

**ULSTER COUNTY PLANNING BOARD**  
***Minutes – September 7, 2016***

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

**The Executive Committee Met at 6:30PM**

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

- 1. ROLL CALL – Present:** J. Leverich, R. Pecora, D. Whitaker, J. Konior, P. Brooks, K. Lovelett, C. Lanzetta, M. Calimano, D. Boggess, T. Wilkin, M. Baden, J. Brown, P. Andreassen, S. Spata, M. Watkins, V. Markowitz, M. Rudikoff, W. Murray, D. Doyle, R. Leibowitz, B. Samuelson **Absent:** F. Almquist, E. Cafaro **Excused:** K. Hudson, V. McLaughlin, R. Kinnin **Guests:** Deborah Robbins, Johanna Winer, Giovanni Gagliardi
- 2. APPROVAL OF MINUTES**  
The August minutes were approved. Motion by Mr. Calimano, seconded by Mr. Konior. All were in favor.
- 3. FINANCIAL REPORT**  
Mr. Doyle stated we are well into the budget season at the County level. The department's proposed budget for next year is about the same as 2016, with a recommended upgrade for the Transportation Planner to Sr. Transportation Planner. We have encumbered approximately \$200,000 for studies that are about to begin. At the end of the year we will encumber additional money for ongoing studies and contracts. We have proposed to have federally required studies (contracts) funded through the Capital Program budget for next year.

Mr. Doyle explained that the board does not have responsibility for the budget; this item is for information only.
- 4. PUBLIC COMMENT**  
No comment
- 5. COMMUNITY REPORT**  
Mr. Watkins stated that Mr. Calimano, Mr. Brooks, Mr. Wilkin and Mr. Doyle came to Town of Shawangunk to speak to their Planning Board, as most of their current board members are new. He said it was very informative and he felt it helped the entire board. Mr. Watkins thanked Mr. Doyle for doing a good job and the others who attended for their support. Mr. Watkins stated that the Wallkill Centers property is coming back. Another person purchased the project who is proposing Sr housing and other nice buildings. Mr. Watkins explained that this was originally proposed as a commercial application, but decided it should be residential to support local businesses. Mr. Watkins added that Town of Shawangunk is unique in that the town center is not built out and this is a good opportunity for the town.

Mr. Baden extended the invitation to have our board come speak to their local board about the process or any other topic.

Mr. Andreassen attended the FEMA seminar on Stormwater and Flood Plain Management by DEC in Goshen.

**6. COMMUNICATIONS**

Mr. Doyle made note of Town of New Paltz Planning Board – Resolution & Record of Decision – SEQRA Negative Declaration – River to Ridge Trail Site Plan

**7. OLD BUSINESS**

**a. Planning Seminar – Monday, September 26<sup>th</sup> from 7:00-9:30PM at SUNY Ulster “Build a Better Record – Good Practices for Documenting Local Board Decisions”**

Chairman Baden made note of the above. He added that this is a training he had given to the Planning Federation two years ago. Ms. Lanzetta asked if there would be any other UC sponsored trainings before the end of the year. She said there were farmers on her board that have an issue with the timing of this seminar. Mr. Baden stated that Town of Olive asked him for training at their location. Mr. Calimano stated Town of New Paltz has their meeting that night. Mr. Baden offered to visit Boards if they couldn't make this seminar.

**8. SPECIAL TOPICS DISCUSSION**

Mr. Doyle stated that we anticipate having design approval for the trail in the Town of Lloyd from South Road to Old New Paltz Road by the end of this month. He added that Deputy Director Chris White will be speaking at the Paltz Club Thursday night with a presentation of all the trails systems going on.

Mr. Doyle called attention to the grant notices, where the State Dept of Transportation has released TAP funding (Transportation Alternatives Program), which run through UCTC, for projects in the region. He noted that Ulster County got \$1.8 million for trails work last time this came through. Funding can also be used for sidewalks, cross walks, etc. Mr. Doyle noted that applications are due Oct 21<sup>st</sup>.

**9. NEW BUSINESS**

**a. Membership Update**

Mr. Baden introduced Mr. Gagliardi, proposed member for City of Kingston. Mr. Baden also wanted to remind members that there are many terms expiring at the end of the year: Gardiner, Town of New Paltz, Hurley, Rosendale and Shawangunk. The alternate for Wawarsing was not reappointed. Also one member for City of Kingston whose term ran out in 2012 has been a no show with no replacement. Mr. Baden stated that our board members may serve after their term expires until they resign or are replaced. Chairman Baden stated he may be requesting this person's resignation. He encouraged member's whose terms will be expiring to contact their local board to begin reappointment procedure.

**b. Environmental Notice Bulletin & Grant Opportunities**  
No Comment

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

**10. ZONING REFERRALS – *See Separate Zoning Minutes***

**11. ADJOURNMENT**

The meeting adjourned at 9:30PM



# ~Ulster County Planning Board Minutes~

## Esopus

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Referral Number      **2016183**      Received:      8/24/2016  
Name:      **Britt & Graff Propane & Oil, Inc**      Type of Referral:      **Special Permit**  
Description:      Installation of large capacity fuel oil tanks  
Project Location:      9 Liese Lane, Ulster Park  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Andreassen  
Second:      Calimano      Recusals:      Pecora  
Vote:      Yes  No

## Esopus

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Referral Number      **2016184**      Received:      8/24/2016  
Name:      **Britt & Graff Propane & Oil, Inc**      Type of Referral:      **Site Plan**  
Description:      Installation of large capacity fuel oil tanks  
Project Location:      9 Liese Lane, Ulster Park  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Andreassen  
Second:      Calimano      Recusals:      Pecora  
Vote:      Yes  No

## Esopus

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Referral Number      **2016185**      Received:      8/24/2016  
Name:      **Star Development Group, LLC**      Type of Referral:      **Special Permit**  
Description:      Convert existing structure for use as hotel, restaurant, bar, events, and distillery  
Project Location:      1835 Broadway (West Park) Route 9W  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Andreassen  
Second:      Konior      Recusals:      Pecora  
Vote:      Yes  No

## Esopus

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Referral Number      **2016186**      Received:      8/24/2016  
Name:      **Star Development Group, LLC**      Type of Referral:      **Site Plan**  
Description:      Convert existing structure for use as hotel, restaurant, bar, events, and distillery  
Project Location:      1835 Broadway (West Park) Route 9W  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Andreassen  
Second:      Konior      Recusals:      Pecora  
Vote:      Yes  No

## Gardiner

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Referral Number      **2016166**      Received:      8/5/2016  
Name:      **Ground Mounted Solar Energy Facilities Morato**      Type of Referral:      **Other Special Authorization**  
Description:      9-month moratorium on utility-scale, ground-mounted, solar facilities  
Project Location:      Townwide  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Pecora  
Second:      Lovelett      Recusals:  
Vote:      Yes  No

# ~Ulster County Planning Board Minutes~

## Gardiner

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Referral Number      **2016187**      Received:      8/25/2016  
Name:      **Shaft Rd Subdivision**      Type of Referral:      **Subdivision**  
Description:      10-lot open space subdivision  
Project Location:      87-91 Shaft Road  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Andreassen  
Second:      Konior  
Vote:      Yes  No       Recusals:

## Lloyd

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Referral Number      **2016168**      Received:      8/15/2016  
Name:      **Cusa Builders 6-Lot Subdivision**      Type of Referral:      **Subdivision**  
Description:      6-lot residential subdivision  
Project Location:      West Side of N. Elting Corners Road  
Recommendation:      **Advisory Comments**      Abstentions:  
Motion:      Pecora  
Second:      Konior  
Vote:      Yes  No       Recusals:      Brooks

## Lloyd

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Referral Number      **2016169**      Received:      8/17/2016  
Name:      **Dunkin' Donuts**      Type of Referral:      **Site Plan**  
Description:      2,100 square foot drive-thru restaurant  
Project Location:      Route 9W and Wingate Lane (Bridgeview Plaza)  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Watkins  
Second:      Lovelett  
Vote:      Yes  No       Recusals:      Brooks

## Marlborough

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Referral Number      **2016167**      Received:      8/17/2016  
Name:      **Southeast Atlantic Holdings**      Type of Referral:      **Site Plan**  
Description:      4,900 square foot open pavillion lumber rack structure and 6,480 square foot pole barn for storage. Accessory to exis  
Project Location:      1837 Route 9W Milton, NY  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Andreassen  
Second:      Konior  
Vote:      Yes  No       Recusals:      Lanzetta

## New Paltz Town

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Referral Number      **2016170**      Received:      8/17/2016  
Name:      **Masters Touch Church**      Type of Referral:      **Site Plan**  
Description:      Convert existing office building with an apartment on second floor to a Religious Use.  
Project Location:      Route 208 (Cedar Ridge and Jansen Rd)  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Andreassen  
Second:      Pecora  
Vote:      Yes  No       Recusals:      Calimano



# ~Ulster County Planning Board Minutes~

## Rochester

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Referral Number      **2016173**      Received:      8/15/2016  
Name:      **Local Law #3 of 2016**      Type of Referral:      **Amend Zoning Statute**  
Description:      Revised Solar Energy Law for Town  
Project Location:      Townwide  
Recommendation:      **Approve**      Abstentions:  
Motion:      Andreassen  
Second:      Pecora      Recusals:      Baden  
Vote:      Yes  **17**      No  **0**

## Saugerties Town

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Referral Number      **2016190**      Received:      8/26/2016  
Name:      **Sal Mancuso**      Type of Referral:      **Site Plan**  
Description:      Use existing for storage use  
Project Location:      1133 Kings Highway  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Calimano  
Second:      Lovelett      Recusals:      Andreassen  
Vote:      Yes  **17**      No  **0**

## Woodstock

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Referral Number      **2016176**      Received:      8/15/2016  
Name:      **McLellaw Privacy Fence**      Type of Referral:      **Variance-Area**  
Description:      Install 90' by 6' high privacy fence in front yard  
Project Location:      332 Silver Hollow Road (Willow, NY)  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Pecora  
Second:      Andreassen      Recusals:  
Vote:      Yes  **18**      No  **0**

## Woodstock

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Referral Number      **2016177**      Received:      7/26/2016  
Name:      **Local Law #1 of 2016**      Type of Referral:      **Amend Zoning Statute**  
Description:      Various Amendments to Town's Zoning Statute  
Project Location:      Townwide  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Calimano  
Second:      Konior      Recusals:  
Vote:      Yes  **18**      No  **0**

## Woodstock

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Referral Number      **2016178**      Received:      8/22/2016  
Name:      **Auslander Accessory Apartment**      Type of Referral:      **Variance-Area**  
Description:      .15 acre variance for accessory apartment  
Project Location:      123 Upper Pond Road  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Watkins  
Second:      Konior      Recusals:  
Vote:      Yes  **18**      No  **0**

## ~Ulster County Planning Board Minutes~

### Woodstock

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Referral Number      **2016188**      Received:      8/25/2016  
Name:      **Woodstock Way**      Type of Referral:      **Special Permit**  
Description:      24 bedroom motel/lodge in 8 structures  
Project Location:      Waterfall Way and Hillcrest Avenue  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Pecora  
Second:      Andreassen  
Vote:      Yes  No       Recusals:

### Woodstock

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Referral Number      **2016189**      Received:      8/25/2016  
Name:      **Woodstock Way**      Type of Referral:      **Site Plan**  
Description:      24 bedroom motel/lodge in 8 structures  
Project Location:      Waterfall Way and Hillcrest Avenue  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Pecora  
Second:      Andreassen  
Vote:      Yes  No       Recusals: