

ULSTER COUNTY PLANNING BOARD

Minutes –March 3, 2010

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

The Executive Committee met

The meeting was called to order by Mr. Wilkin at 7:30 and Mr. Leibowitz called the roll:

1. ROLL CALL - Present: N. Lemmon, J. Konior, D. Martorana, T. Natale, L. Biggin, T. Hokanson, H. Grant, T. Wilkin, M. Baden, F. Greitzer, J. Kane, K. Holmquist, M. Watkins, R. Budziak, A. Yuran, R. Elwell, S. Frederick, S. Finkle, D. Doyle, J. Schwartz, R. Leibowitz **Absent:** G. Matichuk, T. Briggs, V. Dwyer **Excused:** R. Pecora, P. Hakim **Guests:** Maurice Weitman-Village of New Paltz Planning Board

2. PREVIOUS MINUTES

A motion to approve the February Minutes was made by Ms. Hokanson, seconded by Mr. Konior. Mr. Martorana, Mr. Kane, Ms. Biggin, Mr. Natale, Ms. Grant, Mr. Holmquist, Ms. Frederick and Mr. Baden abstained from the vote. Mr. Doyle noted that there were not enough members to pass the minutes given the change in board membership. He added that we may post them on our website as unofficial. Mr. Doyle stated that we might vote on these minutes again in April. The results of last months meeting are official but could be subject to challenge in court.

Mr. Buziak suggested that everyone introduce themselves.

3. FINANCIAL REPORT

Mr. Doyle stated that due to the likelihood of severe budget issues facing the county this year and next, there is an expectation that the State will pass its problems down to the county. All department non-essential budgets are frozen. The Transportation Council is not affected by the freeze. Our workshop trainings will continue. Mr. Doyle stated that UCDC is proposing to schedule a workshop on "Shovel Ready Sites" for a Spring training. He added that we are looking to do a seminar in mid-April called "Planning for Success." (How to work with businesses, zoning statutes and Planning Boards to streamline the review practice. Also discussing development waivers.)

Mr. Budziak asked if any communities were targeted as shovel ready sites. Mr. Doyle stated that we have done some preliminary identification work with UCDC and HVEDC using their criteria. Sites must be within 5 miles of a Thruway interchange, 1 mile to water and sewer and 50+ acres. Mr. Doyle stated we have been in touch with local government officials and have loaded all the information onto CDs. Town of Lloyd and Ulster, City of Kingston, the Saugerties area and we looked at Ellenville although it didn't meet the criteria. Also identified 2 sites in New Paltz.

Mr. Doyle stated that we have received a grant from Greenway to identify Priority Growth Areas. He added that to begin Ms. Schwartz will be meeting with the towns of Lloyd, Marlborough and Saugerties. We will be developing maps showing the priority growth areas once the data has been collected. Mr. Doyle added that we have had discussions with the Health Department on updating old water and sewer (infrastructure) comprehensive plans. Ms. Schwartz added that the Waterfront Communities Plan phase one will be in the works also.

Mr. Doyle informed the Board that we have not forgotten about having the generative discussion retreat. He would like to wait until the board membership is firmly in place before planning a date.

Regarding UCTC, Mr. Doyle noted that SAFTEALU appropriations need to be passed by Congress. We have been urged to work as a region (with Orange and Dutchess Counties) to do land-use linkage studies by the FHWA. Mr. Doyle and Mr. Finkle discussed air quality, location of monitors and stated

that we will become a non-attainment area by 2012 and be required to do air quality work at that time.

4. PUBLIC COMMENT

There was no public comment.

5. COMMUNITY REPORT

Ms. Lemmon stated that she was relieved to find out that her concern last month that the County's Farmland Protection Program was not vibrant enough as last week Gardiner found out they were funded for the Kiernan Farm.

Mr. Doyle noted that we held a pre-referral meeting for Millen's, who are looking to relocate to the Town of Ulster. The meeting was attended by Mr. Budziak, Millen's attorney and their representatives, engineering consultants, DOT and UC Health Dept. Mr. Doyle stated he thinks these types of meetings go over very well. Mr. Budziak stated that the county adds a lot to understanding the process.

Ms. Hokanson informed the Board that Census posters were available to bring back to their communities.

Mr. Wilkin stated that Iroquois pipeline representatives were in Plattekill last week. The company is talking about putting a natural gas pipeline through southern Ulster and down through Orange County. They are looking to have public hearings this fall. Mr. Doyle informed the board that this is called a NYMARK project and is basically a backbone transmission using 36" pipe. The line does not promise access to gas for those along it. Central Hudson would have to install the local distribution.

6. COMMUNICATIONS

No Member Comment

7. OLD BUSINESS

a. **Hudson Landing Recommendation** – Comments & Presentation Mailed to Board

Mr. Doyle stated that copies of the referral response and slides that were presented to the board were mailed at the request of the board. Ms. Hokanson stated that the comments were more thorough but appeared to be consistent to her. Ms. Elwell informed the new board members that we normally have many more referrals than those on this evening's agenda. She stated that this was pretty much standard procedure for staff not to go into such great detail with the Board than is sent to the referring body. Mr. Wilkin stated that a portion of the referral was approved as a TND handout last month. This means that future referrals need only reference the TND publication instead of writing them out as a means to streamline referral comments. Mr. Buziak stated from a procedural viewpoint there normally are bullet points associated with recommendations and the presentation complied with the referral response.

8. NEW BUSINESS

a. **Appointment of Officers**

Mr. Doyle explained that Mr. Oakes has resigned, which leaves Mr. Wilkin to serve as acting Chair. Mr. Doyle asked for a **Nominating Committee** to formalize appointment of officers for the board. **Ms. Hokanson volunteered herself and Ms. Pecora, and suggested Mr. Finkle** and Mr. Budziak as well. Mr. Budziak declined to be on the committee.

Mr. Doyle stated that due to the turnover on the board we are also short members on the **Executive Committee**. **Appointments** are the call of the Chair. Responsibilities include "nuts and bolts" of board discussions, budget changes and broader policy changes prior to going to the board and also being available one hour prior to the board meeting. As acting Chair, Mr. Wilkin stated he would like to appoint **Mr. Budziak** (accepted), Mr. Finkle (Mr. Finkle thanked Mr. Wilkin but opted out due to time constraints), **Mr. Watkins** (accepted).

b. **Annual Report – 2009**

Mr. Doyle stated that everyone should have a copy of the Annual Report in their folder. Mr. Doyle stated that the reports were due to the Legislature on March 1st. He submitted a draft version at that time. Mr. Doyle asked the board to submit any comments to him by March 12th.

c. **Sailor's Cove – FEIS Response to Public Comments on Design**

Mr. Doyle stated we have been in contact with the City of Kingston regarding the project. He gave location and size details of the project. Mr. Doyle stated that Kingston has requested comments on the FEIS and the Site Plan that accompanies it. He added that the FEIS was the City's document, not the developer's. We would like to do the same analysis that was done for AVR (the look and placement of the buildings). Ms. Schwartz gave a description of the neighborhood design. Mr. Doyle stated it would have been good to have both projects at the same time, but unfortunately it is too late for that. **Motion to approve comments on Sailor's Cove made by Ms. Elwell, seconded by Mr. Konior. Mr. Finkle abstained. All were in favor.**

Mr. Doyle stated that the City of Kingston has requested a support letter for a grant. Mr. Finkle informed the board that this is for a 2011 appropriation regarding a flood control device that was installed in the 1960's. After Katrina FEMA has changed height regulations and found that the flood control device is six inches below this standard and the Kingston Plaza would now be located in a flood zone. The City is asking for an update to flood control. Mr. Finkle thanked Mr. Doyle. **Motion to approve the support letter made by Mr. Martorana, seconded by Mr. Konior.**

Mr. Doyle requested that the board go to their communities to pull together as a town regarding the State's proposal for closures of State parks. These include: Reduced hours at the Walkway over the Hudson, closures at Minnewaska State Park, the Senate House and perhaps campgrounds in the Catskills. Mr. Doyle feels it important for the Towns affected by such closures to enter into a resolution with the County to tell the State Legislature and Governor Paterson that this is not a way to solve the budget crisis. Ms. Elwell added that the savings are miniscule and it would make no fiscal sense to do this. Mr. Doyle stated we have a draft resolution that was prepared for the Legislature that he would be willing to send out to the Town Supervisors and our Board. **Ms. Lemmon made a motion that Mr. Doyle draft and send a letter out which was seconded by Mr. Konior. All were in favor.**

Mr. Doyle stated that for all members, new and old, the State requires recusal from our members when the project referred will also be in front of their local board – members are constrained from discussing the project and constrained from voting on it. Mr. Doyle added that no member of the board or the chairman can force recusal. If this causes an issue, members can make a complaint to the County's Ethics Board. It was suggested that members come forward earlier in the meeting to recuse themselves.

Mr. Doyle informed newly appointed and re-appointed members that they must file an Oath of Office within 30 days of appointment.

- d. Environmental Notice Bulletin – *No Member Comment*
- e. Zoning Referrals – *See Separate Zoning Minutes*

9. ADJOURNMENT

The meeting adjourned at 9:30 pm.