

ULSTER COUNTY PLANNING BOARD
Minutes – Wednesday, February 2, 2022

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

NO Executive Committee Meeting

REMOTE MEETING ONLY - WEB or CALL IN ONLY

MEMBERS OF THE PUBLIC WERE INVITED TO LISTEN IN

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

Chairman Boggess called the meeting to order and Mr. Doyle read the roll call

- 1. ROLL CALL – Present:** G. Gidaly, M. Cohen, J. Konior, S. McCarthy, H. Hansen, C. Lanzetta, A. Gotto, D. Boggess, T. Wilkin, M. Baden, J. Brown, V. Welton, M. Watkins, F. Almquist, V. Markowitz, M. Rudikoff, W. Murray, V. McLaughlin, D. Doyle, R. Leibowitz, B. Samuelson **Absent:** R. Pecora, R. Travers **Guests:** Gregory Samilo -CS Energy/Magruder Solar, Lenny Rosa, Matthew Tripoli, Lisa Mance – Alt. member Town of Hurley, Eric Millard – CS Energy, Erin Enouen – Alt. member Town of Rochester, Daniel Graziano, Michael Morgante, Andrew Healey – CS Energy

2. APPROVAL OF MINUTES

The January minutes were approved. Motion made by Mr. McLaughlin and seconded by Mr. Almquist. All were in favor.

3. EDUCATION & TRAINING OPPORTUNITIES

Chairman Boggess asked if the department had plans to do a training this Spring. Mr. Doyle answered that he would like to do an overview of the housing situation and initiatives. Another topic could be a Planning 101, we could ask someone from Barton & Loguidice to be a guest speaker. Mr. Doyle stated we could talk about transportation council work or climate change. Mr. Baden thought Planning 101 would be helpful according to comments he has heard recently. He stated housing is also important and maybe do both because they could be done on Zoom. Ms. Lanzetta suggested opening the 101 training up to zoning boards as well. Mr. McLaughlin added the new member orientation for our board might be helpful since we have new members. Mr. Wilkin stated Plattekill's board is half new members so a new member training would benefit their town. He added that he has been sharing Orange County's seminar schedule to send out to our board. Mr. Baden noted the Association of Towns has gone virtual and has reduced the price of their seminars.

4. COMMUNITY REPORTS

Mr. Boggess stated that work has started on replacing the five arch bridge in Boiceville over the Esopus on Route 28A. Town of Olive is also starting the process of approving the sewer district law and setting up sewer in the hamlet of Shokan.

Mr. McLaughlin stated the Village of Saugerties went to bond for dredging the Blue Mountain Reservoir, work is to start late spring/early summer and completed by fall. He added the Village Fire Department is gearing up a new ladder truck.

Mr. Hansen stated that Town of Marbletown is looking at a new signage law and will begin a revamp of signage across the whole township

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

Mr. Cohen stated Town of Hurley is coordinating a training with the town planner on effects of Solar Arrays: hydro-geological, clearing woods vs. using open land and how energy is brought to energy users.

5. PLANNING BOARD REPORTS

- a. Chairperson Report - none
- b. Committee Reports - none

6. PLANNING DEPARTMENT REPORTS

- a. Financial Report
Mr. Doyle stated we have a robust budget this year with some funding coming from ARPA and some from funding by the administration. He added that we are working to fill the Sr Planner position.
- b. Environmental Notice Bulletin & Grant Opportunities– *No Member Comment*
Mr. Doyle noted that we haven't seen any response from the DEC for the draft environmental impact statement filed by NYC on Esopus Creek discharge.
- c. Communications
No Member Comment
- d. Director/Staff Reports
Mr. Samuelson stated he is working on a Farmland Protection Plan application. He sat in on an Ag & Markets working group discussion focused on Solar Development and Prime Farmland. Mr. Samuelson noted the American Farmland Trust released a report stating approximately 60% of NY farmers rent some, or all, of their land and because of solar development, rental prices have increased. He added that NYSERDA has a build ready program looking for brown/grey field availability to avoid development on farmlands.

Mr. Doyle informed the board of other work the department is engaged in: a study of Route 9W in Town of Ulster, an RFP for a rail safety study in City of Kingston, upcoming construction of the tower in Saugerties and a study to get a tower on Tonche Mtn. Working to get a Government Operations Center (911 Center & Emergency Operations Center combined). Moving to adopt Unified Planning Work Program (UPWP) for the Transportation Council. Engaged consultants to get a Housing Smart Communities initiative. The Midtown Linear Park should be finished by June and work continues on the Kingston Rail Trail. A Negative Declaration will be issued on the Veterans Cemetery in New Paltz with a ground-breaking by Memorial Day. Mr. Doyle asked the Board to cc: Marianne on any emails or just pick up the phone and call him if they need anything.

Mr. McLaughlin asked if a site was selected for 911 Center. Mr. Doyle answered they are in the selection process now and are considering seven sites in locations between Route 299 in New Paltz and Route 199 in Town of Ulster.

Mr. Leibowitz informed the Board that he has been working as staff to the County's independent Redistricting Commission. He noted that the map is online and public input is due by Feb 28th. There will be (at least) one public hearing by end of May.

7. SPECIAL TOPICS DISCUSSION

No Discussion

8. PUBLIC COMMENT

No Public Comment

9. ZONING REFERRALS –

Gregory Samilo of CS Energy gave a presentation on the Magruder Solar project in Town of Shawangunk.

See Separate Zoning Minutes

10. ADJOURNMENT

Mr. Almquist noted the discussion about Short Term Rental (STR) laws and added that towns have come in with different versions. He asked if it would make sense to have a workshop to discuss consistent language or is this taking away home rule. Mr. Doyle answered the Housing Initiatives group is working on a model ordinance, which we will share. He added that it makes sense to have common elements with respect to STRs and Solar facilities. Mr. Leibowitz stated he has seen a lot more consistency with slightly different nuances.

The meeting adjourned at 9:30PM. All were in favor.

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2/2/2022

Gardiner

Referral Number **2022022** Received: 1/24/2022
Name: **Kennel Moratorium** Type of Referral: **Other Special Authorization**
Description: Extend existing moratorium on kennels for 3-months.
Project Location: Townwide
Recommendation: **No County Impact** Abstentions:
Motion: McCarthy
Second: Baden
Vote: Yes No Recusals:

Gardiner

Referral Number **2022023** Received: 1/21/2022
Name: **Kennel Law** Type of Referral: **Zoning Statute Amendment**
Description: Repeal and replace the Town's regulations concerning kennels.
Project Location: Townwide
Recommendation: **No County Impact** Abstentions:
Motion: McCarthy
Second: Baden
Vote: Yes No Recusals:

Lloyd

Referral Number **2022019** Received: 1/18/2022
Name: **180 South Street** Type of Referral: **Area Variance**
Description: Multiple variances for commercial expansion of existing commercial operation.
Project Location: 180 South Street
Recommendation: **Advisory Comments** Abstentions:
Motion: Welton
Second: McLaughlin
Vote: Yes No Recusals: McCarthy

Marbletown

Referral Number **2022020** Received: 1/19/2022
Name: **4321 Route 209 LLC** Type of Referral: **Special Permit**
Description: Lodging facility with 10 guest rooms.
Project Location: 4321 Route 209 Stone Ridge
Recommendation: **Required Modifications** Abstentions:
Motion: Welton
Second: Baden
Vote: Yes No Recusals: Hansen

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Marbletown

Referral Number **2022021** Received: 1/19/2022
Name: **4321 Route 209 LLC** Type of Referral: **Site Plan Review**
Description: Lodging facility with 10 guest rooms.
Project Location: 4321 Route 209 Stone Ridge
Recommendation: **Required Modifications** Abstentions:
Motion: Welton
Second: Baden
Vote: Yes No Recusals: Hansen

Saugerties Town

Referral Number **2022018** Received: 1/19/2022
Name: **John Reidy** Type of Referral: **Site Plan Review**
Description: Single-family home in WFO district requires site plan review.
Project Location: 9 Montague Lane
Recommendation: **No County Impact** Abstentions:
Motion: McLaughlin
Second: Konior
Vote: Yes No Recusals:

Shawangunk

Referral Number **2022024** Received: 1/19/2022
Name: **Magruder Solar, LLC** Type of Referral: **Special Permit**
Description: 5 MW Large-scale solar array
Project Location: Plains Road and NYS Route 300
Recommendation: **Required Modifications** Abstentions:
Motion: Konior
Second: McLaughlin
Vote: Yes No Recusals: Watkins

Shawangunk

Referral Number **2022025** Received: 1/19/2022
Name: **Magruder Solar, LLC** Type of Referral: **Site Plan Review**
Description: 5 MW Large-scale solar array
Project Location: Plains Road and NYS Route 300
Recommendation: **Required Modifications** Abstentions:
Motion: Konior
Second: McLaughlin
Vote: Yes No Recusals: Watkins

Shawangunk

Referral Number **2022026** Received: 1/25/2022
Name: **Local Law #1 of 2022** Type of Referral: **Zoning Statute Amendment**
Description: Lot adjustments and natural subdivision review by the planning board.
Project Location: Town wide
Recommendation: **Required Modifications** Abstentions:
Motion: Baden
Second: McLaughlin
Vote: Yes No Recusals: Watkins

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Shawangunk

Referral Number **2022027** Received: 1/25/2022
Name: **Local Law #2 of 2022** Type of Referral: **Zoning Statute Amendment**
Description: Accessory Dwelling units
Project Location: Town wide
Recommendation: **Required Modifications** Abstentions:
Motion: Gidaly
Second: Konior
Vote: Yes No Recusals: Watkins

Shawangunk

Referral Number **2022028** Received: 1/25/2022
Name: **Local Law #3 of 2022** Type of Referral: **Zoning Statute Amendment**
Description: Short Term Rentals Law
Project Location: Town wide
Recommendation: **Required Modifications** Abstentions:
Motion: Konior
Second: McLaughlin
Vote: Yes No Recusals: Watkins

Ulster

Referral Number **2022030** Received: 1/31/2022
Name: **Woods Road Solar Farm** Type of Referral: **Site Plan Review**
Description: 5 MW solar farm
Project Location: Woods Road (near Sawkill Road)
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Konior
Vote: Yes No Recusals: Almquist

Wawarsing

Referral Number **2022029** Received: 1/26/2022
Name: **Illumine Place of Worship** Type of Referral: **Site Plan Review**
Description: 4,800 sq. ft. place of worship with 52 parking spaces.
Project Location: Upper and lower jennyBorok Road
Recommendation: **Required Modifications** Abstentions:
Motion: Konior
Second: Baden
Vote: Yes No Recusals: