

ULSTER COUNTY PLANNING BOARD

Minutes - September 4, 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 Mr. Leibowitz read the roll call.

1. ROLL CALL – Present: D. Whitaker, P. Brooks, K. Lovelett, W. Falkenberg, M. Calimano, T. Wilkin, M. Baden, J. Brown, P. Andreassen, K. Holmquist, M. Watkins, R. Budziak, V. Markowitz, G. Swanzey, D. Doyle, R. Leibowitz **Absent:** R. Pecora, R. Young, E. Hooper, C. LaValla **Excused:** J. Konior, H. Grant, R. Kinnin

2. APPROVAL OF MINUTES

Mr. Wilkin requested a correction of the spelling of his name on the motion for referrals 2013-123 & 2013-125. He also wanted to correct his statement under “Community Reports” regarding the control of cemeteries that don’t belong to a church under NYS Law to say Department of State instead of Secretary of State.

Motion to approve minutes as amended made by Mr. Wilkin, seconded by Mr. Baden.

3. FINANCIAL REPORT

Mr. Doyle stated we continue drawing down funding in our Transportation Studies budget. He noted that our Mileage budget is running fairly close and our Conference funding has been suspended. The \$24,000 listed for Other Professional Services is programmed for the Housing Consortium, which should be billed out by the end of the year. We have money budgeted for certain contracts that run with the State Fiscal Year that will roll into 2014. Mr. Doyle explained how some grants are awarded years before the contracts are signed. Mr. Watkins asked if Virginia Craft was going to be replaced. Mr. Doyle stated her salary is in the budget for 2014, we requested a replacement in July, but we don’t believe she will be replaced until the beginning of next year. Mr. Doyle added that Burt Samuelson is receiving out of title pay in order to cover the Sr. Planner’s work. He added that we hope to fill Virginia’s position with Burt and fill the Planner’s position later. Mr. Watkins asked how the new person is doing filling March Gallagher’s position. Mr. Doyle answered fine and that Ms. Holt is working directly with the County Executive’s office identifying Priority Projects. The Office of Business Services staff meets weekly including Mr. Doyle. The Planning Department budget continues to show OBS in 2014. Mr. Doyle stated we are in the process of doing Capital Programming. The Board, under the Charter, has a responsibility to review the priorities and make recommendations for the Capital Program. He added that the Board has in the past shown its unwillingness to comment, due mostly to time constraint and because the Board is not involved in activities at the County level. The Board has made recommendations to amend the Charter to remove this duty. Mr. Budziak asked if staff would be able to support the critical commitments or would we be giving up anything. Mr. Doyle answered that we will be setting priorities on the Planning side, such as working on the Greenway and “special projects.” We will also be working on planning projects that have been funded.

4. PUBLIC COMMENT

No Public Comment

5. COMMUNITY REPORT

Mr. Watkins stated that after all the review processes for the proposed new Firehouse in Shawangunk, the project did not pass the vote. Approximately \$500,000 was spent for studies.

6. COMMUNICATIONS

a. NYS Office of Parks, Recreation and Historic Preservation:

Property considered for nomination to the National and State Registers of Historic Places:

- Brooklynn & Queens Transit Trolley #1000, 89 East Strand, Kingston, NY

Property listed on the State Register of Historic Places and nominated to the National Register of Historic Places:

- Congregation Tifereth Yehuda Veyisroel Synagogue, 24025 Kerhonkson Trail, Kerhonkson, NY

Mr. Doyle made note of the above.

- b. Application to the NYS Public Service Commission for a Certificate of Environmental Compatibility & Public Need Pursuant to Article VII of the New York Public Service Law and Application for a Water Quality Certification Pursuant to Section 401 of the Clean Water Act June 2013 The West Point Transmission Project

Mr. Doyle stated this project connects Hydro-Quebec down to Long Island and runs down the Hudson River under water. There are no structures on dry land in Ulster County. Mr. Doyle stated that OBS staff has had conversations with the Public Service Commission about opportunities for cost of power to the County. We see no land use implications.

7. OLD BUSINESS

a. Greenway Update

Mr. Leibowitz stated the Technical Advisory Committee met a couple weeks ago and will meet again the week of the 22nd. We are working to add graphics and artwork to the document. Mr. Leibowitz stated he had the updated document if anyone needed it. Mr. Wilkin stated the last meeting went very well. Mr. Doyle stated Orange County presented their compact to their Legislature last month and it was approved. Mr. Watkins stated he thought everyone was putting in a great effort. Mr. Brooks stated perhaps a wide enough net has not been cast and gave the example that the Walkway Over the Hudson was not included. He suggested that the board be more informed for their input. Mr. Doyle agreed that was a good point and stated we could share links to the case studies with the Board. Mr. Watkins asked the Board to take some time to review and send comments back. He added that we have a diverse Board representing every town and the input is valuable. Mr. Wilkin stated the "Live, Work, Play" slogan makes sense. Mr. Doyle stated that it is difficult for us to get out of using jargon that is so common in this line of work. He added that Greenway has five "unifying principles" that they use. Mr. Doyle gave credit to Rob Leibowitz and consultant Rob Lane for creating a framework without a lot of jargon.

Mr. Doyle stated he wanted to make a community announcement for Town of Rosendale regarding the William's Lake Hotel. Today there was a grand opening of 1.5 miles of rail trail (Walker Valley Rail Trail) running through the project. Mr. Doyle stated that our board played a key role with this. Last month we reviewed a zoning amendment for Rosendale and made recommendations that made a significant impact on how to treat the easement for public access thru project. The town board, applicant and non-profit took the recommendations to heart and we now see easement language that followed our board's response.

b. New York Rising (Community Recovery Zone)

Mr. Doyle stated there are 11 communities participating in Ulster County (as well as the Town of Shandaken) and \$3 million allotted per community. We hope to fit regional needs for this effort as it is about resiliency and building back better. Ulster County has 2 consultants – one will work with 11 municipalities and the other will work just with Shandaken. We have 8 months to complete. Mr. Doyle stated we have been asked to be a part of this and there will be multiple groups at the town level. He added that there is money to redo zoning and change the way flood zones are done.

c. Draft Filtration Avoidance Update (FAD) released by NYSDOH

Mr. Doyle stated we did not get to see the FAD before it was released on Friday afternoon, but we have analyzed and will provide comments on it. An earlier version of the FAD is substantially different from this one. Mr. Doyle stated the Lower Esopus is not mentioned in this FAD. The County Executive called for the Lower Esopus to be included and called for a new Memorandum of Agreement that would change the way NYC does business in the watershed, how they interact with the state agencies without others being present and changes how documents must be filed in the watershed. The FAD has a flood buyout program. There is also a City sponsored flood buyout program to buy structures in the watershed and relocate essential structures. Mr. Doyle stated the FAD is an essential document that controls the watershed for the next 5 years.

d. Brownfield Opportunity Grant Work Program Received

We have a Brownfield Opportunity Grant of approximately \$201,000 with a \$22,000 match. We anticipate a contract soon and will need to hire a consultant. The entire county will be looked at with a direct focus toward priority growth areas. Mr. Budziak asked if the former Millen's site would be studied. Mr. Doyle stated it already was.

8. SPECIAL TOPICS DISCUSSION

None

9. NEW BUSINESS

a. UCPB Fall Seminar Series – SEQR Overview Highlighting the New EAF Forms

Mr. Doyle stated the Seminar will be held October 1st at the community college at 6:30PM.

Mr. Doyle urged the board to sign up soon if they intend to come.

b. Revised/Update Schedule B Referral Exception Agreement (Relates to Wireless Telecom facilities)

Mr. Doyle stated that a draft copy of the revised Schedule B is in tonight's agenda packet. This is the first amendment to the exception agreement since 2009. One major change is #7

Telecommunication Towers for co-location of antennae. Unless they create a substantial increase the only thing that can be done at the local level is to approve; so there is no need to review.

Mr. Doyle asked everyone to look at the new Schedule B for errors and send us feedback.

c. Environmental Notice Bulletin & Grant Opportunities– *No Member Comment*

10. ZONING REFERRALS – See Separate Zoning Minutes

11. ADJOURNMENT

The meeting adjourned at 9:30PM

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9/4/2013

Lloyd

Referral Number **2013144** Received: 8/19/2013
Name: **Comprehensive Plan** Type of Referral: **Comprehensive Plan**
Description: Updated Comprehensive Plan
Project Location:
Recommendation: **Required Modifications** Abstentions:
Motion: Baden
Second: Calimano Recusals: Brooks
Vote: Yes 13 No 0

Marbletown

Referral Number **2013135** Received: 8/19/2013
Name: **Community Church of High Falls** Type of Referral: **Site Plan**
Description: Construct new side-entry vestibule including 3-stop ADA compliant ramp
Project Location: 4 Firehouse Road
Recommendation: **No County Impact** Abstentions:
Motion: Holmquist
Second: Wilkin Recusals: Lovelett
Vote: Yes 13 No 0

New Paltz Town

Referral Number **2013141** Received: 8/28/2013
Name: **Viking Corrugated, Tower Upgrade** Type of Referral: **Site Plan**
Description: Upgrade existing antennas facility on Viking Corrugated (Ulster County IDA) parcel
Project Location: 89 South Ohioville Road
Recommendation: **No County Impact** Abstentions:
Motion: Baden
Second: Wilkin Recusals: Calimano
Vote: Yes 13 No 0

New Paltz Town

Referral Number **2013142** Received: 8/28/2013
Name: **Sprint Spectrum, LP Tower Upgrade** Type of Referral: **Site Plan**
Description: Upgrade existing antenna facility on Spring Spectrum, LP
Project Location: 3000 Clearwater Road
Recommendation: **No County Impact** Abstentions:
Motion: Baden
Second: Andreassen Recusals: Calimano
Vote: Yes 13 No 0

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Rochester

Referral Number **2013145** Received: 8/16/2013
Name: **Local Law # 2 of 2013** Type of Referral: **Amend Zoning Statute**
Description: Zoning Statute Update
Project Location:
Recommendation: **Required Modifications** Abstentions:
Motion: Wilkin
Second: Holmquist Recusals:
Vote: Yes No

Saugerties Town

Referral Number **2013138** Received: 8/26/2013
Name: **Affordable Auto** Type of Referral: **Special Permit**
Description: Add 5 parking spaces for used car sales. Office in existing structure.
Project Location: 3185 Route 9W
Recommendation: **No County Impact** Abstentions:
Motion: Wilkin
Second: Calimano Recusals: Andreassen
Vote: Yes No

Saugerties Town

Referral Number **2013139** Received: 8/26/2013
Name: **Affordable Auto** Type of Referral: **Site Plan**
Description: Add 5 parking spaces for used car sales. Office in existing structure.
Project Location: 3185 Route 9W
Recommendation: **No County Impact** Abstentions:
Motion: Baden
Second: Calimano Recusals: Andreassen
Vote: Yes No

Saugerties Town

Referral Number **2013140** Received: 8/26/2013
Name: **Saugerties Test Site** Type of Referral: **Site Plan**
Description: Construct gantry to test road tolling system
Project Location: 1033 Kings Highway
Recommendation: **Required Modifications** Abstentions:
Motion: Baden
Second: Calimano Recusals: Andreassen
Vote: Yes No

Shawangunk

Referral Number **2013136** Received: 8/15/2013
Name: **World Buddhist Chan Jing Center** Type of Referral: **Site Plan**
Description: Construct 52' x 60' temple, parking, landscaping, and reuse of existing structures
Project Location: 48 Oregon Trail Walker Valley
Recommendation: **Required Modifications** Abstentions:
Motion: Wilkin
Second: Markowitz Recusals: Watkins
Vote: Yes No

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Shawangunk

Referral Number **2013137** Received: 8/15/2013
Name: **Bruell Subdivision** Type of Referral: **Subdivision**
Description: 2-lot subdivision - 2 single family homes (1 new)
Project Location: 799 Upper Mountain Road
Recommendation: **No County Impact** Abstentions:
Motion: Calimano
Second: Baden Recusals: Watkins
Vote: Yes No

Ulster

Referral Number **2013143** Received:
Name: **Feller-Dykeman Timber Harvest** Type of Referral: **Special Permit**
Description: Selective timber harvest
Project Location: Hoyer Road
Recommendation: **Required Modifications** Abstentions:
Motion: Calimano
Second: Wilkin Recusals:
Vote: Yes No