

**ULSTER COUNTY PLANNING BOARD**  
***Minutes - November 6, 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. Brueckner, J. Konior, P. Brooks, K. Lovelett, H. Grant, T. Wilkin, C. Mallery, J. Brown, P. Andreassen, K. Holmquist, M. Watkins, R. Budziak, V. Markowitz, M. Weitman, G. Swanzey, D. Doyle, R. Leibowitz, B. Samuelson **Absent:** R. Young, E. Hooper, R. Kinnin **Excused:** R. Sokolov, D. Whitaker, W. Falkenberg, M. Calimano, M. Baden, **Guests:** Tom George, Eric Wright, Doug Eldred, Jim McKinnin (all representing Park Point), Tim Allred (representing William's Lake)

2. **APPROVAL OF MINUTES**

Mr. Baden noted (via email 10/31/13) that page 2 of the minutes should be corrected to say it was the applicant's attorney and not the Town's attorney who took the opinion that no review was required.

**The October minutes were approved as amended. Motion made by Mr. Budziak, seconded by Mr. Konior. All were in favor.**

3. **FINANCIAL REPORT**

Mr. Doyle stated we are in the process of signing a "Safe Routes to School" contract and are preparing for a public meeting on the New Paltz Intermodal Center. We have received notification from the state that our Brownfield Opportunities Area Grant is going through approval at the state level (awarded in 2009). Mr. Doyle stated there is a 50% match so this grant will take a substantial amount of staff time. Mr. Doyle informed the Board that Ulster County's 2014 Budget keeps the Planning Department staff positions and the State's MAP21 allocations continues the funding for the transportation portion of the office. We are in good shape financially.

4. **PUBLIC COMMENT**

No Public Comment

5. **COMMUNITY REPORT**

Mr. Markowitz stated that Walmart is open in Napanoch and he has seen the County transit bus making stops there. He also mentioned that Prop 1 passed and he is waiting to see what happens with the Nevele.

6. **COMMUNICATIONS**

Mr. Doyle stated that we received a Finding Statement for Williams Lake, which will be reviewed tonight.

Mr. Doyle informed the Board that we have received a Public Notice for Community Development Block Grant funds (CDBG) for housing; all communities are eligible to apply except the City of Kingston. The County regularly applies for \$750,000 on an annual basis. We will be applying for homeownership or housing rehab money this year. We are currently working on a \$750,000 housing rehab grant (\$180,000 remaining) and another \$750,000 to work on damaged homes from Irene & Lee, which we are hoping to complete by June or July. Mr. Doyle stated that communities can apply for up to \$400,000.

Mr. Doyle noted that a Brownfields Cleanup fact sheet was announced at Sawmill place in Shawangunk.

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

Mr. Doyle stated that under the NYS Energy Blueprint Highway a proposal by NE, LLC to reconductor the 345 line through Ulster County to Orange County was submitted.

Chairman Watkins asked to have the Park Point presentation and referral review at this time. Mr. Doyle described some of the history of the project and then Mr. Tom George of Wilmorite introduced the other members from his group and described the project in more detail and answered questions from the Board. Referrals #2013-171 & 2013-172 were reviewed. (See separate referral minutes)

## 7. OLD BUSINESS

### a. Greenway Update

Mr. Leibowitz stated the last TAC meeting was very productive. The consultant is reworking the introduction section and staff is reviewing comments. He added that we hope to have another meeting later this month with a more final draft before we begin SEQR work in December. Mr. Watkins asked to have the information put on the website.

### b. Federal Communications Commission – Public Notice – Wireless Telecommunications Bureau Offers Guidance on Interpretation of Section 6409(a) of the Middle Class Tax Relief & Job Creation Act of 2012 (f)

Mr. Doyle stated that Mr. Baden has been keeping on top of this issue for us, which we appreciate. We have noted that the ruling has changed and a definition of substantive change has been added. Location of a small addition on an existing tower can be reviewed, but cannot be denied. Mr. Doyle noted that at our last meeting our Board made an amendment to our referral agreement adding these to the list of items that are not referable to County Planning Board.

### c. NYSERDA – Unified Solar Permit to Streamline Permitting Processes (f)

Mr. Doyle stated that we are required by state law to provide access to solar. NYSERDA is recommending that towns streamline their zoning on how to get permits for old and new construction and a model code has been provided.

## 8. SPECIAL TOPICS DISCUSSION

No Special Topics

At this time Mr. Watkins asked for the Williams Lake Master Plan presentation. Mr. Doyle noted some background of the project, which has been ongoing for nearly 7 years. Tim Allred, representing the William's Lake project, spoke to the board about the Master Concept Plan. Mr. Doyle addressed design guidelines included in the plan and he added that members of the board had concluded that this was a good project for the community. Referral #2013-164 (See Separate Zoning Minutes)

## 9. NEW BUSINESS

### a. Nominating Committee

**Mr. Watkins stated he appointed Roxanne Pecora, Renno Budziak and Tom Wilkin to be the Nominating Committee to select officers for next year. Ms. Pecora will be the Committee Chair.**

### b. Ulster County Capital Program

Mr. Doyle stated that the Board is required to provide a report to the County Executive and the Legislature under the Charter. The task includes written recommendations on all projects in the program, priority of projects in the first year of the program and to review and make comment on all additions to the capital improvement program or capital budget. Mr. Doyle added that the Board has tried unsuccessfully to be relieved of this task due to understanding and time constraints. The Charter does not state the level of detail that the comments have to be. Mr. Doyle stated he helps to prepare the Capital Program, working with the County Executive. Mr. Doyle stated that comments were received from Mr. Brooks. He added that the Executive Committee noted that there are new initiatives in Capital Program. They also discussed that we

can look at how the Capital Program is being used to implement the elements of the Comprehensive Plan, where the Board has review functions. One new initiative is for Open Space & Recreation to be funded for \$3 million – the Board could comment that this is an appropriate addition to the Capital Program and support the recommendation to fund. Ulster County has special legislation to do Shovel Ready work. Shovel Ready programs typically use \$500,000 for infrastructure for industrial development work, but can be funded at \$1 million per year. We have used the program successfully in Kingston, Marlborough, Saugerties, etc. The Board could support continuing the Shovel Ready Program and recommend using it more aggressively. Mr. Doyle stated that the Board could also comment on Transportation. We have a Transportation Plan, which has been adopted by the Transportation Council. The Plan has a non-motorized portion and it has a state of good repair. The Board could support the County Executive's Catskill Mountain Rail Trail initiative and support the state of good repair or make a priority of order of how we handle our transportation system. Mr. Watkins asked what the board is looking to do. Mr. Weitman asked if the County is addressing climate change? Mr. Doyle stated there are green initiatives and energy efficiency– do we want to add anything? Mr. Doyle mentioned upgrades to buildings that the County has installed. The County has also gone to flex fuel and hybrid buses and there has been discussion on what kind of diesel do we buy and should we replace DPW equipment. Mr. Watkins stated that we made a decision to review these things, but we are not usually afforded enough time for the review. Mr. Doyle stated the Capital Budget is released with the Operating Budget by the County Executive, so the Board received the information when he did. Mr. Doyle suggested sticking with the items that we know: Open Space, Climate Change, sustainability, efficiency, etc. Mr. Wilkin stated he thinks the Board should take a more active role in the comments without relying on Mr. Doyle so much. Mr. Watkins stated he thinks there should be a committee and this should be reviewed, and perhaps Board members should attend the Legislative hearing. Mr. Doyle stated the Board already has a good base to start on; one item is sustainability and existing plans and also the transportation system. Mr. Doyle continued that this discussion on the Board's priorities helps him communicate with the folks that develop the Capital Program. Mr. Doyle stated the budget goes up for a vote in December. Mr. Watkins stated we need a committee to be set up for next year. Mr. Budziak stated he would support sustainability, climate change and the new initiatives so we are responding in some form. There was some discussion as to why the Board did not form a committee to review this year's comments. The Board was working on its ByLaws last year and also requested to change the Charter language - asking to be relieved of the duty of reviewing the Capital Program, which was not acted on. Mr. Budziak asked if he could make a motion to have Mr. Doyle summarize the comments. Mr. Lovelett asked if anything was missing. Mr. Doyle stated sustainability is missing and he believed that Mr. Weitman makes a good point about climate change.

**Mr. Budziak made a motion to authorize Mr. Doyle to write on the Board's behalf on the aforementioned issues for the Capital Program. Seconded by Mr. Konior. All were in favor.**

Mr. Watkins stated at next month's meeting we should appoint a committee to review next year's capital project.

Mr. Watkins announced there will be a Holiday party in December – please be here.

Mr. Doyle stated our January meeting lands on the 1<sup>st</sup>, so we need to pick an alternate date. Mr. Leibowitz will send out a Doodle poll.

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

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

## 11. ADJOURNMENT

The meeting adjourned at 10:00pm

# Ulster County Planning Board Minutes



11/6/2013

## Hurley

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Referral Number      **2013160**      Received:      10/15/2013  
Name:      **Day Care Center**      Type of Referral:      **Variance-Area**  
Description:      Allow parking w/i 3' of property line. 23' rear yard variance for storage shed  
Project Location:      629 Lucas Avenue Ext  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Pecora  
Second:      Konior      Recusals:      Brueckner  
Vote:      Yes  No

## Hurley

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Referral Number      **2013161**      Received:      10/15/2013  
Name:      **Day Care Center**      Type of Referral:      **Special Permit**  
Description:      Allow day care facility.  
Project Location:      629 Lucas Avenue Ext  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Pecora  
Second:      Konior      Recusals:      Brueckner  
Vote:      Yes  No

## Hurley

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Referral Number      **2013162**      Received:      10/15/2013  
Name:      **Day Care Center**      Type of Referral:      **Site Plan**  
Description:      Construct 4,360 sq. ft. day care facility  
Project Location:      629 Lucas Avenue Ext  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Pecora  
Second:      Konior      Recusals:      Brueckner  
Vote:      Yes  No

## Lloyd

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Referral Number      **2013173**      Received:      11/4/2013  
Name:      **28 Bell Drive**      Type of Referral:      **Amend Zoning Map**  
Description:      Convert from GM back to R-1/4  
Project Location:      28 Bell Drive  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Wilkin  
Second:      Konior      Recusals:      Brooks  
Vote:      Yes  No

# ~Ulster County Planning Board Minutes~

## Marlborough

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Referral Number      **2013167**      Received:      10/9/2013  
Name:      **Young's Motors Inc**      Type of Referral:      **Variance-Area**  
Description:      Addition to existing dealership. 0.18 acre variance for minimum lot and side yard setbacks  
Project Location:      1871 Route 9W  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Pecora  
Second:      Konior  
Vote:      Yes  No       Recusals:

## New Paltz Town

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Referral Number      **2013163**      Received:      10/11/2013  
Name:      **Accessory Apartments**      Type of Referral:      **Amend Zoning Statute**  
Description:      Amend zoning statute with respect to accessory apartments  
Project Location:  
Recommendation:      **Advisory Comments**      Abstentions:  
Motion:      Weitman  
Second:      Konior  
Vote:      Yes  No       Recusals:

## New Paltz Town

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Referral Number      **2013171**      Received:      11/4/2013  
Name:      **Park Point**      Type of Referral:      **Subdivision**  
Description:      Lot line adjustment for Student/Faculty Housing Project  
Project Location:      Route 32  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Pecora  
Second:      Konior  
Vote:      Yes  No       Recusals:

## New Paltz Town

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Referral Number      **2013172**      Received:      11/4/2013  
Name:      **Park Point**      Type of Referral:      **Site Plan**  
Description:      Student/Faculty Housing Project including sewer and water treatment plant  
Project Location:      Route 32  
Recommendation:      **Advisory Comments**      Abstentions:  
Motion:      Pecora  
Second:      Konior  
Vote:      Yes  No       Recusals:

## Rosendale

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Referral Number      **2013164**      Received:      10/11/2013  
Name:      **Williams Lake**      Type of Referral:      **Other Special Authorization**  
Description:      Master plan application pursuant to Town Code 75-58  
Project Location:      Binnewater Road  
Recommendation:      **Advisory Comments**      Abstentions:  
Motion:      Pecora  
Second:      Konior  
Vote:      Yes  No       Recusals:      Brown

## ~Ulster County Planning Board Minutes~

### Shandaken

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Referral Number      **2013168**      Received:      10/28/2013  
Name:      **The Phoenician**      Type of Referral:      **Special Permit**  
Description:      Rebuild and renovate former Al's Seafood Restaurant  
Project Location:      10-12 Main Street  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Pecora  
Second:      Konior  
Vote:      Yes  No       Recusals:

### Shandaken

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Referral Number      **2013169**      Received:      10/28/2013  
Name:      **The Phoenician**      Type of Referral:      **Site Plan**  
Description:      Rebuild and renovate former Al's Seafood Restaurant  
Project Location:      10-12 Main Street  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Pecora  
Second:      Konior  
Vote:      Yes  No       Recusals:

### Ulster

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Referral Number      **2013165**      Received:      10/21/2013  
Name:      **DeBellas Pizza**      Type of Referral:      **Site Plan**  
Description:      Convert existing 2,400 SF office space to restaurant use  
Project Location:      405 Lucas Avenue  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Pecora  
Second:      Konior  
Vote:      Yes  No       Recusals:

### Ulster

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Referral Number      **2013166**      Received:      10/4/2013  
Name:      **Wolberg Electric Sign**      Type of Referral:      **Variance-Area**  
Description:      Replace 25 SF sign box in existing freestanding sign. Existing SF of sign face is 121 SF.  
Project Location:      1221 Ulster Avenue  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Pecora  
Second:      Konior  
Vote:      Yes  No       Recusals: