

ULSTER COUNTY PLANNING BOARD
Minutes – Wednesday, May 2, 2018

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

The Executive Committee Met at 6:30PM

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

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

2. APPROVAL OF MINUTES

The April minutes were amended to show that during the Community Reports Mr. Wilkin stated there was interest in building a Senior Care facility with 200 beds in Plattekill, not that one was proposed.

Minutes approved as amended. Motion made by Mr. Wilkin, seconded by Mr. Konior. All were in favor.

3. PUBLIC COMMENT

No public comment

4. EDUCATION & TRAINING OPPORTUNITIES

Chairman Lovelett made note of the Hudson Valley Regional Council Local Government Training Workshop: Planning for Community Resiliency being held on May 24th.

Mr. Baden had nothing new to report from the training committee.

5. COMMUNITY REPORTS

Vivian Welton, proposed new alternate member from Shandaken, introduced herself and provided her background information.

Mr. Spata informed the Board that Shandaken had a meeting with Rail Explorers and the public hearing will be held on May 9th.

Mr. Doyle stated it would be helpful if board members would keep us informed of any ongoing local government studies.

Ms. Pecora thanked Mr. Doyle coming to the Town of Esopus meeting. She added that the next day was very productive with all parts of community including the fire department, Emergency Services and the economic development committee. Ms. Pecora also noted that the Port Ewen Post Office has been closed indefinitely, but

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

things are in the works for a temporary relocation within the community. Mr. Rudikoff asked if Post Offices were an exempt use if they were located in a private building. Mr. Doyle answered they would still be exempt.

Mr. Baden stated that Town of Rochester and Town of Wawarsing had a joint Brownfield Opportunity Area grant meeting on the 18th and 120 people attended. He added that most people were receptive and came up with great ideas. Mr. Baden thanked Mr. Doyle and Mr. Leibowitz for their help.

Mr. Brown stated that the William's Lake project is moving forward in Town of Rosendale.

Mr. Watkins stated that Town of Shawangunk passed their solar law and has received their first application.

6. PLANNING BOARD REPORTS

a. Chairperson Report
No Report

b. Committee Reports
Mr. Baden stated that April 12th was the County sponsored flood training and approximately 80 people attended. He added that it was very informative.

7. PLANNING DEPARTMENT REPORTS

a. Financial Report
All is well.

b. Environmental Notice Bulletin & Grant Opportunities
No member comment

c. Communications
No member comment

d. Director/Staff Reports

- BOA Update

Mr. Leibowitz stated that we will be having Brownfield Opportunity Area (BOA) breakout sessions in City Kingston mid-town district and Town of Saugerties area next week, then back to Ellenville and Wawarsing to discuss their two sites the week after that. He noted that we are referring to this as Revitalization Opportunity Areas as part of our pre-nomination study with the Department of State. Ms. Winer asked where were the Ellenville sites. Mr. Leibowitz stated that one is in the village in the downtown area and the other is in Wawarsing in the Schrade area on Route 209. Mr. Doyle noted all of the sites are listed on our website.

- Ag Additions Update

Mr. Samuelson stated that we received 14 applications, 20 parcels or about 456 acres located in 8 towns: Gardiner, Marbletown, Town of New Paltz, Olive, Plattekill, Rochester, Rosendale and Wawarsing. Mr. Samuelson noted

that none of the farmers had a relationship with Cornell Cooperative. He also stated that only two are fully operational, one is very close and the others are further down the development process. This year we are seeing poultry, sheep, woodland raised pigs, micro-greens, a sculptor/metal working artist who is creating a vineyard and others want to establish orchards. Many applicants wanted to discuss the history of farming in Ulster County and a couple applications noted they had been Old Dutch farms. Mr. Baden asked if the projects were getting smaller acreage in the past. Mr. Samuelson stated that the smallest are about 2 to 4 acres and are secluded or next to larger agricultural operations. Mr. Doyle noted that we serve as staff to the Farmland protection board. He described the process of transmitting applications between the Farmland Protection board and the Legislature for recommendations, which are ultimately sent to the Commissioner of Agriculture for certification. Mr. Doyle noted that removals are not done during this process only during the 8-year review.

8. SPECIAL TOPICS DISCUSSION

Mr. Doyle gave an update on progress of various rail trails (Ashokan, Hudson Valley and Midtown Linear). He noted that work continues on the Fire Training Center and contractual work is underway for a \$450,000 housing grant with RUPCO. Mr. Doyle stated that there are four contracts currently for the Transportation Council (UCTC), which include an extension of the Lloyd/Marlborough Route 9W corridor study, a signalization study in City of Kingston, a Kingston wayfinding plan, a wayfinding plan in Ellenville and a crash safety analysis will be done county wide.

9. ZONING REFERRALS – *See Separate Zoning Minutes*

10. ADJOURNMENT

The meeting adjourned at 8:40PM. All were in favor.

Ulster County Planning Board Minutes



5/2/2018

Esopus

Referral Number **2018059** Received: 4/20/2018
Name: **Star Estate Development Group, LLC.** Type of Referral: **Site Plan Review**
Description: Amendment to approved site plan - Change to access. Grading, sediment and erosion plan.
Project Location: 1835 Broadway (Route 9W) West Park, NY
Recommendation: **Required Modifications** Abstentions:
Motion: Baden
Second: Konior
Vote: Yes 20 No 0 Recusals: Pecora

Hurley

Referral Number **2018060** Received: 4/12/2018
Name: **Bernhardt Visual Assessment** Type of Referral: **Site Plan Review**
Description: Single family home in A-4 district
Project Location: 1077 Route 28A, West Hurley
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Konior
Vote: Yes 21 No 0 Recusals:

Kingston City

Referral Number **2018062** Received: 4/24/2018
Name: **Landmark Place** Type of Referral: **Special Permit**
Description: Resubmission of site plan for conversion of Alms House and construction of new building for 55+, affordable housing
Project Location: 330 Flatbush Avenue
Recommendation: **Required Modifications** Abstentions:
Motion: Pecora
Second: Konior
Vote: Yes 20 No 1 Recusals: NO: Gagliardi

Kingston City

Referral Number **2018063** Received: 4/24/2018
Name: **Landmark Place** Type of Referral: **Site Plan Review**
Description: Resubmission of site plan for conversion of Alms House and construction of new building for 55+, affordable housing
Project Location: 330 Flatbush Avenue
Recommendation: **Required Modifications** Abstentions:
Motion: Pecora
Second: Konior
Vote: Yes 20 No 1 Recusals: NO: Gagliardi

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Marbletown

Referral Number **2018061** Received: 4/20/2018
Name: **Applestone Meat Company** Type of Referral: **Site Plan Review**
Description: Convert residential space to office. Demolish dwelling and erect a pavillion with grill-park and parking.
Project Location: 3611 & 3606 Main Street, Stone Ridge
Recommendation: **Required Modifications** Abstentions:
Motion: Baden
Second: Konior
Vote: Yes No Recusals: Lovelett
 NO: Watkins

New Paltz Village

Referral Number **2018064** Received: 4/24/2018
Name: **Hyland Minumum Lot Area Variance** Type of Referral: **Area Variance**
Description: 20,000 sq. ft. variance from minimum lot area requirements for having a second dwelling (existing structure)
Project Location: 195 Huguenot Street
Recommendation: **No County Impact** Abstentions:
Motion: Baden
Second: Konior
Vote: Yes No Recusals: Murray

New Paltz Village

Referral Number **2018065** Received: 4/24/2018
Name: **Hyland Number of Principal Use Variance** Type of Referral: **Area Variance**
Description: Convert existing barn/garage to be second dwelling on property
Project Location: 195 Huguenot Street
Recommendation: **No County Impact** Abstentions:
Motion: Baden
Second: Konior
Vote: Yes No Recusals: Murray

New Paltz Village

Referral Number **2018066** Received: 4/24/2018
Name: **158-160 Main Street** Type of Referral: **Site Plan Review**
Description: Renovation of existing structure and site. Internal reorganization of use to allow for more retail and move garage/rep
Project Location: 158-160 Main Street
Recommendation: **Required Modifications** Abstentions:
Motion: Calimano
Second: Konior
Vote: Yes No Recusals: Murray

New Paltz Village

Referral Number **2018067** Received: 4/24/2018
Name: **227 Main Street** Type of Referral: **Site Plan Review**
Description: Construct two, 3-bedroom townhomes on a lot with an existing single-family home plus parking for up to ten cars
Project Location: 227 Main Street
Recommendation: **Required Modifications** Abstentions:
Motion: Baden
Second: Konior
Vote: Yes No Recusals: Murray

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New Paltz Village

Referral Number **2018082** Received: 4/24/2018
Name: **Hyland Site Plan** Type of Referral: **Site Plan Review**
Description: Convert existing garage for home use. 500' sf dwelling
Project Location: 195 Huguenot Street
Recommendation: **No County Impact** Abstentions:
Motion: Baden
Second: Konior
Vote: Yes No Recusals: Murray

Rochester

Referral Number **2018068** Received: 4/11/2018
Name: **Local Law #3 of 2018** Type of Referral: **Zoning Statute Amendment**
Description: Establishment of the Economic Enterprise Overlay District
Project Location: Townwide
Recommendation: **Advisory Comments** Abstentions:
Motion: Watkins
Second: Konior
Vote: Yes No Recusals: Baden

Rochester

Referral Number **2018069** Received: 4/17/2018
Name: **Natural Heritage Plan** Type of Referral: **Comprehensive Plan**
Description: Addition of Open Space Inventory to Comprehensive Plan
Project Location: Townwide
Recommendation: **Approve** Abstentions:
Motion: Watkins
Second: Konior
Vote: Yes No Recusals: Baden

Rochester

Referral Number **2018070** Received: 4/23/2018
Name: **Resort Development at Rondout Golf Club** Type of Referral: **Special Permit**
Description: The proposal includes the renovation, expansion, and construction of new facilities at the 137 acre site know as the R
Project Location: 10 Bank Street
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Konior
Vote: Yes No Recusals:

Rochester

Referral Number **2018071** Received: 4/23/2018
Name: **Resort Development at Rondout Golf Club** Type of Referral: **Site Plan Review**
Description: The proposal includes the renovation, expansion, and construction of new facilities at the 137 acre site know as the R
Project Location: 10 Bank Street
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Konior
Vote: Yes No Recusals:

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Rosendale

Referral Number **2018072** Received: 4/27/2018
Name: **Tillson School Adaptive Re-Use** Type of Referral: **Site Plan Review**
Description: Convert former school to 32-unit apartment building
Project Location: 56 Gristmill Road
Recommendation: **Required Modifications** Abstentions:
Motion: Baden
Second: Konior
Vote: Yes No Recusals: Brown

Rosendale

Referral Number **2018073** Received: 4/27/2018
Name: **Iron Mountain PV Installation** Type of Referral: **Special Permit**
Description: 1.55 MW solar photovoltaic installation on property to serve facility
Project Location: 692-694 Binnewater Rd
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Konior
Vote: Yes No Recusals: Brown

Rosendale

Referral Number **2018074** Received: 4/27/2018
Name: **Iron Mountain PV Installation** Type of Referral: **Site Plan Review**
Description: 1.55 MW solar photovoltaic installation on property to serve facility
Project Location: 692-694 Binnewater Rd
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Konior
Vote: Yes No Recusals: Brown

Shandaken

Referral Number **2018075** Received: 4/17/2018
Name: **Rail Explorers** Type of Referral: **Special Permit**
Description: Scenic Rail Car Ride Facility - Phoenecia to mile Post 23.3 and back.
Project Location: 70 Lower High Street
Recommendation: **Required Modifications** Abstentions:
Motion: Baden
Second: Konior
Vote: Yes No Recusals: Gagliardi

Shandaken

Referral Number **2018076** Received: 4/17/2018
Name: **Rail Explorers** Type of Referral: **Site Plan Review**
Description: Scenic Rail Car Ride Facility - Phoenecia to mile Post 23.3 and back.
Project Location: 70 Lower High Street
Recommendation: **Required Modifications** Abstentions:
Motion: Baden
Second: Konior
Vote: Yes No Recusals: Gagliardi

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Shawangunk

Referral Number **2018077** Received: 4/17/2018
Name: **Walkill Town Center** Type of Referral: **Subdivision**
Description: Cluster subdivision - 30 unit multi-family, 4 duplex (8 units), 1 single family home and 5,000 square feet of commerci
Project Location: Park and Pleasant Avenue
Recommendation: **Approve** Abstentions:
Motion: Calimano
Second: Konior
Vote: Yes No Recusals: Watkins

Shawangunk

Referral Number **2018078** Received: 4/17/2018
Name: **Walkill Town Center** Type of Referral: **Special Permit**
Description: Cluster subdivision - 30 unit multi-family, 4 duplex (8 units), 1 single family home and 5,000 square feet of commerci
Project Location: Park and Pleasant Avenue
Recommendation: **Advisory Comments** Abstentions:
Motion: Wilkin
Second: Baden
Vote: Yes No Recusals: Watkins

Shawangunk

Referral Number **2018079** Received: 4/17/2018
Name: **Walkill Town Center** Type of Referral: **Site Plan Review**
Description: Cluster subdivision - 30 unit multi-family, 4 duplex (8 units), 1 single family home and 5,000 square feet of commerci
Project Location: Park and Pleasant Avenue
Recommendation: **Required Modifications** Abstentions:
Motion: Wilkin
Second: Baden
Vote: Yes No Recusals: Watkins

Ulster

Referral Number **2018080** Received: 4/17/2018
Name: **Kingston Block & Masonry** Type of Referral: **Site Plan Review**
Description: Expansion of Existing Manufacturing Business
Project Location: 19 Kieffer lane
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Konior
Vote: Yes No Recusals: Almquist

Wawarsing

Referral Number **2018081** Received: 4/19/2018
Name: **Open Space Plan** Type of Referral: **Comprehensive Plan**
Description: Add Open Space Plan to existing Comprehensive Plan
Project Location: Townwide
Recommendation: **Approve** Abstentions:
Motion: Watkins
Second: Konior
Vote: Yes No Recusals: Baden