

# ULSTER COUNTY PLANNING BOARD

## *Minutes – Wednesday, March 14, 2018*

The Ulster County Planning Board Meeting  
**7:00 p.m.** – Surrogate Courtroom, 3<sup>rd</sup> Floor  
County Office Building

### The Executive Committee Did Not Meet

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

- 1. ROLL CALL – Present:** J. Leverich, L. Geary, J. Konior, P. Brooks, K. Lovelett, C. Lanzetta, M. Calimano, D. Boggess, T. Wilkin, M. Baden, S. Spata, M. Watkins, V. Markowitz, M. Rudikoff, D. Gilmour, V. McLaughlin, G. Gagliardi, D. Doyle, R. Leibowitz, B. Samuelson **Absent:** D. Whitaker, J. Bonavita-Goldman **Excused:** R. Pecora, J. Brown, R. Hlavaty, F. Almquist, J. Winer, W. Murray **Guests:** Ilona Ross

- 2. APPROVAL OF MINUTES**

Mr. Spata asked to have his comments made during the Community Report last month corrected. They should read, "NYS is looking at a \$4 billion deficit" (not million).

Motion to approve minutes as amended was made by Mr. McLaughlin and seconded by Mr. Konior. All were in favor.

- 3. PUBLIC COMMENT**

There was no public comment.

- 4. EDUCATION & TRAINING OPPORTUNITIES**

Chairman Lovelett noted that the planning seminar on Floodplain Management is coming up on April 12<sup>th</sup> at the Community College. Mr. Baden mentioned the Scenic Hudson Solar Energy training on March 27<sup>th</sup> in Dutchess County. Mr. Wilkin stated he contacted Orange County for information on their annual Spring training and added that he will let the board know when it is announced. Mr. Watkins mentioned Pace University's three-day training on 4/28, 5/11 & 5/18.

- 5. COMMUNITY REPORTS**

Mr. Spata stated that Town of Shandaken Planning Board did not meet in February, but there is a meeting tonight to review Crossroad's extension for their plans, and he noted that as of yet there is no formal submission for Rail Explorers.

Mr. Watkins stated that Town of Shawangunk is working on passing a Solar Law. He also reported that Keith Leibolt was in for the Wallkill Center project and added that the public hearing was better than expected as there was no opposition to the project.

Mr. Boggess informed the Board that the lawsuit against the Town of Olive Planning Board, "Duffy vs. Quick," had a filing of discontinuance with prejudice because the plaintiff's lawyer did not name the correct people and the lawsuit was against the town only; without mentioning the applicant or land owner.

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

Mr. Baden stated the Rondout Valley Golf Club project in the Town of Rochester is moving through the Planning Board process. The golf club is turning into resort facility by reducing the golf course from 18 to 9 holes and adding 30 one & two-bedroom eco-cabin style units.

Mr. Baden informed the Board that the Towns of Wawarsing and Rochester are working on a joint open space plan (each town working independently, but also working together through a grant with the DEC). There will be a joint public town board meeting to present the draft plan. He added that funding is from the Estuary program through DEC for \$50,000, plus the towns kicked in \$5,000 each. Mr. Baden stated this effort has produced some amazing maps, which will be shared with County Planning Department and IS.

Mr. Gilmour stated that the Village of New Paltz is also working on a project with funding from the Hudson River Estuary Grant Program, called the Green Infrastructure Capital Improvement Feasibility Project. He added that there will be a Community Workshop meeting on April 4<sup>th</sup> at 7PM. Mr. Gilmour also noted that the Walkkill River Watershed Alliance will be meeting at SUNY New Paltz on 4/12 with other communities.

Mr. Boggess reported that a planning contract was awarded for the Boiceville area to determine how to safely move businesses out of the floodplain. The Town also put out RFPs for three culverts to be replaced and for engineering design work for Ashokan Stream Management. DEP is allowing a buyout for businesses in the area. Mr. Doyle informed the Board that much of Boiceville is in a 10-yr flood plain and almost the entire hamlet is in a 100-yr flood plain.

Mr. Gagliardi stated the next wave of AirBnB coming out called TentRR.

Mr. Brooks stated that Town Board of Lloyd revised its solar law to eliminate large scale solar farms from residential zones, which, he added, will kill the proposal that has been in front of their Planning Board for over a year. Mr. Doyle noted that in New York State, vested rights do not vest generally, until you put a shovel in the ground.

## **6. PLANNING BOARD REPORTS**

### a. Chairperson Report

Chairman Lovelett requested that members please turn in mileage reports if you have them with you.

### b. Committee Reports

No Report

## **7. PLANNING DEPARTMENT REPORTS**

### a. Financial Report

No Report

### b. Environmental Notice Bulletin & Grant Opportunities

Mr. Doyle mentioned that Mr. Samuelson puts a substantial amount of effort into the grants listing every month. Mr. Baden stated that one of his residents received the pottery grant from one of our handouts.

c. Communications

Mr. Doyle read through the properties listed on the National Register of Historic Places.

d. Director/Staff Reports

- 2017 Rental Housing Survey

Mr. Samuelson reported a summary of the survey to the Board.

**8. SPECIAL TOPICS DISCUSSION**

Mr. Doyle stated that the County is responding to a petition regarding the Ashokan Rail Trail, made by the U&D Railroad Revitalization Corporation to the Surface Transportation Board, to get an opinion on if the U&D Corridor had been abandoned or not. The U&D Railroad Revitalization Corp also sought a restraining order against the County to stop the removal of railroad ties from the Ashokan Rail Trail on DEP property. The Judge refused to grant the restraining order and Mr. Doyle added that we will have to return in 8 weeks to answer questions. He informed the Board of work already completed on site and that a wetland permit requirement from the Corps of Engineers has now been granted as we move toward construction. Mr. Wilkin asked if the rails were being repurposed or sold. Mr. Doyle stated they are being scrapped.

Mr. Doyle informed the Board that the Legislature is considering a proposal for an amendment to the Charter to remove the Office of Economic Development (OED) from the Planning Department and make it a stand-alone department. He added that there was a public hearing with many people supporting Ms. Holt and her staff, and others speaking about the connection between Economic Development and Planning. Mr. Doyle said he felt it was appropriate for OED to be located with Planning and added there is a good working relationship. Mr. Rudikoff asked if our Board should pass a resolution supporting our point of view. Ms. Lanzetta suggested it is usually most effective to contact your local Legislator to voice your concerns.

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

**10. ADJOURNMENT**

The meeting adjourned at 8:42PM.

# Ulster County Planning Board Minutes



3/14/2018

## Esopus

Referral Number **2018023** Received: 2/23/2018  
Name: **Caffeine Café** Type of Referral: **Special Permit**  
Description: Convert existing structure for mixed-use Coffee Shop/Apartment  
Project Location: 154 Broadway Port Ewen, NY  
Recommendation: **No County Impact** Abstentions:  
Motion: McLaughlin  
Second: Konior  
Vote: Yes  17 No  0  
Recusals:

## Esopus

Referral Number **2018024** Received: 2/23/2018  
Name: **Caffeine Café** Type of Referral: **Site Plan Review**  
Description: Convert existing structure for mixed-use Coffee Shop/Apartment  
Project Location: 154 Broadway Port Ewen, NY  
Recommendation: **No County Impact** Abstentions:  
Motion: McLaughlin  
Second: Konior  
Vote: Yes  17 No  0  
Recusals:

## Gardiner

Referral Number **2018038** Received: 3/6/2018  
Name: **Vals and Letitia Osborne** Type of Referral: **Subdivision**  
Description: Lot line revision - single family home  
Project Location: Crispell Road  
Recommendation: **No County Impact** Abstentions:  
Motion: Baden  
Second: McLaughlin  
Vote: Yes  15 No  2  
Recusals: NO: Gilmour  
NO: Watkins

## Gardiner

Referral Number **2018039** Received: 3/6/2018  
Name: **Vals and Letitia Osborne** Type of Referral: **Site Plan Review**  
Description: Lot line revision - single family home  
Project Location: Crispell Road  
Recommendation: **Required Modifications** Abstentions:  
Motion: McLaughlin  
Second: Konior  
Vote: Yes  16 No  1  
Recusals: NO: Watkins



# ~Ulster County Planning Board Minutes~

## Marlborough

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Referral Number      **2018029**      Received:      2/9/2018  
Name:      **Bayside Mixed-Use Development**      Type of Referral:      **Zoning Map Amendment**  
Description:      Add commercial portion of mixed-use development into the Town's Business Cprrodpr Overlay District  
Project Location:      18 Birdsall Avenue  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Calimano  
Second:      Gagliardi      Recusals:      Lanzetta  
Vote:      Yes  **16**      No  **0**

## New Paltz Village

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Referral Number      **2018030**      Received:      2/22/2018  
Name:      **48 North Chestnut Street**      Type of Referral:      **Area Variance**  
Description:      Area variance for second dwelling in B-1 district  
Project Location:      48 North Chestnut Street  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      McLaughlin  
Second:      Watkins      Recusals:  
Vote:      Yes  **17**      No  **0**

## Rochester

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Referral Number      **2018031**      Received:      2/22/2018  
Name:      **Rup Kishan Realty**      Type of Referral:      **Site Plan Review**  
Description:      Construct Mixed-use retail/apartment building (2 apartments)  
Project Location:      Route 209 @ Bank Street  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Watkins  
Second:      Konior      Recusals:  
Vote:      Yes  **17**      No  **0**

## Saugerties Town

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Referral Number      **2018032**      Received:      2/26/2018  
Name:      **Picker's Paradise**      Type of Referral:      **Special Permit**  
Description:      Flea market in rear of self-storage section of parcel. Sundays only May through October. 110 vendor spaces, 62 park  
Project Location:      1250 Glasco Turnpike  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Baden  
Second:      Konior      Recusals:  
Vote:      Yes  **17**      No  **0**

## Saugerties Town

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Referral Number      **2018033**      Received:      2/26/2018  
Name:      **Picker's Paradise**      Type of Referral:      **Site Plan Review**  
Description:      Flea market in rear of self-storage section of parcel. Sundays only May through October. 110 vendor spaces, 62 park  
Project Location:      1250 Glasco Turnpike  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Baden  
Second:      Konior      Recusals:  
Vote:      Yes  **17**      No  **0**

# ~Ulster County Planning Board Minutes~

## Saugerties Town

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Referral Number      **2018034**      Received:      2/26/2018  
Name:      **Auction Center**      Type of Referral:      **Site Plan Review**  
Description:      Convert existing building for use as a monthly auction center  
Project Location:      174 Glasco Turnpike  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Baden  
Second:      Konior  
Vote:      Yes  No       Recusals:      McLaughlin

## Wawarsing

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Referral Number      **2018035**      Received:      2/28/2018  
Name:      **Shanley Hotel**      Type of Referral:      **Special Permit**  
Description:      Re-establish structure as hotel (13/14 rooms)  
Project Location:      56 Main Street Napanoch  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Watkins  
Second:      Konior  
Vote:      Yes  No       Recusals:

## Wawarsing

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Referral Number      **2018036**      Received:      2/28/2018  
Name:      **Shanley Hotel**      Type of Referral:      **Site Plan Review**  
Description:      Re-establish structure as hotel (13/14 rooms)  
Project Location:      56 Main Street Napanoch  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Watkins  
Second:      Konior  
Vote:      Yes  No       Recusals:

## Wawarsing

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Referral Number      **2018037**      Received:      2/28/2018  
Name:      **Tractor Supply Store**      Type of Referral:      **Site Plan Review**  
Description:      19,097 sq. ft. Tractor Supply store with 15,000 sq. ft. outdoor display area  
Project Location:      99 Old Route 209 Napanoch  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Lovelett  
Second:      Gagliardi  
Vote:      Yes  No       Recusals: