

ULSTER COUNTY PLANNING BOARD

Minutes – October 1, 2008

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

The Referral Guide Committee Met

- 1. ROLL CALL Present:** R. Pecora, M. Beuf, D. Martorana, T. Natale, T. Hokanson, R. Oakes, T. Wilkin, S. Hudson, F. Greitzer, R. Praetorius, K. Holmquist, M. Watkins, R. Budziak, G. Matichuk, A. Yuran, R. Elwell, R. Pritchard, D. Doyle, R. Leibowitz, B. Samuelson.
Absent: H. Anderson, J. Konior, L. Biggin, M. Lockwood **Excused:** E. Hooper, TJ Briggs, S. Finkle
Guests: Michael Baden – Town of Rochester Planning Board
- 2. PREVIOUS MINUTES** The September Minutes were approved. Motion by Ms. Pecora, seconded by Mr. Hudson. Mr. Natale abstained.
- 3. FINANCIAL REPORT**
Mr. Doyle stated that we are in good shape to finish the year. He added that estimating revenues for next year is a concern as we don't know what will happen at the State level or sales tax level. Mr. Doyle did not know the status of the 2009 budget as yet but stated that it will be tight.
- 4. PUBLIC COMMENT** No public comment
- 5. COMMUNITY REPORT**
Mr. Wilkin stated that Town of Plattekill had a special meeting the night before on a new cell tower with Verizon. Verizon won the bid on a certain band-width and was looking to put up a new tower. Mr. Wilkin stated that there was a discussion by his local board as to whether the site plan should be modified at present or wait a couple of years when modification would be at issue to upgrade or add to the antennae or the way they are mounted.
- 6. COMMUNICATIONS**
 - a. Southeast NY Stormwater Conference & Trade Show – Wednesday, October 15th – Beacon, NY – Registration deadline September 26th - fee \$55.
Mr. Doyle made note of the above.
 - b. Zoning & Planning Breakfast Briefing – “The Purchase and Transfer of Development Rights”
Thursday, October 23rd – 7:30–9:00AM – Holiday Inn, Kingston, NY \$20 fee
Sponsored by Bond, Schoeneck & King, PLLC and Saratoga Associates
Mr. Doyle made note of the above.
 - c. Town of New Paltz Planning Board–SEQRA Lead Agency Notice–Jewett Farms subdivision/lot line revision
Mr. Doyle made note of the above.
 - d. NYS DEC Region 3 – Hudson River Valley Resort - Public Scoping Meeting – Wednesday, October 29th at 7:00PM at the Rosendale Community Center
Mr. Doyle made note of the above and informed the board that we have had internal discussions of whether staff should testify at the meeting. He stated that discussions have been held with Willie Janeway of DEC regarding the current process for SEQRA as it relates to this project. Mr. Doyle stated he would like consensus from the Board to open up the SEQRA process at key points to allow for comments. Mr. Doyle also asked for the consensus of the board to allow staff to provide testimony to DEC for Rosendale and for the project to see better participation from all who need to participate and avoid producing a document and alternatives that are unpopular.

Motion to support staff recommendations made by Mr. Watkins, seconded by Mr. Martorana. Mr. Greitzer abstained.

- e. NYS DEC seeking comments on draft documents relating to the conduct of environmental reviews under SEQRA. Comments accepted (e-mail or hardcopy) until October 31, 2008 on the following:
 - o A memo describing the drafts & setting a deadline for submitting comments;
 - o A proposed Full Environmental Assessment Form (EAF) for SEQR review;
 - o A technical guidance document regarding the inclusion of energy use, energy conservation & climate change (Greenhouse Gases/GHG) in an EIS.Mr. Doyle stated we just received these from the State Planner's Association. He added that he hasn't had time to review them yet.
- f. Dept of the Army requests comments for a military construction project that includes an Army Reserve Center in Saugerties. Written response requested by October 8th.
Mr. Doyle stated this is a 16-acre site located on the Old Kings Highway Corridor. The county will be spending \$1 million to put in water and sewer in that area. Mr. Doyle added that we would like to see the old facility site given to the City of Kingston to be used as a development site.

7. OLD BUSINESS

- a. FY2006 CDBG Housing Rehabilitation Grant Extension Granted. Office of Community Renewal granted a 6-month extension until February 27, 2009.
Mr. Doyle informed the Board that we have been granted an extension that will help us more than meet our goals for household rehabilitation.
- b. Referral Guide Review
Mr. Doyle informed the Board that a draft of the referral guide was being passed around the table. Comments will be accepted from the Board for the next 2 weeks. The guide has to be approved in November and sent out to municipalities before January. Mr. Leibowitz informed the Board that on Tues Dec 9th at 7:00PM we will be having a seminar on the new guide and policies under the Charter in the Legislative Chambers. Mr. Doyle stated changes will be made on a case by case basis for the submittal deadline requirement. Mr. Doyle went over highlights of the guide and why he prefers calling them guides as opposed to policies. He asked to have comments back by Oct 14th.

Mr. Doyle passed around a "Wetlands and Local Land Use Controls Guide" that reflects what the Board determined and recommended with respect to the Woodstock Wetlands Statute. The Guide was developed for local communities and our Board. We intend to move this towards a 3-page Planner's Memo about what needs to be incorporated into local wetlands statutes.

Mr. Doyle also passed out sample agreements to use as exemption agreements for the Referral Guide. He asked to have comments back for all documents by Oct 14th.

Ms. Beuf asked what was happening with Ulster Tomorrow. Mr. Doyle answered that it has been stalled at the Committee level. He added that our Board will also need to submit the environmental review.
- c. Melinda Beuf announced that Ms. Schwartz will be doing a seminar on Main Street Planning in Saratoga. The seminar is hosted by the NY Planning Federation. Mr. Doyle added that it was fairly expensive but Board members would get training credit.
- d. Mr. Doyle stated there would be Sat Nov 8th at UCCC – workshops put on by Land Trust \$40 for Planning Board Members to get credit.
- e. Ms. Pecora stated the list of municipal board meetings is incorrect. Esopus Planning Board meets on the 4th Thurs & 3rd Wed. Mr. Doyle asked members to e-mail corrections to Mr. Leibowitz.

- f. Ms. Hokanson asked to have Educational Credits updated. Mr. Doyle stated that if Board members have training credit to get in touch with Marianne Davis in the office and he would have her e-mail the record of training credit so far.

8. NEW BUSINESS

- a. **UCPB Fall Seminars Announced** (Members & Alternates were mailed flyers for 1st two)
 - o **October 23rd – Transportation & Land Use Connection, 7:00-9:30PM @ UCCC**
 - o **November 13th – SEQRA: Guiding the Process, 7:00-9:30PM @ UCCC**
 - o **November 20th – Zoning Board of Appeals Overview, 7:00-9:30PM @UC Office Bldg**
 - o **December 9th – Referral Guide Overview, 7:00-9:30 @UC Office Bldg**

Mr. Doyle urged members to attend the seminars. He added that we are looking to schedule a meeting of PB & ZBA Chairs to share best practices used in the municipalities sometime in January.

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

9. ADJOURNMENT

The meeting adjourned at 9:30pm. Motion made by Mr. Martorana, seconded by Mr. Praetorius.