

ULSTER COUNTY PLANNING BOARD
Minutes – July 2, 2014

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

The Executive Committee did not meet

A Walk-through Tour/Presentation of the County Rain Garden was held at 7:00PM

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

1. ROLL CALL – Present: R. Pecora, D. Whitaker, J. Konior, P. Brooks, K. Lovelett, M. Calimano, D. Boggess, T. Wilkin, M. Baden, J. Brown, P. Andreassen, K. Holmquist, M. Watkins, F. Almquist, V. Markowitz, M. Rudikoff, D. Doyle, R. Leibowitz, B. Samuelson **Excused:** M. Vaia, R. Sokolov, H. Baker, E. Cafaro, M. Weitman, R. Kinnin, G. Swanzey **Guests:** Billy Liggan

2. APPROVAL OF MINUTES

Zoning Referral #2014-078 (Town of Wawarsing – Dollar General) was corrected to reflect that Mr. Baden recused himself. The vote was also corrected to 19-0.

The June 4, 2014 minutes were approved with correction.

Motion made by Mr. Baden, seconded by Mr. Konior. All were in favor.

3. FINANCIAL REPORT

Mr. Doyle stated the Financial Report in tonight's packet reflects information from the new financial system. He informed the Board that next Wednesday, we are meeting with the Executive Office staff on the 2015 budget. Mr. Doyle stated we have a fairly neutral budget for next year for all divisions of the department. He explained to the Board the difficulty in entering multi-year contracts to the financial system and how we are moving toward putting contracts into the Capital Program. Mr. Watkins asked about staff changes for 2015. Mr. Doyle stated that Mr. Samuelson has been working out of title and is being compensated. We have requested reclassifying Burt to the Sr. Planner title in 2015 for the work he is doing. Mr. Watkins asked if we were opening another position to help with the work. Mr. Doyle said we are proposing that the Planner title remain open. Mr. Doyle told the Board how their knowledge and expertise makes his job much easier. He added that he appreciates the expertise and depth of the board's representation at the local level. Mr. Watkins agreed that we have a knowledgeable board and stated we need to get back working on our policies. Mr. Doyle suggested working on a policy on sustainability. He used the rain garden as an example of what could be included. Mr. Watkins suggested that staff come up with a list the Board, or an assigned technical committee, could work on.

4. PUBLIC COMMENT

No Public Comment

5. COMMUNITY REPORT

Mr. Calimano stated The Planning Board of New Paltz is being sued by Wilmorite. Mr. Whitaker stated Town of Hurley is having a special meeting on the new ATT tower (next to Gill's Farm stand). Mr. Rudikoff stated the Town of Woodstock got an applicant to propose a bio-swale as a storm water remediation. Mr. Andreassen stated Town of Saugerties has a Holiday Inn Express proposed at Schaller Farm near the Wyncoop House (by Winston Farm). Mr. Watkins added that the Town of Shawangunk Planning Board has motivated the Town Board to work on zoning.

6. COMMUNICATIONS

Town of New Paltz has a zoning change in the works to allow recreational resorts with Wildberry Lodge in mind. This is less of a use that the shopping malls that had been proposed for the same site, but there is still work to do on the Environmental Impact Statement.

Mr. Doyle made note of the minor subdivision proposed for Marbletown.

7. OLD BUSINESS

a. Final Action Report

Mr. Leibowitz informed the board that he did an analysis of Final Action reports that have been returned over the past two years. We send a final action report with every referral returned to the local boards. He offered that we can send each town a copy of the log. Mr. Baden stated his town had instances where the applicants withdrew their applications, and he asked if staff would like those returned. Mr. Leibowitz stated that isn't required, but we'd like to see them. Mr. Doyle stated failure to return the final action can impact the process. He added that we have found discrepancies where the local board approved an action without a super-majority vote and/or without explanation as to why they disagreed with our comments. Mr. Leibowitz offered to send each town a report where final actions were missing. A final action should always be filed with the County. A super-majority vote is only needed if the municipality doesn't agree with the County/s Disapprove or Required Modification recommendations, they will also need to include why their result is contradictory to the County's (a resolution or explanation as to why they are not following the UCPB recommendations). Mr. Doyle added that response to Advisory Comments require neither the majority plus one vote nor required submittals, but final action forms must be returned. Mr. Doyle stated that municipal attorneys should be familiar with the process.

Mr. Doyle stated the County has been acting as Fiscal Agent for the Draft Scope of the Environmental Impact Statement for Lower Esopus. We have been working with a technical advisory committee of the Shokan Esopus Working Group. The ENB was issued and has granted the request to extend the public comment period for 45 days. Mr. Doyle added that the consultant is showing their technical expertise in discussions with the group.

Mr. Baden thanked Rob, Tom Hynes and Amanda for the technology training last month. He stated they put it into practice at their last planning board meeting. Mr. Brooks thanked Dennis and Rob for the training on using the equipment and resources they already have. Mr. Watkins stated there are times when paper is helpful, but using the projector works well when involving the public.

Mr. Whitaker has a friend in Margaretville who is concerned with the DEP wanting to buyout commercial property. Mr. Doyle stated the new adopted (2007) FAD includes a city funded flood buyout program. He added that there are many buyout programs operating in the watershed right now.

8. SPECIAL TOPICS DISCUSSION

a. Policy Guide Presentation - Done after Zoning Referrals with Chairman's permission

Mr. Doyle said it was suggested at the last meeting that we revisit the Referral Guide Policy Recommendations. He added that we need to see where some of our recommendations come from and how we got there. Mr. Doyle stated certain items need consideration - quality of life, health and well being – why is this community a great place to live. We should state what it is we are trying to accomplish. We should do this for an outcome that is worth doing. Presentation followed.

9. NEW BUSINESS

a. Environmental Notice Bulletin & Grant Opportunities – No Member Comment

10. ZONING REFERRALS – See Separate Zoning Minutes

11. ADJOURNMENT

The meeting adjourned.

Members who attended the July meeting will be credited with 60 minutes of training.
(As decided by Chairman Watkins & Mr. Doyle)

Ulster County Planning Board Minutes



7/2/2014

Esopus

Referral Number **2014088** Received: 6/13/2014
Name: **Robyn Lukazewski** Type of Referral: **Variance - Area**
Description: Front yard variance for deck addition
Project Location: 103 East Stout Street
Recommendation: **No County Impact** Abstentions:
Motion: Calimano
Second: Konior
Vote: Yes No Recusals:

Gardiner

Referral Number **2014104** Received: 6/26/2014
Name: **Donna Wagner-Weil** Type of Referral: **Site Plan**
Description: Addition to existing structure for residential use, artist's studio and garage.
Project Location: 200 Bruynswick Road
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Konior
Vote: Yes No Recusals:

Marlborough

Referral Number **2014089** Received: 6/18/2014
Name: **Stewarts Shops #299** Type of Referral: **Site Plan**
Description: 12' x 72' addition to rear of existing Stewarts
Project Location: 1872 Route 9W Milton
Recommendation: **Required Modifications** Abstentions:
Motion: Calimano
Second: Konior
Vote: Yes No Recusals:

Marlborough

Referral Number **2014107** Received: 7/1/2014
Name: **Various Amendments** Type of Referral: **Amend Zoning Statute**
Description: Amendments including the establishment of the Business Corridor Overlay District along Route 9W.
Project Location:
Recommendation: **Required Modifications** Abstentions:
Motion: Pecora
Second: Konior
Vote: Yes No Recusals:

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Ulster

Referral Number **2014095** Received: 6/18/2014
Name: **Residence Inn by Marriott** Type of Referral: **Special Permit**
Description: Allow for hotel development
Project Location: 650-998 Frank Sottile Blvd
Recommendation: **Required Modifications** Abstentions:
Motion: Baden
Second: Konior Recusals: Almquist
Vote: Yes No

Ulster

Referral Number **2014096** Received: 6/18/2014
Name: **Residence Inn by Marriott** Type of Referral: **Site Plan**
Description: Construct 4-story, 92 unit hotel
Project Location: 650-998 Frank Sottile Blvd
Recommendation: **Required Modifications** Abstentions:
Motion: Baden
Second: Konior Recusals: Almquist
Vote: Yes No

Woodstock

Referral Number **2014097** Received: 6/18/2014
Name: **Hutchins Fence** Type of Referral: **Variance-Area**
Description: Construct 4' high fence on top of existing retaining wall
Project Location: 7 Schoonmaker Lane
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Konior Recusals:
Vote: Yes No

Woodstock

Referral Number **2014098** Received: 6/11/2014
Name: **Zackin Fence** Type of Referral: **Variance-Area**
Description: Variance for 8' high fence on side and front yard
Project Location: 3220 Route 212 Bearsville
Recommendation: **No County Impact** Abstentions:
Motion: Baden
Second: Konior Recusals:
Vote: Yes No

Woodstock

Referral Number **2014099** Received: 6/11/2014
Name: **Durkin/Perez Lot Line Revision** Type of Referral: **Variance-Area**
Description: Side yard, open space density, lot area, and lot width variances
Project Location: 261 Tinker Street
Recommendation: **No County Impact** Abstentions:
Motion: Andreassen
Second: Baden Recusals: Rudikoff
Vote: Yes No

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Woodstock

Referral Number **2014102** Received: 6/23/2014
Name: **Lot Line Adjustment** Type of Referral: **Subdivision**
Description: Transfer 0.90 acres from 261 Tinker Street to 10 Dixon Avenue parcel
Project Location: 10 Dixon Ave and 261 Tinker Street
Recommendation: **No County Impact** Abstentions:
Motion: Andreassen
Second: Baden
Vote: Yes No Recusals: Rudikoff

Woodstock

Referral Number **2014103** Received: 6/23/2014
Name: **Miller Howard Investments Expansion** Type of Referral: **Site Plan**
Description: Expansion of existing office use
Project Location: 10 Dixon Avenue
Recommendation: **Required Modifications** Abstentions:
Motion: Whitaker
Second: Baden
Vote: Yes No Recusals: Rudikoff