

ULSTER COUNTY PLANNING BOARD
Agenda – Wednesday, January 2, 2019

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

The Executive Committee Will Meet at 6:30 PM

- 1. ROLL CALL**
- 2. APPROVAL OF MINUTES**
Mr. Baden noted that the vote on Town of Saugerties - Wyldwyck River Camp #2018-202 should have been 18 in favor. The zoning referral minutes have been corrected.
- 3. EDUCATION & TRAINING OPPORTUNITIES**
 - Discussion on training by Whiteman, Osterman & Hanna on new SEQRA rules
- 4. COMMUNITY REPORTS**
- 5. PLANNING BOARD REPORTS**
 - a. Chairperson Report
 - b. Committee Reports
- 6. PLANNING DEPARTMENT REPORTS**
 - a. Financial Report
 - b. Environmental Notice Bulletin & Grant Opportunities– *See Separate Agenda*
 - c. Communications – *See Reverse of Page*
 - d. Director/Staff Reports
- 7. SPECIAL TOPICS DISCUSSION**
- 8. PUBLIC COMMENT**
- 9. ZONING REFERRALS – *See Separate Zoning Agenda***
- 10. ADJOURNMENT**

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

COMMUNICATIONS

- Village of Saugerties Planning Board – Lead Agency Request – Application of Southern Realty & Development, LLC for Area Variance & Use Variance approvals for an Autozone Facility – Situate on 1.44+/- acres of land, located at 285 Ulster Avenue (Route 32/212) in the Village of Saugerties (SBL#17.16-2-40.100, 18.53-7-1 & 18.53-7-2) Zoned RI & I1. The proposed project includes an Autozone facility, parking & related improvements. Area variance to allow parking within 15ft of Highway ROW where 3ft is proposed. Use variance to allow parking within the RI zone.
- Town of Shandaken Town Board – Lead Agency Request – Hamlet of Shandaken Community Wastewater Management Program – The Town of Shandaken is investigating the formation of a Septic Maintenance District for the Hamlet of Shandaken. The transfer of responsibility of individual on-site septic systems serving private property to the Town of Shandaken through the formation of a Septic Maintenance District for the Hamlet of Shandaken. The first year of the Septic Maintenance District will include the pumping of all septic tanks and inspection of all septic systems. Based on recent investigations, approximately 30 septic systems will require repair or replacement. Approximately 5 of the 30 septic systems will have to be constructed off site (remote septic systems) due to existing site constraints. Property will need to be acquired to construct the remote septic systems and piping will be constructed to convey the septic tank effluent to the remote septic systems. After the initial round of repairs and replacements, all septic systems will have their septic tanks pumped and inspected periodically based upon need. Repairs and replacements after the initial round will be done on an as needed basis provided there is adequate funding.
- Village of Saugerties Board of Trustees – Lead Agency Request – Petition by Chestnut Hill Holding Group, LLC to amend the Village zoning map concerning the following 6 parcels (SBL#18.53-6-26.4, 18.53-6-26.5, 18.53-6-26.6, 18.53-6-26.7, 18.53-6-26.8 & 18.53-6-26.9) Those parcels are currently situated in the Village's "Highway Business" zone, also known as B-2. The petitioner proposes to move the property into the adjoining "One-and-Two-Family Residential" zone, also known as the R-2 zone. The petitioner proposes to build townhouses on the property, which are a special use in the R-2 zone (requiring special use permit & site plan approval from the Village Planning Board), but are not a permitted use in the B-2 zone.
- Town of Marlborough Zoning Board of Appeals – Notice of Public Hearing – January 10, 2019 at 7:00PM at the Town Hall – appeal of Charles Giametta, applicant, upon determination of Code Enforcement Officer that the property of Michael Property Holding LLC, operating as New Country Automotive is an allowed use and, further, is not operating in violation of the Town of Marlborough Town Code. Mr. Giametta contends that the property owners are operating improper uses in violation of the Town Code and the prior site plan approval. Lands affected are located within the HD zoning district at 1500 Route 9W in the Town of Marlborough. (SLB#102-1-2.15)