

**ULSTER COUNTY PLANNING BOARD**  
***Minutes – Wednesday, December 1st, 2021***

**The Ulster County Planning Board Meeting 7:00 p.m. on Zoom**

**There WILL NOT be an Executive Committee Meeting**

**REMOTE MEETING ONLY - WEB or CALL IN ONLY**  
**PLEASE DO NOT SHOW UP TO THE COUNTY BUILDING**

**MEMBERS OF THE PUBLIC ARE INVITED TO LISTEN IN**

**Join Zoom Meeting: Webinar ID: 875 6300 3273 Password: 834223**

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

- 1. ROLL CALL – Present:** R. Pecora, G. Gidaly, M. Cohen, J. Konior, S. McCarthy, H. Hansen, C.Brand, A. Gotto, D. Boggess, T. Wilkin, M. Baden, J. Brown, R. Hlavaty, V. Welton, M. Watkins, F. Almquist, M. Rudikoff, R. Travers, W. Murray, V. McLaughlin, G. Gagliardi, D. Doyle, R. Leibowitz, B. Samuelson **Absent:** V. Markowitz **Guests:** Lisa Mance (Town of Hurley Alternate Member), Erin Enouen (Town of Rochester Alternate Member), Daniel Schniedewind, Chris Beall, George Sifre, Hedi Emrich, David Wozer, Frank Dunn.
- 2. APPROVAL OF MINUTES**  
The November minutes were approved. Motion made by Mr. McLaughlin, Seconded by Mr. Almquist. All were in favor.
- 3. EDUCATION & TRAINING OPPORTUNITIES**  
Mr. Doyle stated one training opportunity was emailed to the board members. Mr. Doyle also reminded board members that they could receive training online through the Department of State’s website. Mr. Doyle also offered a special zoom training if anyone needed it before the end of the year if there was interest. The session would last about an hour.
- 4. COMMUNITY REPORTS**  
Mr. McLaughlin said the roads in the business district in the Village Would be closed to vehicular access on Sunday, December 5<sup>th</sup> due to a community event.

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

## 5. PLANNING BOARD REPORTS

### a. Chairperson Report

- None
- Nominating Committee Report
  - Ms. Pecora requested an additional month to review the possible nominations due to difficulties scheduling. They requested a vote to extend the current officers an additional month. Mr. Gidaly made the motion. Mr. Konior seconded it. Approved unanimously.

### b. Committee Reports

No Reports

## 6. PLANNING DEPARTMENT REPORTS

### a. Financial Report

Mr. Doyle noted the budget will be voted on December 2<sup>nd</sup> for the County so we will know what the board and department have to work in 2022 with once it is adopted. No issues finishing the year. Encumbering money for contracts to carry over to 2022. Also carrying the cost of an RFP into the new year as well. Mr. Baden asked about potential changes to the Capital Projects budget by the legislature. Mr. Doyle was not aware of any proposed changes.

### b. Environmental Notice Bulletins

No comments.

### c. Communications

Lead Agency request to Village of Saugerties parking law and a Lead agency request for a lodging project. Both are on the referral agenda for this evening.

### d. Director/Staff Reports

- Mr. Doyle informed the Board that Marianne Ananew, Administrative Assistant, would be out for 6 to 8 weeks following surgery and that any requests should go to other staff while she is out.
- Mr. Doyle gave an update on the Midtown Linear Park and the Kingston Rail Trail
- Mr. Doyle mentioned reviewing bid documents for the Public Safety Radio Tower in the Town of Saugerties.
- Staff is involved in the siting process of four additional public safety towers in the County.
- Staff is also working on siting an emergency government operations center. \$13,000,000 project. RFP is almost complete and written mostly by staff. 12 to 13,000 building is anticipated.
- The Ulster County Transportation Council (UCTC) is working on its Unified Planning Work Program (UPWP). They've begun a call for projects and anticipate they will plan between \$900,000 and \$1.2 M in transportation studies including a Route 9W Corridor Study in the Town of Ulster.
- Applying for funding for a Farmland Agricultural Protection Plan.
- Following up on the 2021 Ulster County Housing Action Plan with Housing/Smart Communities Program. Working with Patterns for Progress
- Working with RUPCO on an \$800,000 housing rehab program
- Working on designation with ARP funds in coordination with County Executive for housing-related funding.
- Day-to-day operations of Ulster County
- Dennis said we will be adding a staff person in 2022 to work on housing issues.
- Dennis mentioned County Executive's office is reorganizing and our contact upstairs will change due to the departure of Evelyn Wright.

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- Ms. Welton asked about the status of the Public Safety Tower projects, particularly in Shandaken. Mr. Doyle stated that the County would be the owner and the contact for the project. May add carriers to it, but none identified yet. The Tower is needed for safety coverage and will be built with or without a carrier. Shandaken Planning Board can give feedback on sites.
  - Mr. McLaughlin offered to do the minutes, but Mr. Doyle declined. Staff will handle it.
  - Mr. McLaughlin asked about the traffic signal status at Route 28 and 44/55 in Gardiner. Mr. Doyle stated that the signal will be installed in 2022. Rapid flashing beacons will be installed this coming spring. The County is in process of purchasing lighted "stop ahead" signs for the Bryunswick Road portion.
  - Ms. Gotto asked about the appointment of the Director under the county charter. Ms. Pecora noted there are some considerations regarding a charter change and how the Director position is appointed.
- e. Capital Improvements Program Planning Board Comments Letter
- Dennis completed the draft and received feedback from the board regarding the County Planning Board's comments on the County's capital improvement program. Minor grammatical changes were made by Mr. Boggess to the draft letter. Mr. Doyle created a cover letter for Mr. Brown to sign that includes an offer to meet with the legislature to discuss the Board's comments. Motion: McLaughlin, Second: Wilkin. Motion carried unanimously.

**7. SPECIAL TOPICS DISCUSSION**

None

**8. PUBLIC COMMENT**

None

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

**10. ADJOURNMENT**

The meeting adjourned at 8:33 PM. All were in favor.

# Ulster County Planning Board Minutes



12/1/2021

## Ellenville

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Referral Number      **2021226**      Received:      11/17/2021  
Name:      **Zoning Map Amendment #2 of 2021**      Type of Referral:      **Zoning Map Amendment**  
Description:      Revise zoning map to redesignate a parcel from I-2 to B-3.  
Project Location:      3-5 Clinton Ave  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      McCarthy  
Second:      Welton  
Vote:      Yes  21      No  0      Recusals:

## Kingston City

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Referral Number      **2021217**      Received:      11/16/2021  
Name:      **132 Flatbush Avenue**      Type of Referral:      **Site Plan Review**  
Description:      5,200 square foot warehouse addition to existing manufacturing building  
Project Location:      132 Flatbush Avenue  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      McLaughlin  
Second:      Welton  
Vote:      Yes  21      No  0      Recusals:

## Marbletown

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Referral Number      **2021229**      Received:      11/19/2021  
Name:      **4321 Route 209 LLC**      Type of Referral:      **Special Permit**  
Description:      Lodging facility with 10 guest rooms. Two 6,000 square foot buildings  
Project Location:      4321 Route 209 Stone Ridge  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Watkins  
Second:      Boggess  
Vote:      Yes  20      No  0      Recusals:      Hansen

## Marbletown

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Referral Number      **2021230**      Received:      11/19/2021  
Name:      **4321 Route 209 LLC**      Type of Referral:      **Site Plan Review**  
Description:      Lodging facility with 10 guest rooms. Two 6,000 square foot buildings.  
Project Location:      4321 Route 209 Stone Ridge  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Watkins  
Second:      Boggess  
Vote:      Yes  20      No  0      Recusals:      Hansen

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## **New Paltz Village**

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Referral Number      **2021225**      Received:      11/17/2021  
Name:      **27 Millbrook Road**      Type of Referral:      **Site Plan Review**  
Description:      Single-family home construction.  
Project Location:      27 Millbrook Road  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Welton  
Second:      Gagliardi      Recusals:      Almquist  
Vote:      Yes  No

## **Olive**

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Referral Number      **2021227**      Received:      11/14/2021  
Name:      **Sahler Mill Farm Subdivision**      Type of Referral:      **Subdivision**  
Description:      Amendment to previously proposed subdivision. Now 8 lots instead of 13.  
Project Location:      Lower Sahler Mill Road  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Baden  
Second:      McLaughlin      Recusals:  
Vote:      Yes  No

## **Saugerties Town**

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Referral Number      **2021218**      Received:      11/10/2021  
Name:      **Industrial/Commercial Uses**      Type of Referral:      **Zoning Statute Amendment**  
Description:      Various amendments to industrial and commercial sections of zoning statute  
Project Location:      Townwide  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Welton  
Second:      McCarthy      Recusals:  
Vote:      Yes  No

## **Saugerties Village**

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Referral Number      **2021228**      Received:      11/4/2021  
Name:      **Local Law #2 of 2021**      Type of Referral:      **Zoning Statute Amendment**  
Description:      Law to modify the number of off-street parking spaces required for residential uses.  
Project Location:      Village-wide  
Recommendation:      **Disapprove**      Abstentions:  
Motion:      Gagliardi  
Second:      Welton      Recusals:      McLaughlin  
Vote:      Yes  No

## **Shandaken**

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Referral Number      **2021222**      Received:      11/15/2021  
Name:      **The Shandaken Inn**      Type of Referral:      **Special Permit**  
Description:      Expansion of existing inn - construction of new accessory spa building and 4 cabins.  
Project Location:      18-30 Lower Golf Course Road  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      McLaughlin  
Second:      Gagliardi      Recusals:      Welton  
Vote:      Yes  No

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## Shandaken

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Referral Number      **2021223**      Received:      11/15/2021  
Name:      **The Shandaken Inn**      Type of Referral:      **Site Plan Review**  
Description:      Expansion of existing inn - construction of new accessory spa building and 4 cabins.  
Project Location:      18-30 Lower Golf Course Road  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      McLaughlin  
Second:      Gagliardi      Recusals:      Welton  
Vote:      Yes  No

## Shawangunk

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Referral Number      **2021231**      Received:      11/19/2021  
Name:      **Dodd Variance**      Type of Referral:      **Area Variance**  
Description:      0.16 minimum lot acreage variance for 2-lot subdivision  
Project Location:      2680 New Prospect Road, Pine Bush  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      McLaughlin  
Second:      Baden      Recusals:      Watkins  
Vote:      Yes  No

## Ulster

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Referral Number      **2021219**      Received:      11/12/2021  
Name:      **Moe's Motor Cars**      Type of Referral:      **Area Variance**  
Description:      8' chainlink fence within the front yard setback.  
Project Location:      454 Hurley Avenue  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Baden  
Second:      Watkins      Recusals:  
Vote:      Yes  No       Almquist

## Ulster

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Referral Number      **2021220**      Received:      11/12/2021  
Name:      **Moe's Motor Cars**      Type of Referral:      **Special Permit**  
Description:      Use vacant lot for used car sales with mobile office, fencing.  
Project Location:      454 Hurley Ave  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      McCarthy  
Second:      Boggess      Recusals:      Almquist  
Vote:      Yes  No

## Ulster

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Referral Number      **2021221**      Received:      11/12/2021  
Name:      **Moe's Motor Cars**      Type of Referral:      **Site Plan Review**  
Description:      Use vacant lot for used car sales with mobile office, fencing.  
Project Location:      454 Hurley Ave  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      McCarthy  
Second:      Boggess      Recusals:      Almquist  
Vote:      Yes  No

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## Ulster

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Referral Number	<b>2021224</b>	Received:	11/19/2021
Name:	<b>Thompson Technology Park</b>	Type of Referral:	<b>Site Plan Review</b>
Description:	Expansion of two existing buildings for warehouse and office use.		
Project Location:	39-49 Kieffer Lane		
Recommendation:	<b>Required Modifications</b>	Abstentions:	
Motion:	McLaughlin	Recusals:	
Second:	Welton		
Vote:	Yes <input type="text" value="20"/>	No	<input type="text" value="0"/>