

ULSTER COUNTY PLANNING BOARD
Minutes – July 3, 2013

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

The Executive Committee did not meet

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

1. **ROLL CALL - Present:** F. Zimmer, J. Konior, K. Lovelett, M. Calimano, D. LeFever, T. Wilkin, M. Baden, J. Brown, P. Andreassen, R. Kalb, M. Watkins, R. Budziak, V. Markowitz, M. Weitman, G. Swanzey, D. Doyle, M. Gallagher, R. Leibowitz **Absent:** P. Hakim, W. Falkenberg, R. Yourng, E. Hooper, R. Kinnin **Excused:** R. Pecora, H. Grant, K. Holmquist

2. **APPROVAL OF MINUTES**
The June 5th minutes were approved. Motion by Mr. Wilkin, seconded by Mr. Baden. All were in favor.

3. **FINANCIAL REPORT**
Mr. Doyle informed the Board that we have begun the budget process. Mr. Doyle stated that Assemblyman Cahill is blocking the county's sales tax extension and it will significantly affect our overall budget by about \$22 million if it doesn't pass; and, if no special session is held, the county will lose approximately \$2 Million in revenues even if the extension does pass. Mr. Doyle stated that over 50 counties in NYS have special sales tax legislation passed, and, he believed, Ulster County was the only one that didn't get a Home Rule legislation passed. Mr. Watkins asked why this was happening. Mr. Doyle stated because the Assemblyman wants the county to assume the cost of Safety Net. He also wants the county to assume the costs of voting in the municipalities. The final budget is up to the Legislature, which would preclude the County Executive from these commitments. Ms. Gallagher stated that the county is still in the position to draft a budget assuming that money is not coming in. She added that local budgets have to be released before the decision will be made and they will have to budget on the revenue that is known and anticipated. Mr. Watkins asked if the board should write a letter. Mr. Doyle stated the board should speak with their Supervisors and think about working on this individually.

4. **PUBLIC COMMENT**
No Public Comment

5. **COMMUNITY REPORT**
Maurice Weitman, alternate member from Village of New Paltz informed the board that he has asked the Village Board to nominate Curt LaValla, the Village Planner, to be the member representing New Paltz Village on our board.

Mr. Calimano stated that the Appellate Division of the Supreme Court approved the Town's decision on the Hampton Inn. The Order stated that the planning board and ZBA went through the proper procedures and the project can move ahead. Mr. Calimano added that the board approved this project in October 2010. The project was contested on the SEQRA work.

Mr. Brooks, proposed member from the Town of Lloyd, stated he hopes his appointment by the Legislature is approved by the next meeting.

KEY: (f) = handout will be in folder at meeting
(m) = handout included in the mailing

6. COMMUNICATIONS

- a. Mr. Doyle made note of the Joachim Schoonmaker Farm in Accord being listed on the National Register of Historic Places. Mr. Baden added this is the 28th property in the Town of Rochester on the National Historic Register.

7. OLD BUSINESS

a. Greenway Update

Mr. Leibowitz stated the first phase of the draft is out for comment to the Technical Advisory Committee (TAC) and staff. We are also working on case studies and narratives by people who represent various planning interests. The next TAC meeting is July 24th at 10AM for anyone who would like to attend.

b. OBS Update

March Gallagher, Deputy Director for Economic Development announced that she is leaving county government on July 19th and beginning a new job with Pattern for Progress. She stated that there is a replacement for her job, Suzanne Holt who is an attorney and currently works for the County Executive's office. Ms. Gallagher stated the IDA running smoothly, UCDC is working through bumps in their transition. She added that the collaboration between planning and economic development has been good.

Ms. Gallagher stated that almost all economic development funding goes through the CFA process. There will be two trainings next week. (For more information go to: regionalcouncils.ny.gov) The deadline for applications is August 12th, which means communities need to prepare now. The Office for Business Services is available to help review budgets, narratives and sustainability plans. Ms. Gallagher stated there is money available through Empire State Development and she talked about planning money for distressed communities (Ellenville, Wawarsing). She added that Melinda Beuf has experience writing grants for Ellenville. Strategies of the Regional Council have been consolidated and can be used to justify a grant application for Main Street dollars, revitalizing a defunct industrial building or for a comprehensive plan. She added that her staff could help town Supervisors or grant writers with these. Ms. Gallagher stated that it's been a pleasure working for the Planning Department of Ulster County and she has learned a lot from Dennis Doyle and his staff. She thanked the board and said it was a wonderful experience working for them.

Mr. Doyle stated the county's success in economic development is due to Ms. Gallagher. Her outreach to business and elected officials has been incredible and her work ethic is unparalleled. He added that she has fought through illness and family issues. Mr. Doyle said he wanted to say thank you and he asked Ms. Gallagher to give the board a sense of the breadth of the work she has done. Ms. Gallagher stated one of her first duties was to map Broadband for the county and we have chased every broadband grant since then. Time Warner used our maps to justify one of those grants and extended broadband to Hardenburgh and Denning last year. For infrastructure, we created the Ready2Go program, which used Central Hudson and IDA money to bring private property owner investment to the table to get site plan approval to spec buildings. She added this is a good model for showing planning for economic development, bringing together the municipality, county and economic development agencies. On the business side we have had success with Farm to Table and HOV and keeping Wolf-Tec, Stavo, Gillette and Bread Alone local.

Ms. Gallagher stated she visited Global Foundries in Malta, NY and saw how this enormous project would impact our area. She spent time bringing manufacturers there to meet with the business development people; which has resulted in millions of dollars in contracts. She added

that Ceres Technologies in Saugerties is a third tier supply chain vendor to companies like Tokyo Electron. Ms. Gallagher stated that we have changed the way we do leads response and fully utilize our technology resources (soil maps, wetlands maps, LiDAR data, etc). She stated we are pursuing doing business locally using Tappan Zee Bridge money. Every lead that is relevant to Tech City is sent out. "Destination Hospitality" (tourism) has been identified by the Ulster County Economic Development Plan (Ulster Tomorrow) as being a significant business for the Hudson Valley – we have four major destinations: Belleayre, Nevele, William's Lake and Hudson Valley Wine Village. These are hundred million dollar projects. Ms. Gallagher informed the board that in 2009 the tourism dept received a complaint about their internet presence. Ms. Gallagher was assigned to work with Tourism to change how they do things. Tourism is now a business services agency and they work for the tourism businesses. Our tourism numbers are up 6% year after year. There has been a 15% job growth in hospitality.

Mr. Doyle thanked Ms. Gallagher and added that this is the value of the individual and the value of the position.

Mr. Budziak asked if Ms. Gallagher would have an opportunity at Pattern to beneficially impact economic development strategies at Ulster County. Ms. Gallagher stated that Pattern is more of a policy organization and that she will be working less with economic development. She added that a disadvantage in our area is that we do not have regional planning collaboration, which she felt was very important. Ms. Gallagher stated that Pattern is the closest thing we have and all the counties are members. Ms. Gallagher stated she will be around if anyone is doing CFA work and can be contacted through the Planning office. Mr. Brooks remarked that the Ready2Go program is one of the best he has seen and is one of the best changing tools we have.

Mr. Watkins thanked Ms. Gallagher and stated that she will be sorely missed.

8. SPECIAL TOPICS DISCUSSION

Mr. Doyle stated there is \$500 million disaster mitigation money available, it is separate from the CFA money can be used to fund resiliency work, as well as modification of roadway and infrastructure systems so they are less disaster prone. The deadline has been extended to August 1st. Mr. Doyle urged communities to file a letter of intent. In addition to the disaster assistance money, under Hazardous Mitigation there is a community recovery program grant, of which Shandaken has \$3 million in funds. DOS has named other communities in Ulster County that will also receive \$3 million each in community recovery program funds. They include: Ellenville, Wawarsing, New Paltz (town and village), Saugerties (town and village), Denning, Rochester, Woodstock and Rosendale. The State will hire consultants to work with communities to set up and develop a community zone plan that will be tied to implementation money.

9. NEW BUSINESS

- a. Mr. Doyle stated the UCPB Rules & Procedures were adopted 6/5/13. Members received a copy in the agenda packet
- b. Environmental Notice Bulletin & Grant Opportunities– *No Member Comment*

Note: Mr. Weitman left before the zoning referrals.

10. ZONING REFERRALS – See Separate Zoning Minutes

11. ADJOURNMENT

The meeting adjourned at 8:45PM.

Ulster County Planning Board Minutes



7/3/2013

Esopus

Referral Number **2013096** Received: 6/13/2013
Name: **Tourist Home** Type of Referral: **Variance-Area**
Description: Minimum lot depth variance - tourist home
Project Location: 771 Broadway Ulster Park
Recommendation: **No County Impact** Abstentions:
Motion: Wilkin
Second: Konior Recusals: Zimmer
Vote: Yes No

Esopus

Referral Number **2013097** Received: 6/13/2013
Name: **Berry Storage Structure** Type of Referral: **Variance-Area**
Description: Replace existing 2-car wooden garage (20x23) with a pre-engineered steel structure - 30x30 or 703 sf lot coverage va
Project Location: 54 Maple Street, Rifton
Recommendation: **No County Impact** Abstentions:
Motion: Baden
Second: Konior Recusals: Zimmer
Vote: Yes No

Esopus

Referral Number **2013108** Received: 6/20/2013
Name: **Tourist Home** Type of Referral: **Special Permit**
Description: Permit to Establish Tourist Home
Project Location: 771 Broadway Ulster Park
Recommendation: **No County Impact** Abstentions:
Motion: Wilkin
Second: Konior Recusals: Zimmer
Vote: Yes No

Esopus

Referral Number **2013109** Received: 6/20/2013
Name: **Tourist Home** Type of Referral: **Site Plan**
Description: Site Plan - new access and parking area
Project Location: 771 Broadway Ulster Park
Recommendation: **No County Impact** Abstentions:
Motion: Wilkin
Second: Konior Recusals: Zimmer
Vote: Yes No

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Lloyd

Referral Number **2013098** Received: 5/30/2013
Name: **Winberry-Saxe Kennel** Type of Referral: **Special Permit**
Description: Establish kennel for owner-owned only dogs (allow more than 2 dogs on premises)
Project Location: 80 Pancake Hollow Road
Recommendation: **No County Impact** Abstentions:
Motion: Wilkin
Second: Konior
Vote: Yes No Recusals:

Lloyd

Referral Number **2013099** Received: 6/13/2013
Name: **Brad Builders** Type of Referral: **Amend Zoning Map**
Description: Zoning change - allow creation of 0.27 acre lot with existing single family dwelling. Remainder of lot (2.6 R/14 to PRD)
Project Location: Toc Drive
Recommendation: **Required Modifications** Abstentions:
Motion: Baden
Second: Konior
Vote: Yes No Recusals:

Lloyd

Referral Number **2013100** Received: 6/13/2013
Name: **Brad Builders** Type of Referral: **Subdivision**
Description: Subdivision - 0.27 for single family home with remaining 2.6 for multi-family/prd
Project Location: Toc Drive
Recommendation: **No County Impact** Abstentions:
Motion: Andreassen
Second: Calimano
Vote: Yes No Recusals:

Marbletown

Referral Number **2013112** Received: 6/25/2013
Name: **Rocket Properties Sign** Type of Referral: **Other Special Authorization**
Description: Replace existing sign with internal illumination
Project Location: 3542 Main Street, Stone Ridge
Recommendation: **No County Impact** Abstentions:
Motion: Wilkin
Second: Andreassen
Vote: Yes No Recusals: Lovelett

Marlborough

Referral Number **2013101** Received: 6/6/2013
Name: **Noto Food Trailer** Type of Referral: **Site Plan**
Description: Allow mobile food trailer on site
Project Location: 1837 Route 9w Milton
Recommendation: **No County Impact** Abstentions:
Motion: Wilkin
Second: Konior
Vote: Yes No Recusals:

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Rochester

Referral Number **2013107** Received: 6/19/2013
Name: **Elizabeth Kawalchuk** Type of Referral: **Subdivision**
Description: 2-lot subdivision, Lot 1 appx 2 acres, lot 2 5.89 acres. Portion of land in floodplain
Project Location: Bank Street off Whitfield Road
Recommendation: **Advisory Comments** Abstentions:
Motion: Wilkin
Second: Konior
Vote: Yes **13** No **0** Recusals: Baden

Saugerties Town

Referral Number **2013102** Received: 6/10/2013
Name: **Comprehensive Plan Update** Type of Referral: **Comprehensive Plan**
Description: Updated/revision 1999 Joint Comprehensive Plan
Project Location:
Recommendation: **Advisory Comments** Abstentions:
Motion: Baden
Second: Konior
Vote: Yes **13** No **0** Recusals: Andreassen

Saugerties Village

Referral Number **2013103** Received: 6/10/2013
Name: **Comprehensive Plan Update** Type of Referral: **Comprehensive Plan**
Description: Updated/revision 1999 Joint Comprehensive Plan
Project Location:
Recommendation: **Advisory Comments** Abstentions:
Motion: Baden
Second: Konior
Vote: Yes **14** No **0** Recusals:

Shandaken

Referral Number **2013113** Received: 6/25/2013
Name: **Lawrence Deck** Type of Referral: **Variance-Area**
Description: 9' high second story deck requires side-yard variance
Project Location: 16 South Street
Recommendation: **No County Impact** Abstentions:
Motion: Baden
Second: Konior
Vote: Yes **14** No **0** Recusals:

Shawangunk

Referral Number **2013104** Received: 6/11/2013
Name: **Hartmann/Konopka Lot line Change** Type of Referral: **Subdivision**
Description: land swap of 0.1526 acres - no development or disturbance proposed.
Project Location: 1100 and 1108 Hoagerburgh Road
Recommendation: **No County Impact** Abstentions:
Motion: Baden
Second: Konior
Vote: Yes **13** No **0** Recusals: Watkins

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Shawangunk

Referral Number **2013105** Received: 6/11/2013
Name: **Antonelli Subdivision** Type of Referral: **Subdivision**
Description: 5.102 acre subdivision from 55.1 acre parcel (existing and proposed single family home)
Project Location: 1517 Albany Post Road
Recommendation: **No County Impact** Abstentions:
Motion: Wilkin
Second: Konior Recusals: Watkins
Vote: Yes No

Shawangunk

Referral Number **2013114** Received: 7/1/2013
Name: **Wallkill Valley Federal Savings and Loan** Type of Referral: **Site Plan**
Description: Add 10 building accent lights to provide indirect illumination to the building after dark.
Project Location: 23 Wallkill Avenue
Recommendation: **Advisory Comments** Abstentions:
Motion: Wilkin
Second: Andreassen Recusals: Watkins
Vote: Yes No

Wawarsing

Referral Number **2013106** Received: 6/13/2013
Name: **Alice Henshaw** Type of Referral: **Variance-Area**
Description: .15 acre variance for accessory dwelling (have .85 acres where 1.0 acre is needed)
Project Location: 300 Cragsmoor Road
Recommendation: **No County Impact** Abstentions:
Motion: Baden
Second: Konior Recusals:
Vote: Yes No

Wawarsing

Referral Number **2013110** Received: 6/21/2013
Name: **Kinoloha Art Workshop** Type of Referral: **Special Permit**
Description: Establish school for up to twenty persons at a time
Project Location: 11 Roy Lane Cragsmoor
Recommendation: **No County Impact** Abstentions:
Motion: Wilkin
Second: Konior Recusals:
Vote: Yes No

Wawarsing

Referral Number **2013111** Received: 6/21/2013
Name: **Kinoloha Art Workshop** Type of Referral: **Site Plan**
Description: Convert existing barn to art school - new gravel drive and parking lot off Town Road.
Project Location: 11 Roy Lane Cragsmoor
Recommendation: **No County Impact** Abstentions:
Motion: Wilkin
Second: Konior Recusals:
Vote: Yes No