

ULSTER COUNTY PLANNING BOARD
Minutes – Wednesday, October 2, 2024

**The Ulster County Planning Board Meeting
7:00 p.m. Legislative Chambers, 6th Floor
County Office Building**

The Executive Committee Will Not Meet

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

- 1. ROLL CALL – Present:** R. Pecora, G. Gidaly, M. Cohen, H. Hansen, D. Boggess, E. VanDeMark, M. Baden, J. Brown, J. Ferraro, C. Valianti, M. Watkins, J. Crispell, V. Markowitz, W. Murray, V. McLaughlin, L. Molyneaux, D. Doyle, R. Leibowitz, B. Samuelson **Absent:** D. Onderdonk, S. McCarthy **Excused:** C. Lanzetta, A. Ruger, F. Almquist, M. Rudikoff, V. Messner, H. Solomon

2. APPROVAL OF MINUTES

The September minutes were approved. Motion made by Mr. Watkins, seconded by Mr. Crispell. Mr. Gidaly abstained. The remainder were in favor.

3. EDUCATION & TRAINING OPPORTUNITIES

Chairman Baden noted that more Learn at Lunch webinars are coming up and that Dutchess County is offering training both online and in-person. Mr. Baden informed the Board that many alternates, and some regular members, do not have the required 4 hours of training. He added if anyone has training credits that are not on tonight's handout they should send them to the planning office.

The Chairman made note of municipalities whose terms on our Board were ending this year and a couple that expired in previous years. Mr. Baden encouraged members whose terms are expiring to talk to their community about getting reappointed. Mr. Doyle added that we will be sending letters to community leaders requesting the proper paperwork for reappointment/appointment of members. There was a question regarding Workplace Violence and Harassment training. Mr. Doyle said he would check, but he hadn't heard that boards were required to take the same training as staff. Mr. Watkins noted some towns do require those trainings for board members.

4. COMMUNITY REPORTS

Mr. Watkins stated they've started building out the Wallkill Center in Town of Shawangunk.

Mr. McLaughlin stated the Environmental Impact Statement regarding development of the Winston Farm property in Saugerties has been released. He added this is an emotionally charged issue that will become a long-drawn-out battle.

5. PLANNING BOARD REPORTS

a. Chairperson Report

- Training – Covered under Education and Training
- Membership (Expiring Terms) – Covered under Education and Training

b. Committee Reports - None

6. PLANNING DEPARTMENT REPORTS

a. Financial Report

Mr. Doyle stated the County Executive released the 2025 budget at a speech in New Paltz yesterday. There are a couple of new programs and reorganized departments. The Risk Management & Department of General Services will deal with contractual and procurement work. They will also be introducing a housing program through DSS that will offer available resources for people in temporary housing. Mr. Doyle stated there was recognition of work Planning did through its housing programs and of work we did regarding micro transit. Mr. Doyle stated he hasn't seen details of the budget yet.

Mr. Doyle stated we have a responsibility, both the Department and Board, to comment on the County's capital program to meet the County's capital needs. The current program runs through 2030. When the budget is released on Friday, we will e-mail the Capital Program to the Board for comments. Mr. McLaughlin expressed his displeasure that our Board does what is right every year by making comment on the capital program and 95% of what we comment on doesn't come to fruition. Mr. Doyle stated the changes taking place in the capital program have been happening over a number of years and are being recognized in the Ways & Means Committee. Mr. Markowitz asked what the cost of the free bus program was. Mr. Doyle said he would have to look into that. Mr. Doyle stated we'll send out an email with a date to have comments back, noting that we want to be sure to have them in time for the Legislature's budget meeting. He added our comments have merit and are respected. There was a question about how we will deal with operating budget rollovers. Mr. Doyle stated that while we don't have the details, we were told not to worry about it.

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

c. Communications

No member comment

d. Director/Staff Reports

Mr. Doyle stated he wanted to update the Board on some of the staff's current work and asked Mr. Samuelson about the timeline for the Farmland Protection Plan. Mr. Samuelson stated the draft is almost ready, there will be a press release on the 10th and social media on 11th. The Ag Farmland Protection Board (AFPB) will meet in early November to discuss the Plan to the Legislature. A public meeting will be held in early December. Mr. Samuelson stated the public comment should wrap up by February to give time for comments. There will be a public hearing in January or February. Mr. Doyle added the public hearing will be called by the Legislature. Mr. Samuelson stated if all goes well, the Farmland Protection Plan will be adopted in early Spring. Mr. Samuelson stated on a similar note the review of Ag District 3 has begun for the towns of Wawarsing, part of Marbletown, Rochester and part of Olive.

Mr. Doyle stated the design work for the Shandaken Rail Trail continues and we hope to have a design report to NYSDOT in December.

Mr. Doyle stated we are in the process of selecting a consulting firm for the Long-Range Transportation Plan, which would have been done in house but we are down a transportation planner who would have done the technical work on the plan. Mr. Doyle added we are working through a rail safety study in Kingston that should be done by end of year and the Route 9W study in Town of Ulster should be done by end of the month.

Mr. Doyle stated we are working to implement some of Legislature's programs such as a water and sewer assessment of all systems in the County, adding that it falls on us to put together an RFP (Request for Proposals) for the work.

Mr. Doyle stated we are out talking to town boards as part of the County's application with NYS Housing and Community Renewal for a Plus One Program, which is an eligibility for construction of Accessory Dwelling Units (ADUs). We are working with RUPCO and can do about 40 ADUs for towns that are eligible. We've had discussions with the municipalities of Kingston, Rosendale, New Paltz and Woodstock and found there are 30 or 40 people interested in each municipality. Mr. Doyle added this is the cheapest way to provide affordable housing where it is needed.

Mr. Doyle informed the Board that the Housing Smart Communities Program launched about 1.5 years ago and to date 12 communities have signed up. He noted the Housing Smart Community Advisory Committee was recognized at a Pattern for Progress event this year, which he and others from the committee attended to accept the award. Mr. Doyle noted he was asked to present the program to NYS Planning Directors as a model for other counties throughout the state. Sr. Planner Kai Lord-Farmer will make presentation with Mr. Doyle on October 18th.

Mr. Doyle stated the 911 Center design is at 90%. He added they anticipate going to bid shortly with construction beginning in the spring.

Mr. Murray stated he attended the ADU meeting in New Paltz noting that it was well attended. He added he thought the deadline was really tight to get engineers and architects together. Mr. Doyle explained that part of the deadline is set by the state (priority deadline for shovel ready projects) the other deadline is into November. Mr. Baden stated he helped coordinate the New Paltz meeting and added the RUPCO rep was very helpful and brought good information. Mr. Doyle stated that applications equal need and need equals our ability to be in the third round.

7. SPECIAL TOPICS DISCUSSION

- Capital Program Discussion – discussed during Financial Report

Mr. Baden informed the Board that he had mileage forms, and they are due quarterly.

8. PUBLIC COMMENT

Mr. Baden noted there are three letters in packet pertaining to referrals in Woodstock and Marlborough. He informed the Board that public comment doesn't have to be in person.

9. ZONING REFERRALS – *See Separate Zoning Minutes*

10. ADJOURNMENT

The meeting adjourned at 9:00PM

Ulster County Planning Board Minutes



10/2/2024

Esopus

Referral Number **2024132** Received: 9/23/2024
Name: **Ball & Claw** Type of Referral: **Site Plan Review**
Description: Convert existing structure for use as antique store and coffee shop.
Project Location: 213 Broadway
Recommendation: **No County Impact** Abstentions:
Motion: McLaughlin
Second: Molyneaux Recusals: Pecora
Vote: Yes No

Gardiner

Referral Number **2024133** Received: 9/13/2024
Name: **Local Law #5 of 2024** Type of Referral: **Zoning Statute Amendment**
Description: Amendment to SP District Standards
Project Location: SP zone
Recommendation: **No County Impact** Abstentions:
Motion: McLaughlin
Second: Crispell Recusals:
Vote: Yes No

Lloyd

Referral Number **2024136** Received: 9/24/2024
Name: **Local Law D of 2024** Type of Referral: **Zoning Statute Amendment**
Description: Adult Use Cannabis Dispensery and Lounges Law
Project Location: Townwide
Recommendation: **Advisory Comments** Abstentions:
Motion: Watkins
Second: Cohen Recusals: NO: McLaughlin
Vote: Yes No

Lloyd

Referral Number **2024137** Received: 9/24/2024
Name: **Local Law E of 2024** Type of Referral: **Zoning Statute Amendment**
Description: Accessory Apartment Zoning Amendments
Project Location: Townwide
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Crispell Recusals:
Vote: Yes No

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Lloyd

Referral Number **2024138** Received: 9/24/2024
Name: **Local Law F of 2024** Type of Referral: **Zoning Map Amendment**
Description: Updated Zoning Map - alignment of zoning with actual use and comprehensive plan to encourage multifamily in the h
Project Location: Townwide
Recommendation: **Advisory Comments** Abstentions:
Motion: McLaughlin
Second: Crispell
Vote: Yes No Recusals:

Marlborough

Referral Number **2024122** Received: 8/21/2024
Name: **Marlborough Resort Lattintown** Type of Referral: **Special Permit**
Description: Convert lodge/B&B/recreational use to Resort Hotel Use.
Project Location: 626 Lattintown Rd (CR11) 255 Ridge Rd
Recommendation: **Required Modifications** Abstentions:
Motion: Crispell
Second: Boggess
Vote: Yes No Recusals: NO: Markowitz

Marlborough

Referral Number **2024123** Received: 8/21/2024
Name: **Marlborough Resort Lattintown** Type of Referral: **Site Plan Review**
Description: Convert lodge/B&B/recreational use to Resort Hotel Use.
Project Location: 626 Lattintown Rd (CR11) 255 Ridge Rd
Recommendation: **Required Modifications** Abstentions:
Motion: Crispell
Second: Boggess
Vote: Yes No Recusals: NO: Markowitz

Marlborough

Referral Number **2024134** Received: 9/13/2024
Name: **Marlborough Resort Lattintown** Type of Referral: **Area Variance**
Description: Front yard variance from 50' front-yard setback from Ridge Rd. Requesting 11.38' variance.
Project Location: 626 Lattintown Rd and 255 Ridge Road
Recommendation: **Disapprove** Abstentions:
Motion: Baden
Second: McLaughlin
Vote: Yes No Recusals:

Marlborough

Referral Number **2024135** Received: 9/19/2024
Name: **Summit Drive Properties, LLC** Type of Referral: **Site Plan Review**
Description: Construct four, 6-unit, multifamily buildings each with 2 bedrooms. (48 total).
Project Location: Summit Drive
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Crispell
Vote: Yes No Recusals:

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New Paltz Village

Referral Number **2024130** Received: 9/10/2024
Name: **3 Water Street** Type of Referral: **Special Permit**
Description: Adult use cannabis dispensary - existing structure, site plan.
Project Location: 3 Water St.
Recommendation: **Reviewed No Decision - Local Determination** Abstentions:
Motion:
Second:
Vote: Yes No Recusals:

New Paltz Village

Referral Number **2024131** Received: 9/10/2024
Name: **3 Water Street** Type of Referral: **Site Plan Review**
Description: Adult use cannabis dispensary - existing structure, site plan.
Project Location:
Recommendation: **Reviewed No Decision - Local Determination** Abstentions:
Motion:
Second:
Vote: Yes No Recusals:

New Paltz Village

Referral Number **2024141** Received: 10/2/2024
Name: **191 Main Street** Type of Referral: **Site Plan Review**
Description: Add ramp/sidewalk connection to Main Street from Existing Bank
Project Location: 191 Main Street
Recommendation: **Required Modifications** Abstentions:
Motion: Molyneaux
Second: Watkins
Vote: Yes No Recusals: Baden
 Murray

Rochester

Referral Number **2024129** Received: 9/23/2024
Name: **Local K of 2024** Type of Referral: **Zoning Map Amendment**
Description: Zoning Map Amendments result of update to rest of zoning statute.
Project Location: Town Wide
Recommendation: **Required Modifications** Abstentions:
Motion: Molyneaux
Second: Pecora
Vote: Yes No Recusals:

Rosendale

Referral Number **2024139** Received: 9/26/2024
Name: **Accessory Dwelling Unit** Type of Referral: **Use Variance**
Description: Use variance to allow an accessory apartment to an existing multifamily residence.
Project Location: 316 Main Street
Recommendation: **No County Impact** Abstentions:
Motion: McLaughlin
Second: Cohen
Vote: Yes No Recusals: Brown

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Shandaken

Referral Number **2024116** Received: 8/15/2024
Name: **APFU, LLC** Type of Referral: **Special Permit**
Description: 4-family building.
Project Location: 6180 Rte 28
Recommendation: **Required Modifications** Abstentions:
Motion: McLaughlin
Second: Crispell
Vote: Yes **16** No **0** Recusals:

Shandaken

Referral Number **2024117** Received: 8/15/2024
Name: **APFU, LLC** Type of Referral: **Site Plan Review**
Description: 4-family building
Project Location: 6180 Rte 28
Recommendation: **Required Modifications** Abstentions:
Motion: McLaughlin
Second: Crispell
Vote: Yes **16** No **0** Recusals:

Shawangunk

Referral Number **2024127** Received: 9/4/2024
Name: **Russek** Type of Referral: **Special Permit**
Description: Multi-Use Commercial building with 1 apartment on second floor.
Project Location: Weed Rd and NYS Route 52, Walker Valley
Recommendation: **Required Modifications** Abstentions:
Motion: Crispell
Second: Cohen
Vote: Yes **15** No **0** Recusals: Watkins

Shawangunk

Referral Number **2024128** Received: 9/4/2024
Name: **Russek** Type of Referral: **Site Plan Review**
Description: Multi-Use Commercial building with 1 apartment on second floor.
Project Location: Weed Rd and NYS Route 52, Walker Valley
Recommendation: **Required Modifications** Abstentions:
Motion: Crispell
Second: Cohen
Vote: Yes **15** No **0** Recusals: Watkins

Woodstock

Referral Number **2024140** Received: 10/1/2024
Name: **Cannabis Retail Zoning Law Amendment** Type of Referral: **Zoning Statute Amendment**
Description: Amendment to buffer requirements for adult cannabis retail.
Project Location: Townwide
Recommendation: **Advisory Comments** Abstentions:
Motion: Molyneaux
Second: Valianti
Vote: Yes **15** No **1** Recusals: NO: McLaughlin