

ULSTER COUNTY PLANNING BOARD

Minutes – March 5, 2008

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

The Executive Committee Did Not Meet

Ms. Hooper welcomed the Board and led the meeting as Ms. Hokanson was excused.

1. ROLL CALL Present: R. Pecora, M. Beuf, H. Anderson, D. Martorana, T. Natale, L. Biggin, P. Brown, T. Wilkin, S. Hudson, F. Greitzer, R. Praetorius, K. Holmquist, M. Watkins, R. Budziak, A. Yuran, E. Hooper, R. Elwell, S. Finkle, D. Doyle, J. Schwartz, R. Leibowitz.
Absent: R. Ferrigan, R. Oakes, M. Lockwood. **Excused:** T. Hokanson, R. Pritchard.
Guests: Richard Gorres.

2. PREVIOUS MINUTES The February meeting minutes were approved. Motion by Mr. Anderson, seconded by Mr. Finkle.

3. FINANCIAL REPORT Mr. Doyle informed the Board that the State budget wasn't in good shape which may affect the availability of State money. Ulster County does not have a freeze as yet. We have a proposed budget from the Transportation Council with about \$100,000 of additional expenditures from the Unified Planning Work Program that may require an amendment to our departmental budget.

4. PUBLIC COMMENT There was no public comment.

5. COMMUNITY REPORT

Ms. Beuf stated the Gardiner Town Board passed zoning law last night. Zoning items related to affordable housing costs, length of driveways and 5-acre zoning are being debated. She added that Mr. Finger was grateful to Mr. Doyle for help he provided recently.

Ms. Pecora stated the corridor work completed in Esopus has brought up more activity before the planning board:

- West Park Winery 67 acres for housing development
- Mt. St. Alphonsus - 430 acres - for golf course or possible housing. The Mount denies rumors.
- Wood 'n Wheel expansion of roller rink
- Dunkin' Donuts with shopping center – probably will pull out due to economic reasons
- Stewarts – new gas station
- Cumberland Farms researching for more land for reconstruction
- Medrex has been sold – potential gas station
- Somerset/Hudson Point is now called "Esopus Lakes" – has been reduced to 356 units– Town officials went to NYC to visit architect to look at model for the plan.

Mr. Doyle also commented on recent problems on River Road.

Ms. Beuf added that SUNY New Paltz is developing a new master plan. Mr. Doyle stated he had not seen it.

Ms. Pecora added that she was disappointed by the article in the Daily Freeman 2 weeks ago regarding Main Streets and other issues in the Town of Esopus. She stated she was upset by erroneous information contained in the article and thanked Mr. Doyle for attending the Town Board meeting to discuss the issues of main Street and County Planning board review.

Ms. Hooper received a letter stating the Village Board would be sending out a questionnaire about possibly dissolving the Village of Ellenville and making it into a hamlet.

6. COMMUNICATIONS

- a. Mayor Sottile forwarded copy of a study by Center for Governmental Research – “Prevailing Wage in New York State: The Impact on Project Cost and Competitiveness”
Mr. Doyle offered to make copies for anyone interested. Prevailing wage law impacts public projects in NYS and is significant enough for people to avoid using some funding of work using prevailing wage. Mr. Doyle stated that there is a discussion at the state level and push by some unions to make the issues uniform throughout NYS. Mr. Finkle asked if Mr. Doyle received the IDA’s summary. Mr. Doyle answered that he had not received the summary.
- b. Municipal Climate Action Partnership/Hudson Valley Climate Change Network – Meeting Summary from February 5, 2008
Mr. Doyle urged members to take the pledge to their communities for consideration and added that he would check for a digital copy of the pledge.
- c. Impact of Article X siting on NYS Local Governments in Rural Counties – Legislative Commission on Rural Resources
Mr. Doyle said Article 10 sitings (electrical generating facilities) are not common in Ulster County.
- d. NYS DEC – Region 3 – Hudson River Valley Resort – SEQR Lead Agency Coordination
Mr. Doyle informed the Board that Town of Rosendale has asked the DEC to let the Planning Board act as lead agency. This issue will go to the Commissioner to decide.
- e. NYS DEP – Lead Agency Declaration – Ashokan Field Campus Land Acquisition
Mr. Doyle stated DEP would like a portion of the campus for when the State floods the property for discharges to reduce the water levels through the waste channel. OSI would also like a portion of the campus for open space.
- f. Adopted Scoping Document Received – Watchtower Farms Improvements
No comments but we have received it.
- g. NYS Dept. of Ag & Mkts – Commissioner Patrick Hooker
 - Town of Marbletown awarded \$25,000 to assist in agricultural & farmland protection planning
 - Town of New Paltz awarded \$25,000 to assist in agricultural & farmland protection planningMr. Doyle stated that Shawangunk also received funding. Mr. Doyle stated he knew that two communities will be done by the NY Planning Federation and the department has pledged time to match.
- h. Review of Stormwater Pollution Prevention Plans (SWPPP) within the County’s MS4 area
Mr. Doyle informed members that a copy of the policy was in their folders and urged they please share with local planning boards. County Highway will be making comments as part of our Board’s approval process.
- i. Mr. Doyle stated there is a Flood Mitigation Workshop being held March 28th sponsored by Cornell. A flyer was included in the packet.
- j. Mr. Praetorius asked Mr. Doyle if new flood maps were provided by Army Corps of Engineers for the Esopus flood plain. Mr. Doyle had not received maps from the Corps of Engineers, but has received new FEMA flood maps from DEC. We also have digital versions. Mr. Doyle added that these new maps are not official yet.

7. OLD BUSINESS

- a. Mr. Doyle stated the Dept of Environment was formed by local law from the County and the position of Coordinator has been filled by Amanda LaValle. She will be working in our office until her work area is completed.

- b. Mr. Doyle informed the Board that he, Mr. Leibowitz and Ms. Schwartz have canvassed and interviewed ten people for the Planner position. There was a very good selection of candidates with a wide range of abilities.
- c. Open Space Partnership in Formation
Ms. Schwartz stated the Partnership is based on guidelines set up in the Open Space Plan with representatives to be appointed by the Legislature. Ms. Schwartz reviewed the structure of the Partnership involving people from County agencies and other interested parties to serve on a Policy Committee. There will also be an advisory committee much like the UCTC. Our Board will be invited to the first meeting.

Ms. Schwartz informed the Board that Chairman Donaldson has asked that we attend the DEC Region 3 Committee for NYS Open Space Conservation Plan who make recommendations for priority acquisition projects. Ms. Schwartz will attend meetings with Ms. LaValle initially until Ms. Lavallo has become acclimated.

- d. Housing Strategies Report – Moving to Public Information Meeting
Mr. Doyle asked the Board to get the word out on these meetings – we hope to get this plan adopted as an element of the County’s Comprehensive Plan by summer. The meetings are scheduled for March 20th in Saugerties, April 1st in Marlborough, April 8th in New Paltz and April 14th in Ellenville. All meetings will begin at 6:30 pm. A public hearing will be held in Kingston at the conclusion of the informational meetings at the call of the Chair. Mr. Doyle stated he would send out a flyer.
- e. Ulster Tomorrow
Mr. Doyle stated that we have prepared a draft resolution for the Legislature to consider at its April meeting. If we are successful by the end of this year the comprehensive plan will contain a housing element, a transportation element, an open space element, and an economic development element in a two-year time frame. One reason for doing this is to have a set of documents to hand to the County Executive that can be funded or used to make decisions on.
- f. UCTC
Mr. Doyle stated that we are trying to coordinate a study with Orange County adding communities from Plattekill, Shawangunk and Marlborough to the Greater Newburgh Area Sustainable Land Use Study. The study will show impacts of growth from Stewart Airport. We are getting some static from Orange County planning staff over including our southern Ulster towns.

Mr. Doyle stated that there is a call for Transportation Improvement Projects (TIP) that has gone out to the communities. He added that a seminar was held on Tuesday on how to get projects funded with the TIP at Ulster Community College. Mr. Doyle urged members to have their communities apply for TIP money and Transportation Enhancement Grants particularly for trail systems. Mr. Doyle added that CDBG funds are also available.

Mr. Finkle stated that Brownfield funds are available for three programs: environmental remediation for municipalities, a Brownfield cleanup program and a Brownfield opportunity area program. Restore NY funds are coming up in May thru DHCR. A municipality can identify a key piece of property – blighted or derelict and be funded up to \$1 Million.

8. NEW BUSINESS

- a. Environmental Notice Bulletin – *No Member Comment*
- b. Zoning Referrals – *See Separate Zoning Minutes*

9. ADJOURNMENT

The meeting adjourned at 9:05 p.m. Motion by Mr. Martorana, seconded by Ms. Pecora.