on it.

Streamlining the Referral Review Process – Mr. Doyle stated that attorneys, working with staff, are looking at the local law we submitted, which would allow staff to review certain referrals without the board. Mr. Doyle added that the By-Laws are in the same place, but we have made the referral review process our focus for now.

## 8. SPECIAL TOPICS DISCUSSION

- a. Mr. Doyle stated the county continues to move the STRIVE project forward. We have completed a conceptual design for the school including parking and access facilities. We will be asking the school board by referendum to sell the building to the county. Mr. Doyle stated we have the proof of concept; we need the design work done and SEQRA work and the neighbors need to be contacted.
- b. Mr. Doyle stated we are actively involved with rail trail issues. The Transportation Council is programming federal funds for some of the rail trail connections, we continue to engage non-profits, we have requested resolutions of support from communities, we have studied the feasibility of rail with trail in Kingston but do not think they are feasible with the disturbances and dollar amounts needed to construct.
- c. Mr. Doyle stated that we are involved in the sub-division of the Golden Hill Nursing home property. The county has its own water supply in that system and there are shared services for that campus that need to be separated. Mr. Doyle added that we are looking at reciprocal easements, which will need approval by Kingston's Common Council.

## 9. NEW BUSINESS

### a. Environmental Notice Bulletin & Grant Opportunities

Mr. Doyle made note of the DEC Technical Assistance Grants, which are eligible for community groups.

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

## 11. ADJOURNMENT

The meeting adjourned at 9:30 PM.

# Ulster County Planning Board Minutes



4/3/2013

## Gardiner

Referral Number    **2013058**    Received:    3/27/2013  
Name:    **Kettleboro Properties, LLC**    Type of Referral:    **Site Plan**  
Description:    Bed and Breakfast  
Project Location:    321 State Route 208  
Recommendation:    **Required Modifications**    Abstentions:  
Motion:    Pecora  
Second:    Konior  
Vote:    Yes  **16**    No  **0**    Recusals:

## Gardiner

Referral Number    **2013059**    Received:    3/27/2013  
Name:    **PE Colucci Veterinary Hospital**    Type of Referral:    **Variance-Area**  
Description:    Convert single family home to vet clinic  
Project Location:    141 Dusinberre Road  
Recommendation:    **Advisory Comments**    Abstentions:  
Motion:    Pecora  
Second:    Konior  
Vote:    Yes  **16**    No  **0**    Recusals:

## Hurley

Referral Number    **2013040**    Received:    3/18/2013  
Name:    **New Child Care Center**    Type of Referral:    **Site Plan**  
Description:    Construct 4,370 sq. ft. building to house a daycare center  
Project Location:    629 Lucas Avenue Ext  
Recommendation:    **Disapprove**    Abstentions:  
Motion:    Pecora  
Second:    Konior  
Vote:    Yes  **16**    No  **0**    Recusals:

## Kingston City

Referral Number    **2013060**    Received:    3/27/2013  
Name:    **131 St. James Street**    Type of Referral:    **Amend Zoning Map**  
Description:    Rezone from R-6 to O-2 (convert to law office)  
Project Location:    131 St. James Street  
Recommendation:    **Disapprove**    Abstentions:  
Motion:    Pecora  
Second:    Wilkin  
Vote:    Yes  **15**    No  **0**    Recusals:    Swanzey

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### Marbletown

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Referral Number      **2013056**      Received:      3/25/2013  
Name:      **Ulster County Historical Society**      Type of Referral:      **Site Plan**  
Description:      Replacement of broken sign (conforming)  
Project Location:      2682 Route 209  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Konior  
Second:      Holmquist      Recusals:  
Vote:      Yes  No

### Marlborough

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Referral Number      **2013062**      Received:      4/2/2013  
Name:      **Artisanal Foods**      Type of Referral:      **Site Plan**  
Description:      Renovate and expand existing building. 320 SF addition plus deck and parking lot expansion with new lighting  
Project Location:      238 North Road  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Pecora  
Second:      Konior      Recusals:      Falkenberg  
Vote:      Yes  No

### Rosendale

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Referral Number      **2013049**      Received:      3/21/2013  
Name:      **Earth Designs**      Type of Referral:      **Variance-Use**  
Description:      split zone parcel (B-1/R-3) for professional landscape design business  
Project Location:      363 Main Street  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Wilkin  
Second:      Konior      Recusals:  
Vote:      Yes  No

### Rosendale

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Referral Number      **2013050**      Received:      3/21/2013  
Name:      **Earth Designs**      Type of Referral:      **Special Permit**  
Description:      Convert existing for meeting space, equipment, and materials storage  
Project Location:      363 Main Street  
Recommendation:      **Advisory Comments**      Abstentions:  
Motion:      Wilkin  
Second:      Konior      Recusals:  
Vote:      Yes  No

### Saugerties Village

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Referral Number      **2013041**      Received:      3/5/2013  
Name:      **Sawyer Motors**      Type of Referral:      **Variance-Area**  
Description:      4.8' side-yard variance for commercial expansion  
Project Location:      166 Ulster Avenue  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Wilkin  
Second:      Konior      Recusals:  
Vote:      Yes  No

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## Saugerties Village

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Referral Number      **2013042**      Received:      3/5/2013  
Name:      **Sawyer Motors**      Type of Referral:      **Site Plan**  
Description:      40'x32' addition to Sawyer Motors service area for trucks  
Project Location:      166 Ulster Avenue  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Konior  
Second:      Wilkin  
Vote:      Yes  No       Recusals:

## Saugerties Village

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Referral Number      **2013043**      Received:      3/19/2013  
Name:      **Partition Street Project**      Type of Referral:      **Subdivision**  
Description:      0.21 acres being conveyed to adjoining parcel  
Project Location:      South Partition Street  
Recommendation:      **Advisory Comments**      Abstentions:  
Motion:      Pecora  
Second:      Budziak  
Vote:      Yes  No       Recusals:

## Saugerties Village

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Referral Number      **2013044**      Received:      3/19/2013  
Name:      **Partition Street Project**      Type of Referral:      **Variance-Use**  
Description:      Allow gravel rather than paved overflow lot  
Project Location:      South Partition Street  
Recommendation:      **Disapprove**      Abstentions:  
Motion:      Brown  
Second:      Wilkin  
Vote:      Yes  No       Recusals:

## Saugerties Village

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Referral Number      **2013045**      Received:      3/19/2013  
Name:      **Partition Street Project**      Type of Referral:      **Site Plan**  
Description:      Site plan amendments - parking, access, curbing, lighting, stormwater, and public viewing access  
Project Location:      South Partition Street  
Recommendation:      **Advisory Comments**      Abstentions:  
Motion:      Pecora  
Second:      Budziak  
Vote:      Yes  No       Recusals:

## Shawangunk

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Referral Number      **2013046**      Received:      3/13/2013  
Name:      **Iron Sword**      Type of Referral:      **Special Permit**  
Description:      Allow for conversion of home to office space  
Project Location:      2359 NYS Route 300  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Holmquist  
Second:      Konior  
Vote:      Yes  No       Recusals:      Watkins

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### Shawangunk

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Referral Number      **2013047**      Received:      3/13/2013  
Name:      **Iron Sword**      Type of Referral:      **Site Plan**  
Description:      Convert single family home to office space  
Project Location:      2359 NYS Route 300  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Holmquist  
Second:      Konior      Recusals:      Watkins  
Vote:      Yes  No

### Shawangunk

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Referral Number      **2013055**      Received:      3/22/2013  
Name:      **Babvani**      Type of Referral:      **Variance-Area**  
Description:      2nd house on lot  
Project Location:      3853 Route 52 Pine Bush  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Pecora  
Second:      Konior      Recusals:      Watkins  
Vote:      Yes  No

### Shawangunk

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Referral Number      **2013061**      Received:      3/27/2013  
Name:      **Brimstone Hill Road, LLC**      Type of Referral:      **Subdivision**  
Description:      5-lot subdivision  
Project Location:      211 Brimstone Hill Road  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Wilkin  
Second:      Konior      Recusals:      Watkins  
Vote:      Yes  No

### Ulster

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Referral Number      **2013048**      Received:      3/19/2013  
Name:      **Volkswagen of Kingston**      Type of Referral:      **Variance-Area**  
Description:      4'6" variance to expand façade of existing building  
Project Location:      1249 Ulster Avenue  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Pecora  
Second:      Konior      Recusals:  
Vote:      Yes  No

### Ulster

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Referral Number      **2013051**      Received:      3/21/2013  
Name:      **Volkswagen of Kingston**      Type of Referral:      **Site Plan**  
Description:      Construct new façade and 2,580 sq. ft. addition to existing car dealership  
Project Location:      1249 Ulster Avenue  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Pecora  
Second:      Kinnin      Recusals:  
Vote:      Yes  No

## ~Ulster County Planning Board Minutes~

### Ulster

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Referral Number      **2013052**      Received:      3/21/2013  
Name:      **Kyriacou-Carbone Timber Harvest**      Type of Referral:      **Special Permit**  
Description:      Selective timber harvest of approximately 909 trees  
Project Location:      End of Stickle's Terrace  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Pecora  
Second:      Konior  
Vote:      Yes  **16**      No  **0**      Recusals:

### Ulster

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Referral Number      **2013053**      Received:      3/21/2013  
Name:      **Timber Harvest - Lands of Lisa Alt**      Type of Referral:      **Special Permit**  
Description:      Selective timber harvest of 235 trees  
Project Location:      677 Sawkill Road  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Wilkin  
Second:      Konior  
Vote:      Yes  **16**      No  **0**      Recusals:

### Ulster

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Referral Number      **2013054**      Received:      3/21/2013  
Name:      **McDonald's Rebuild**      Type of Referral:      **Site Plan**  
Description:      Demolish and reconstruct McDonald's  
Project Location:      1232-1236 Ulster Avenue  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Lovelett  
Second:      Konior  
Vote:      Yes  **16**      No  **0**      Recusals:

### Ulster

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Referral Number      **2013057**      Received:      3/25/2013  
Name:      **McDoanld's Rebuild**      Type of Referral:      **Variance-Area**  
Description:      Front yard, lighting, parking stall size, signage, and parking grade variances  
Project Location:      1232-1236 Ulster Avenue (9W)  
Recommendation:      **Disapprove**      Abstentions:  
Motion:      Pecora  
Second:      Wilkin  
Vote:      Yes  **16**      No  **0**      Recusals: