

ULSTER COUNTY PLANNING BOARD

Minutes – Wednesday, June 5, 2024

The Ulster County Planning Board Meeting 7:00 p.m. Legislative Chambers, 6th Floor County Office Building

**The Executive Committee Met at 6:00 PM
(Planning Department Library- 3rd Floor)**

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

- 1. ROLL CALL - Present:** R. Pecora, G. Gidaly, D. Onderdonk, H. Hansen, C. Brand, A. Ruger, D. Boggess, T. Wilkin, M. Baden, J. Brown, S. Hubbard, C. Valianti, M. Watkins, F. Almquist, V. Markowitz, M. Rudikoff, W. Murray, V. McLaughlin, L. Molyneaux, H. Solomon, D. Doyle, R. Leibowitz, B. Samuelson **Absent:** S. McCarthy **Excused:** M. Cohen, C. Lanzetta, J. Ferraro, V. Messner **Guests:** Ernie VanDeMark-Town of Plattekill

2. APPROVAL OF MINUTES

The May 1st minutes were corrected to fix typos on the last names of Mr. Boggess, Mr. McLaughlin & Mr. Samuelson.

The May 1st minutes were approved as corrected. Motion made by Mr. McLaughlin, seconded by Mr. Molyneaux. Mr. Gidaly abstained, and the remainder were in favor.

3. EDUCATION & TRAINING OPPORTUNITIES

Chairman Baden stated the NY Planning Federation (NYPF) has released dates for their summer one-day conferences and the local training will be in Hyde Park. He noted that almost all classes are repeats of the conference earlier this year in Saratoga. The NYPF continues with their Learn at Lunch sessions. Mr. Baden noted information was emailed to the Board for a seminar in Rockland County. He reminded board members to do the required four hours of training per year and any hours over four will carry into the next year. Please send any certificates to the Planning office. Mr. Baden cautioned that those who do not have four hours of training per year risk not being reappointed by the Legislature. The Chairman noted that board members also receive 15 minutes of credit per meeting attended.

4. COMMUNITY REPORTS

Ms. Valianti stated the Town of Shandaken has been working on their comprehensive plan and received an \$80,000 grant from Pattern for Progress. She added that it will be a complete update revision of the plan.

Mr. McLaughlin informed the Board that at the last joint Town/Village transportation meeting there was some discussion of two companies doing installation of fiber throughout the County, adding that they are creating a ruckus digging down to lay the lines and creating problems. He stated if you have complaints, you should let your town know about it.

Mr. Markowitz asked if Mr. Baden had heard anything about expanded broadband. Mr. Baden stated he sits on that committee and noted that most changes come from Albany first. In most communities Spectrum has the cable TV contract, and they have a monopoly on broadband. A survey has been done of the entire county to identify

where there was or was not service, which was presented to Public Service Commission. Out of that came Statewide initiatives to open up competition. Mr. Baden stated there will be answers soon but not immediately. Mr. Doyle informed the Board that the funding for this work came from the Connect All program through the Infrastructure Investment and Jobs act. He added that the digital commission has a weekly call and we have finished the first two of three phases. He noted that Verizon has an interest to replace their copper wires with fiber. Other companies, Archtop & Planet Fiber, are interested in providing service into urban areas. Unfortunately, areas in the mountains most likely won't see new service. Mr. Baden stated Town of Rochester was finally successful to get more coverage after 3 years of negotiation with Charter/Spectrum.

Mr. Murray informed the Board that Mr. Baden has joined Village of New Paltz as the Director of Planning and they are happy to have him.

5. PLANNING BOARD REPORTS

a. Chairperson Report

The Chairman informed the Board that quarterly mileage reports will be due after this meeting. He added that scanned copies of forms can be emailed in.

Chairman Baden gave a reminder that our next meeting is **Wednesday, July 10th**.

b. Committee Reports

Chairman Baden noted the Executive Committee met earlier and will discuss during Special Topics.

6. PLANNING DEPARTMENT REPORTS

a. Financial Report

Mr. Doyle stated that we are working on our 2025 budget. The County Executive's message was for a flat request. He added we can meet this guidance but are also stretched in our ability to get things done. Chairman Baden stated he hopes another position is proposed as other counties have two to three times the staff. He added that he and the Board would support that. Mr. Doyle said no new positions are proposed. We have less staff than other counties because Ulster has separate departments for economic development and environmental work, and a separate GIS department, as provided in the Charter. Mr. Doyle noted that the County is in the process of a wage study and hopefully it will be done by the end of the year.

b. Environmental Notice Bulletin & Grant Opportunities – No member comment

c. Communications

Mr. Doyle made note of the communications received.

d. Director/Staff Reports

Mr. Samuelson state the Ag and Farmland Protection Board had a meeting and Mr. Baden attended. The Board recommended that 11 tax parcels, which is approximately 490 acres, be included into the State Certified Agricultural District.

Mr. Doyle informed the Board of projects the department is working on. He noted that we are finishing up a Stream Management Plan for the Lower Esopus that should be released for comment soon. We have received applications for the Housing Action Fund that will go to the Housing Action Committee in July and recommendations to the Legislature by fall for funding. The Transportation Council

is finishing up a Rail Safety Program for City of Kingston, we are completing the Route 9W study in for Town of Ulster from Aldi's to Bread Alone and we're considering a study into the City of Kingston from Albany Avenue where it joins the railroad track to the new roundabout. Mr. Doyle stated the County has purchased speed feedback signs that will be available to municipalities shortly. He added that the housing work also continues and there are a number of other ongoing projects.

7. SPECIAL TOPICS DISCUSSION

- Warehousing Facilities Update
Chairman Baden informed the Board this topic began with a referral of a proposed large-scale warehouse from the Town of Plattekill that received a lot of attention. He noted that Mr. Leibowitz has drafted a planner's memorandum to address warehousing facilities. The Chairman noted that other planning memoranda are on the Planning Board's website. He added that our goal for these memoranda is to keep them short and informative to help municipalities address projects and zoning. Chairman Baden said his goal was to have Mr. Leibowitz work on this some more and allow time for some feedback so the memorandum can be adopted at the August meeting. He added that he would like to see how to write a zoning code that addresses warehousing rather than just a description of warehousing and to incorporate our Design Manual from 6 years ago. Mr. Baden stated we might also work this into a local training session.

8. PUBLIC COMMENT

No public comment

The Chairman reviewed recusing oneself from referrals with the Board, reminding them if they sit on the local Board that referred the project or have any interest in it, either personal or professional, they must recuse themselves and not speak on the referral during the meeting.

9. ZONING REFERRALS – *See Separate Zoning Minutes*

10. ADJOURNMENT

The meeting adjourned at 9:00 PM. All were in favor.

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6/5/2024

Esopus

Referral Number **2024082** Received: 5/28/2024
Name: **Lighthouse Village** Type of Referral: **Special Permit**
Description: 71-unit apartment complex. 23, 1-bedroom. 48, 2-bedroom.8 buildings. 10,000 square feet for recreation.
Project Location: 158-189 Clay Rd and 364 Broadway
Recommendation: **Required Modifications** Abstentions:
Motion: McLaughlin
Second: Boggess
Vote: Yes No Recusals: Pecora

Esopus

Referral Number **2024083** Received: 5/28/2024
Name: **Lighthouse Village** Type of Referral: **Site Plan Review**
Description: 71-unit apartment complex. 23, 1-bedroom. 48, 2-bedroom.8 buildings. 10,000 square feet for recreation.
Project Location: 158-189 Clay Rd and 364 Broadway
Recommendation: **Required Modifications** Abstentions:
Motion: McLaughlin
Second: Boggess
Vote: Yes No Recusals: Pecora

Kingston City

Referral Number **2024084** Received: 5/28/2024
Name: **21 Bluestone Ct.** Type of Referral: **Zoning Map Amendment**
Description: Rezone from SD-MF to T3N for 15 single-family homes.
Project Location: 21 Bluestone Ct.
Recommendation: **Advisory Comments** Abstentions:
Motion: Watkins
Second: McLaughlin
Vote: Yes No Recusals:

Marbletown

Referral Number **2024075** Received: 5/23/2024
Name: **Local Law 3 of 2024** Type of Referral: **Zoning Statute Amendment**
Description: Regulating adult use cannabis retail dispensaries and modification to commercial telecommunications services facilities
Project Location: Townwide
Recommendation: **Required Modifications** Abstentions:
Motion: Pecora
Second: Solomon
Vote: Yes No Recusals: Hansen
NO: McLaughlin

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Marbletown

Referral Number **2024076** Received: 5/21/2024
Name: **Meadowlark Farm and Music Fair** Type of Referral: **Special Permit**
Description: Farm and Music Festival. Ag and Markets certified for up to 2000 attendees.
Project Location: 3012 State Route 213 East
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Gidaly
Vote: Yes No Recusals: Hansen

Marbletown

Referral Number **2024077** Received: 5/21/2024
Name: **Meadowlark Farm and Music Fair** Type of Referral: **Site Plan Review**
Description: Farm and Music Festival. Ag and Markets certified for up to 2000 attendees.
Project Location: 3012 State Route 213 East
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Gidaly
Vote: Yes No Recusals: Hansen

Marbletown

Referral Number **2024078** Received: 5/21/2024
Name: **Meadowlark Fair Camping** Type of Referral: **Special Permit**
Description: Overnight camping for event with 50 tent sites and 5 RV/Trailer sites
Project Location: 3012 State Route 213 east
Recommendation: **Disapprove** Abstentions:
Motion: McLaughlin
Second: Brand
Vote: Yes No Recusals: Hansen

Marbletown

Referral Number **2024079** Received: 5/21/2024
Name: **Meadowlark Fair Camping** Type of Referral: **Site Plan Review**
Description: Overnight camping for event with 50 tent sites and 5 RV/Trailer sites
Project Location: 3012 State Route 213 east
Recommendation: **Disapprove** Abstentions:
Motion: McLaughlin
Second: Brand
Vote: Yes No Recusals: Hansen

Marlborough

Referral Number **2024085** Received: 5/29/2024
Name: **Buttermilk Falls Resort** Type of Referral: **Special Permit**
Description: Add 65-room hotel, 35 individual cabins, 60-seat restaurant, 300-seat banquet hall. Parking.
Project Location: 220 North Road
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Solomon
Vote: Yes No Recusals: Brand

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Marlborough

Referral Number **2024086** Received: 5/29/2024
Name: **Buttermilk Falls Resort** Type of Referral: **Site Plan Review**
Description: Add 65-room hotel, 35 individual cabins, 60-seat restaurant, 300-seat banquet hall. Parking.
Project Location: 220 North Road
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Solomon
Vote: Yes No Recusals: Brand

Rosendale

Referral Number **2024073** Received: 5/15/2024
Name: **Local Law 6 of 2024** Type of Referral: **Other Special Authorization**
Description: Moratorium on camp or camping uses for 180 days.
Project Location: Townwide
Recommendation: **No County Impact** Abstentions:
Motion: Watkins
Second: Gidaly
Vote: Yes No Recusals: Brown
 NO: McLaughlin

Saugerties Town

Referral Number **2024074** Received: 5/22/2024
Name: **Route 32 Supply LLC** Type of Referral: **Site Plan Review**
Description: Construct storage building (24' x 40') for dry storage. No electric or plumbing proposed.
Project Location: 3736 Route 32
Recommendation: **No County Impact** Abstentions:
Motion: McLaughlin
Second: Watkins
Vote: Yes No Recusals:

Saugerties Village

Referral Number **2024071** Received: 5/9/2024
Name: **124 Partition St.** Type of Referral: **Site Plan Review**
Description: Outdoor Dining
Project Location: 124 Partition Street
Recommendation: **No County Impact** Abstentions:
Motion: McLaughlin
Second: Molyneaux
Vote: Yes No Recusals:

Saugerties Village

Referral Number **2024072** Received: 5/20/2024
Name: **Sawyer Motors** Type of Referral: **Site Plan Review**
Description: 2-bay addition to existing dealership/service center for servicing electric vehicles.
Project Location: 166 Ulster Avenue
Recommendation: **Required Modifications** Abstentions:
Motion: McLaughlin
Second: Pecora
Vote: Yes No Recusals:

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Wawarsing

Referral Number **2024080** Received: 5/28/2024
Name: **Dormitory Replacement** Type of Referral: **Site Plan Review**
Description: Replace two existing dormitory buildings with one single new structure with almost identical footprint to existing. 28' x
Project Location: 6660 Route 52, Greenfield Park
Recommendation: **Required Modifications** Abstentions:
Motion: McLaughlin
Second: Molyneaux Recusals: Markowitz
Vote: Yes No

Wawarsing

Referral Number **2024081** Received: 5/28/2024
Name: **Dahlia Lake Florist** Type of Referral: **Site Plan Review**
Description: Construct new building and parking area for flower and gift shop use.
Project Location: Between 6320 and 6328 Route 209 Kerhonkson
Recommendation: **Required Modifications** Abstentions:
Motion: McLaughlin
Second: Molyneaux Recusals: Markowitz
Vote: Yes No

Woodstock

Referral Number **2024070** Received: 5/9/2024
Name: **Berserkers LLC** Type of Referral: **Area Variance**
Description: Boutique hotel (15 room) with café and market requires variance from maximum coverage (15%, wants 25%) and loa
Project Location: 39 Mill Hill Rd
Recommendation: **Advisory Comments** Abstentions:
Motion: Watkins
Second: Markowitz Recusals:
Vote: Yes No