

ULSTER COUNTY PLANNING BOARD
Minutes – October 7, 2015

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

The Executive Committee Did Not Meet

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

- 1. ROLL CALL – Present:** R. Pecora, D. Whitaker, P. Brooks, K. Lovelett, M. Calimano, D. Boggess, T. Wilkin, M. Baden, J. Brown, P. Andreassen, K. Holmquist, F. Almquist, M. Rudikoff, V. McLaughlin, G. Swanzey, D. Doyle, R. Leibowitz, B. Samuelson **Absent:** E. Cafaro, R. Kinnin **Excused:** M. Vaia, J. Konior, C. Lanzetta, M. Watkins, V. Markowitz **Guests:** Joshua Stein/Applestone Meat Co., Tim Allred/Hudson River Valley Resorts, Chuck Snyder/RUPCO-Cedar St., Samantha Gloffke/Applestone Meat Co., Peter Gross/Woodstock Glamping, Laurel Herdman/Woodstock Glamping

- 2. APPROVAL OF MINUTES**
(The September minutes were corrected for the spelling of “Cornell” in the Community Report.)
The September minutes were approved as amended. Motion made by Mr. Wilkin, seconded by Mr. Lovelett. All were in favor

- 3. FINANCIAL REPORT**
Mr. Doyle stated that our budget is doing well. Our Transportation division made a reimbursement request from NYSDOT for approximately \$110,000 for the first quarter of the state fiscal year. Mr. Doyle stated that we currently have a number of studies ongoing for the Transportation division. Mr. Doyle added that we are also working on a program with the Continuum of Care. Mr. Lovelett made note of the Payroll line item having a very low balance. Mr. Doyle stated that was an error that we are working on correcting.

- 4. PUBLIC COMMENT**
No Public Comment

- 5. COMMUNITY REPORT**
Mr. Brooks made note of the Town of Lloyd rail trail presentation on the extension of the trail from New Paltz Road to South Street. Mr. Doyle added that we received good feedback from that meeting.

Mr. Swanzey stated the Bringing Back Broadway plan has been a great partnership between the City of Kingston and the Ulster County Transportation Council (UCTC). He added they were trying to resolve issues brought up regarding parking with business owners. Mr. Swanzey stated the Millen’s Steel scrapyard property has been moving along. He added the site is of interest to the City for another use. Mr. Swanzey also stated that Central Hudson has a site of an old gasification plant property that the City would like to work with.

Mr. McLaughlin thanked the board for showing him support during his time in Albany Med. He also stated the traffic signal in the Village of Saugerties has been completed. He added that there have been some complaints about the noise the pedestrian signals make. Mr. Doyle stated that there has been some concern about the traffic headed along Washington Ave towards the elementary school in Saugerties. The UCTC is doing a Safe Routes to School in that area.

Mr. Baden asked Mr. Almquist about the car dealership by the Thruway. Mr. Almquist stated that was Begnal motors. The materials in the buildings were auctioned off and the buildings were used by the fire companies for drills, then the buildings were demolished.

KEY: (f) = handout will be in folder at meeting
(m) = handout included in the mailing

Mr. Rudikoff stated he attended a gateway meeting held by the county planning department with a project located in the hamlet of Woodstock. Mr. Rudikoff thanked the staff and stated he felt the input from that meeting was very helpful. Mr. Doyle thanked Mr. Rudikoff for his feedback.

Ms. Pecora stated that Seth Tapper has purchased the Hudson Valley School for Aesthetics property and is going to create something similar to Hudson Valley Farms. Ms. Pecora added that Star Vodka, a company from Oregon, has bought the Christian Bros property across the street.

Mr. Wilkin stated the Town of Plattekill transferred over partial ownership of a property to the Plattekill Fire Department for a training center and heliopad. He noted that SEQRA still needed to be done.

Mr. Baden stated that Town of Rochester is in the beginning stages of doing an Open Space Plan. They have been meeting with a consultant and are working with monies through a Hudson River estuary grant. Mr. Doyle offered GIS assistance if needed. Mr. Baden stated the consultant had contacted Tom Hynes.

6. COMMUNICATIONS

Mr. Doyle noted highlights from the communications listed: Conversion of the Tillson Elementary School in Town of Rosendale and the proposed Health Alliance Campus in Kingston.

Mr. Wilkin asked about the number of hours of credit for the training opportunity listed. Mr. Doyle stated that he would approve 2 hours of credit for the Implementing Sustainability in Local Government training.

7. OLD BUSINESS

a. Planning Seminar – Transportation & Land Development Review – October 14 from 7:00-9:30PM SUNY Ulster – College Lounge (Vanderlyn Hall)

Mr. Doyle made note of the above

b. UCTC Long Range Transportation Plan Update

Mr. Doyle informed the board that the Transportation Plan is updated every 5 yrs. We have been working on it for the last 12 months. Mr. Doyle stated that 180-190 comments were received, which have been incorporated into the draft plan online. Mr. Doyle stated the plan was adopted September 29th and he encouraged the board to view the plan on the department's website.

c. Brownfields Update

Mr. Doyle asked Mr. Swanzey to speak about the brownfields project in Kingston. Mr. Swanzey said he mentioned two sites during community reports and added that there is also a Hudson River Corridor brownfield project going for public comment. There will be a post on the City of Kingston Economic Development website through October 23rd for people to review the documents and comment. Mr. Doyle added that Ulster County will be working on a \$200,000 DOS grant for brownfields.

8. SPECIAL TOPICS DISCUSSION

Mr. Doyle stated that we continue to request Mr. White to speak about trail projects.

9. NEW BUSINESS

a. County Executive's Tentative 2016 Budget

Mr. Doyle stated that the 2016 budget has been released. The County Executive announced many initiatives including money for infrastructure, a fire training center and drug outreach through the Sherriff's Department. Mr. Doyle added that our budget only had a few minor changes.

b. County Executive's Draft Capital Program

Mr. Doyle informed the board of the requirement to review and make comment on the Capital Program as stated in the Charter. Mr. Doyle sent a link to the capital program to the board for comment previously. He asked to have comments back by our November meeting to submit to the Legislature. Chairman Baden asked if any members would like to have a roundtable discussion on the capital program sometime before the November meeting. The board stated their preference to read and make comment on their own. Mr. Doyle offered to resend the email to the board and collect the comments, then send them to the executive committee to decide if there should be a special meeting, which would be open to whoever is interested in discussion of the Capital Program.

c. Environmental Notice Bulletin & Grant Opportunities– *No Member Comment*

10. ZONING REFERRALS – See Separate Zoning Minutes

Chuck Snyder from RUPCO gave a presentation on the Cedar Street Project in Kingston.

(Note: Ms. Pecora left during the referrals, which is reflected in the votes.)

11. ADJOURNMENT

The meeting adjourned at 10:15pm.

Ulster County Planning Board Minutes



10/7/2015

Esopus

Referral Number: **2015101** Received: 9/24/2015
Name: **Rezoning of PUD** Type of Referral: **Amend Zoning Map**
Description: Rezone approximately 286 acres comprising of 8 parcels from PUD to R-40
Project Location: 132 River Road/CR-81
Recommendation: **Advisory Comments** Abstentions: Brown
Motion: Watkins
Second: Lovelett
Vote: Yes No Recusals: Pecora

Gardiner

Referral Number: **2015100** Received: 9/21/2015
Name: **Moore and Pannone** Type of Referral: **Special Permit**
Description: Construct 3-bedroom home in SP2 zoning district
Project Location: 120 Trapps Rd
Recommendation: **No County Impact** Abstentions:
Motion: Watkins
Second: Pecora
Vote: Yes No Recusals:

Gardiner

Referral Number: **2015122** Received: 9/30/2015
Name: **New York State Solar Farm** Type of Referral: **Special Permit**
Description: Construction of a distributed energy facility consisting of ground mounted solar panels. Sold to the community of Ga
Project Location: 2767 Route 44/55
Recommendation: **Required Modifications** Abstentions:
Motion: Andreassen
Second: McLaughlin
Vote: Yes No Recusals:

Hurley

Referral Number: **2015102** Received: 9/18/2015
Name: **SBA Towers, Inc.** Type of Referral: **Special Permit**
Description: Alternative Site to Original Route 209 Location for 150' monopole tower
Project Location: 149 Walton Lane and 198 Heritage Drive
Recommendation: **Required Modifications** Abstentions:
Motion: Calimano
Second: Andreassen
Vote: Yes No Recusals: Whitaker

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Hurley

Referral Number **2015103** Received: 9/18/2015
Name: **SBA Towers, Inc.** Type of Referral: **Site Plan**
Description: Alternative Site to Original Route 209 Location for 150' monopole tower
Project Location: 149 Walton Lane and 198 Heritage Drive
Recommendation: **Required Modifications** Abstentions:
Motion: Calimano
Second: Andreassen
Vote: Yes No Recusals: Whitaker

Kingston City

Referral Number **2015104** Received: 9/21/2015
Name: **20 Cedar Street** Type of Referral: **Special Permit**
Description: Construct Multi-story, mixed use building with ground floor commercial and 57 residential units.
Project Location: 20 Cedar Street
Recommendation: **Required Modifications** Abstentions:
Motion: McLaughlin
Second: Andreassen
Vote: Yes No Recusals: Swanzey

Kingston City

Referral Number **2015105** Received: 9/21/2015
Name: **20 Cedar Street** Type of Referral: **Site Plan**
Description: Construct Multi-story, mixed-use building with ground floor commercial and 57 residential units
Project Location: 20 Cedar Street
Recommendation: **Required Modifications** Abstentions:
Motion: McLaughlin
Second: Andreassen
Vote: Yes No Recusals: Swanzey

Lloyd

Referral Number **2015106** Received: 9/28/2015
Name: **Signs** Type of Referral: **Amend Zoning Statute**
Description: Revised proposed local law regarding Town's signage standards
Project Location:
Recommendation: **Advisory Comments** Abstentions:
Motion: Andreassen
Second: Calimano
Vote: Yes No Recusals: Brooks

Lloyd

Referral Number **2015112** Received: 9/29/2015
Name: **Servpro** Type of Referral: **Site Plan**
Description: Construct 2,700 sqft office space and 15,000 sqft of warehouse space with on-site parking, and wastewater treatment
Project Location: 10 Lumen Lane
Recommendation: **Required Modifications** Abstentions:
Motion: Andreassen
Second: McLaughlin
Vote: Yes No Recusals: Brooks

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Marbletown

Referral Number **2015123** Received: 9/29/2015
Name: **Applestone Meat Company Store** Type of Referral: **Site Plan**
Description: Convert existing building for retail use
Project Location: 3607 Main Street, Stone Ridge
Recommendation: **Required Modifications** Abstentions:
Motion: Pecora
Second: Calimano Recusals: Lovelett
Vote: Yes No

New Paltz Town

Referral Number **2015107** Received: 9/11/2015
Name: **Wanning Lot Frontage Variance** Type of Referral: **Variance-Area**
Description: Applicant creating two-lot subdivision needs variance from frontage requirements to install a driveway on a flag lot
Project Location: 320 Route 32 North
Recommendation: **Required Modifications** Abstentions:
Motion: Andraessen
Second: Lovelett Recusals: Calimano
Vote: Yes No

New Paltz Village

Referral Number **2015108** Received: 9/10/2015
Name: **Moratorium Extension** Type of Referral: **Other Special Authorization**
Description: Extend moratorium through December 31, 2015 on development in the N. Chestnut Street Gateway District.
Project Location:
Recommendation: **No County Impact** Abstentions:
Motion: Calimano
Second: Boggess Recusals:
Vote: Yes No

New Paltz Village

Referral Number **2015109** Received: 9/10/2015
Name: **Neighborhood Business Res/Mixed Use Zoning** Type of Referral: **Amend Zoning Statute**
Description: Rezoning of an approximately 43 acre area for the purpose of creating a mixed use zoning district
Project Location: North Chestnut St/Route 32
Recommendation: **Required Modifications** Abstentions:
Motion: Andraessen
Second: Boggess Recusals:
Vote: Yes No

Plattekill

Referral Number **2015110** Received: 9/28/2015
Name: **Liberty View Farms Bed and Breakfast** Type of Referral: **Special Permit**
Description: Allow single family home to be used as B&B
Project Location: 340 Crescent Avenue
Recommendation: **Reviewed No Decision - Local Determination** Abstentions: Brown
Motion: Andraessen
Second: Calimano Recusals: Wilkin
Vote: Yes No

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Plattekill

Referral Number **2015111** Received: 9/28/2015
Name: **Liberty View Farms Bed and Breakfast** Type of Referral: **Site Plan**
Description: Convert single family home to B&B
Project Location: 340 Crescent Avenue
Recommendation: **Reviewed No Decision - Local Determination** Abstentions: Brown
Motion: Andreassen
Second: Calimano
Vote: Yes **12** No **0** Recusals: Wilkin

Rosendale

Referral Number **2015113** Received: 9/25/2015
Name: **Hudson River Valley Resorts** Type of Referral: **Site Plan**
Description: Demolition and asbestos abatement of existing buildings on the parcel
Project Location: Binnewater Rd
Recommendation: **No County Impact** Abstentions:
Motion: Andreassen
Second: Holmquist
Vote: Yes **13** No **0** Recusals: Brown

Rosendale

Referral Number **2015114** Received: 9/16/2015
Name: **Fortune 488, LLC** Type of Referral: **Amend Zoning Map**
Description: Rezone former Tillson school from R1/R2 to the Economic Enterprise Overlay Zone District
Project Location: 56 Grist Mill Rd
Recommendation: **Required Modifications** Abstentions:
Motion: Andreassen
Second: Holmquist
Vote: Yes **13** No **0** Recusals: Brown

Ulster

Referral Number **2015115** Received: 9/16/2015
Name: **Etain Dispensary** Type of Referral: **Site Plan**
Description: Convert existing office building for retail use
Project Location: 445 Route 28
Recommendation: **Required Modifications** Abstentions:
Motion: Wilkin
Second: Holmquist
Vote: Yes **13** No **0** Recusals: Almquist

Ulster

Referral Number **2015116** Received: 9/16/2015
Name: **Kingston Commons** Type of Referral: **Site Plan**
Description: Construction of 3 commercial buildings consisting of a total of 16,310 sqft and 4 tenants including retail, bank, and re
Project Location: 625 and 631-669 Washington Avenue
Recommendation: **Reviewed No Decision - Local Determination** Abstentions:
Motion: Andreassen
Second: Wilkin
Vote: Yes **12** No **0** Recusals: Almquist
Whitaker

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Ulster

Referral Number **2015117** Received: 9/16/2015
Name: **Star Gas** Type of Referral: **Site Plan**
Description: 5,000 sq. ft. steel office building with 2-bay garage - Updated plans
Project Location: 33 Ulster Landing Rd
Recommendation: **Required Modifications** Abstentions:
Motion: Wilkin
Second: Andreassen
Vote: Yes No Recusals: Almquist

Ulster

Referral Number **2015118** Received: 9/28/2015
Name: **Thomas and Robert Rice** Type of Referral: **Variance-Area**
Description: Parking variance for 6-unit apartment building
Project Location: 12 Leggs Mill Rd
Recommendation: **No County Impact** Abstentions:
Motion: Andreassen
Second: McLaughlin
Vote: Yes No Recusals: Almquist

Woodstock

Referral Number **2015119** Received: 9/2/2015
Name: **Glamping Proposal** Type of Referral: **Special Permit**
Description: Allow for 4 to 6 furnished tents with self-contained bathrooms as seasonal overnight accomodations
Project Location: 334 Yerry Hill Rd
Recommendation: **Required Modifications** Abstentions:
Motion: McLaughlin
Second: Almquist
Vote: Yes No Recusals: Rudikoff

Woodstock

Referral Number **2015120** Received: 9/2/2015
Name: **Glamping Proposal** Type of Referral: **Site Plan**
Description: Construct 4 to 6 furnished tents for seasonal overnight accomodation
Project Location: 334 Yerry Hill Rd
Recommendation: **Required Modifications** Abstentions:
Motion: McLaughlin
Second: Almquist
Vote: Yes No Recusals: Rudikoff

Woodstock

Referral Number **2015121** Received: 9/21/2015
Name: **Home Wedding Business** Type of Referral: **Variance-Use**
Description: Allow wedding hosting in residential zoning district
Project Location: 1081 Wittenberg Road Mt. Tremper
Recommendation: **Disapprove** Abstentions:
Motion: Wilkin
Second: Calimano
Vote: Yes No Recusals: