

ULSTER COUNTY PLANNING BOARD
Minutes – November 5, 2008

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

- a. **ROLL CALL Present:** R. Pecora, M. Beuf, J. Konior, D. Martorana, T. Natale, L. Biggin, T. Hokanson, R. Oakes, T. Wilkin, S. Hudson, F. Greitzer, R. Praetorius, K. Holmquist, R. Budziak, A. Yuran, R. Elwell, R. Pritchard, S. Finkle, D. Doyle, R. Leibowitz **Absent:** H. Anderson, G. Matichuk, T. Briggs, M. Lockwood
Excused: M. Watkins, E. Hooper
- b. **PREVIOUS MINUTES** Mr. Martorana stated that he abstained on 2 of the 3 Lloyd referrals in October and it was not noted. The minutes were approved with that change. Motion by Ms. Elwell, seconded by Mr. Hudson. Ms. Biggin abstained.
- c. **FINANCIAL REPORT** Mr. Doyle informed the Board that we have received our tentative budget for 2009 and will go into Legislative review with our original requested budget. He added that the State may try to claw back money and if this happens he may have to go to the Legislature.
- d. **PUBLIC COMMENT** No Public comment
- e. **COMMUNITY REPORT** Mr. Doyle asked Ms. Pecora if she had seen anything on the Esopus Lakes project. She answered just the conceptual provided by the Town.
- f. **COMMUNICATIONS**
- a. "Affordable & Green – Efficient Housing for Today & Tomorrow" Conference Thursday, Nov 13th - the Inn at Central Valley, NY 9:00AM-6:30PM. \$40 per person.
Mr. Doyle made note of the above.
- b. Grant Alert – NYSDHCR announced availability of funding through NY Main Street (NYMS) Program. Funding requests range from \$50,000 - \$500,000.
Mr. Doyle made note of the above adding that the funding is larger and municipalities are now eligible to apply. He added this was an excellent opportunity to apply for a Main Street program.
- c. NYS Thruway Authority – Moving forward with contract to remove Thruway Bridge over Abandoned Railroad at Milepost 72.77, Town of Lloyd in late 2011 with construction in 2012.
Mr. Doyle made note of the above adding that he received no response from the Towns. Mr. Wilkin stated he spoke to his Supervisor in Plattekill and sent a letter to the Town of Lloyd Supervisor.
- d. NYCDEP – Information package received regarding Land Acquisition project for purposes of water supply protection by New York City. Involves Towns of Denning and Woodstock.
Mr. Doyle stated this was just for informational purposes.
- e. Town of Rochester Planning Board – Public Hearing - Homeland Towers c/o Cellco Partnership d/b/a Verizon Wireless Site Plan application/Special Use Permit for 12'x30' prefab equipment shelter adjacent to approved tower - Oct 21st @ 7:00PM – Rochester Town Hall
Mr. Doyle stated this would be seen as a referral this evening.
- f. Town of Shawangunk Planning Board –Public Hearing on November 5th @7:00PM Shawangunk Town Hall for Watchtower Farms Improvements DEIS – approval for construction of 300 multiple family dwellings in a 3-story building, 2-story parking garage, 3-story accessory building, recreation building, technical equipment building with proposed additions to existing dining room & laundry and dry cleaning buildings on a portion of 1,141 acres. Zoned RAG-4.
Mr. Doyle stated that Watchtower Farms is a religious use with over 1,000 people on site. Ms. Beuf added that you don't notice the density out there.

- g. Town of Plattekill Planning Board - Lead Agency Request – Sicario’s Auto Group. Located at the corner of Route 44/55 and Route 32. Removal of existing structure and construction of 2500 SF single story building with parking area for auto detailing business.
Mr. Doyle stated we have already signed off on the above.
- h. Town of Rosendale – Notice of Negative Declaration – Proposed 4 lot Subdivision – Lands of Robert Dietz – 49 acre site – 474 Springtown Rd, Town of Rosendale.
Mr. Doyle made note of the above.
- i. Town of New Paltz Planning Board – Lead Agency Request – Rappa Subdivision – Subdivide 65.7 acre tract of land into 8 individual residential lots to include on-site wells and septic. Located on Horsenden Rd.
Mr. Doyle made note of the above.
- j. Town of Plattekill Planning Board – Lead Agency Request – Blind O Corp Mobile Home Park Expansion – 44 acres, zoned RR-1.5. Expansion to include 28 new manufactured home sites, new recreation facilities and self-storage. Expansion of public water, sewage & stormwater systems.
Mr. Doyle made note of the above adding we will be seeing this. Mr. Martorana stated Blind O also had an application in Lloyd. Mr. Doyle asked about the Lloyd application and stated this could be a cumulative issue and said both towns may want to link together from a SEQRA standpoint.
- k. NYCDEP - Lead Agency Declaration – Amendments to Chapter 18 of Title 15 of the Rules of the City of New York: Watershed Regulations for the Protection from Contamination, Degradation, and Pollution of the New York City Water Supply and its Sources.
Mr. Doyle stated this is an amendment to their treatment of stormwater requirements within the watershed.
- l. Quinlan Zoning Bulletin - Court Decision: Validity of Zoning Regulations: Village Enacts Ordinance Restricting “Formula Retail” Establishments (f)
Mr. Doyle stated a copy of this was in the packet. The article deals with federal clauses that play a part outside of NYS law. Mr. Doyle stated that our Board previously reviewed the Village of New Paltz’s formula based business decisions and you can see from this article how the Interstate commerce clause can apply.
- m. Mr. Doyle informed the board that there will be a Land Trust Conference “Preserving your Land” on Saturday November 8th from 9:00am – 1:00pm at SUNY Ulster sponsored by Land Trust of Ulster County. \$40 fee for 2 hours of training credit. Mr. Doyle noted that UC Planning has been asked to issue the training certificates.

7. OLD BUSINESS

- a. Referral Guide Approval
Mr. Leibowitz informed the Board this was the final draft of the Referral Guide. He stated that the Appendices will be available on CD ROM and on our website. The FAQ’s will also be on the CD-ROM and on the website. Mr. Doyle stated that 5 copies would be sent out to the Town Clerks for distribution to local boards. Ms. Hokanson asked about printing in single-page format for duplicating purposes.

A seminar on the Referral Guide will be held on Tuesday, December 9th from 7:00-9:30pm on the 6th floor. Two hours of training credit is available for board members. Mr. Doyle stated that mailings have gone out and copies of the Guide will be available.

A motion was made to adopt the Referral Guide. Motion made by Mr. Martorana, seconded by Ms. Pecora. All were in favor.

- b. 2009 Tentative Budget
Mr. Doyle discussed this earlier.

c. Wetland Planning Guide

Mr. Doyle stated everyone should have a copy of this. He stated this would be a template for future documents. Mr. Doyle added that one of the graphics and some of the pictures may change. Mr. Doyle went over some of the highlights and changes. Mr. Doyle asked for Board approval of this as a guidance document.

Motion to approve Wetland Planning Guide made by Ms. Beuf, seconded by Ms. Elwell. Mr. Praetorius and Ms. Biggin abstained. The rest were in favor.

8. NEW BUSINESS

a. NY Zoning Law and Practice Report excerpt: "Second Department Holds that Siting of New Firehouse is Subject to Local Site Plan Approval." (f)

Mr. Doyle stated we have had discussions about fire departments, libraries, etc being exempt from local zoning law. This article states that a new firehouse is not immune from local zoning requirements. Ms. Hokanson stated this may be different from New Paltz whose fire department falls under the village government. The New Paltz fire association is separate and would not be subject to village government. Mr. Doyle stated that many municipalities subject themselves to site plan review.

b. Mr. Doyle informed the Board that we have received notice that we are funded for a \$100,000 grant for the Regional Waterfront Plan. We will begin work on the regional waterfront development plan next year.

c. Mr. Doyle informed the Board of the get-together after the December meeting. He invited the Board to bring a dish or dessert to share and a guest if they would like.

d. Ms. Hokanson appointed the Nominating Committee for Officers to serve in 2009: Mr. Martorana, Mr. Hudson and Ms. Pecora.

e. Mr. Finkle informed the Board that Thruway Authority put out conceptual plans for the Tappan Zee Bridge. It does not appear to have a high priority for commuter rail. Mr. Finkle stated that we should write a letter asking them to consider it.

Motion for support letter to allow a lane to be used for future commuter rail made by Mr. Finkle, seconded by Mr. Greitzer.

Mr. Doyle stated we can do this letter but the matter may not still be up for comments and might be in conflict with UCTC Long Range Transportation Plan.

f. Mr. Finkle gave congratulations to Mr. Doyle for getting the Waterfront Grant and added that City of Kingston recently signed a contract with the Army Corps of Engineers to do a harbor management plan for the Rondout Creek along with the Towns of Esopus and Ulster. Mr. Doyle noted that the congratulations belonged to Ms. Schwartz who wrote the application.

g. Request for Support Letter for Wallkill Valley land trust \$50,000 funding to build capacity to develop a farm to farm trail experience (agritourism).

Motion to approve support letter made by Mr. Martorana, seconded by Ms. Beuf.

h. Environmental Notice Bulletin – *No Member Comment*

i. Zoning Referrals – *See Separate Zoning Minutes*

9. ADJOURNMENT

The meeting adjourned at 9:25.p.m. Motion by Mr. Finkle, seconded by Mr. Martorana.