

ULSTER COUNTY PLANNING BOARD

Minutes – May 3, 2017

The Ulster County Planning Board Meeting
7:30 p.m. – Surrogate Courtroom, 3rd Floor
County Office Building

The Executive Committee Did Not Meet

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, D. Whitaker, P. Brooks, K. Lovelett, C. Lanzetta, M. Calimano, D. Boggess, T. Wilkin, M. Baden, J. Brown, P. Andreassen, S. Spata, M. Watkins, F. Almqvist, W. Murray, V. McLaughlin, G. Gagliardi, D. Doyle, R. Leibowitz, B. Samuelson **Absent:** R. Kinnin **Excused:** J. Konior, V. Markowitz, M. Rudikoff, J. Winer
- 2. APPROVAL OF MINUTES**
The April minutes were approved. Motion made by Mr. McLaughlin, seconded by Mr. Baden. All were in favor.
- 3. PUBLIC COMMENT**
There was no public comment.
- 4. EDUCATION & TRAINING OPPORTUNITIES**
Chairman Lovelett asked if we received any feedback from the Spring seminar. Mr. Samuelson stated we received thanks, but no comments. Mr. Lovelett asked if there were plans for a Fall seminar. Mr. Doyle informed the Board that we have proposed a training on the subject of the new building code/code enforcement for the Fall Seminar. He added that we would like to ask the Health Department to speak about permitting requirements and added that we may ask them to do a Summer session.
- 5. COMMUNITY REPORTS**
No reports
- 6. PLANNING BOARD REPORTS**
 - a. Chairperson Report
No report
 - b. Committee Reports
No report
- 7. PLANNING DEPARTMENT REPORTS**
 - a. Financial Report
Mr. Doyle apologized for coming in late and explained that we are trying to get a contract approved to hire a consultant for a fire training center location study. The fire service has identified a preferred location, from their perspective, on lands owned by Ulster County near the Community College. That site was not well received by the neighbors, who have expressed concerns, which is giving the Legislature pause to give it their approval. Mr. Doyle continued that we would like to hire a consultant to look at alternatives and study what is preferred in greater

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

detail, and then have preliminary environmental work done on the preferred location before design.

b. Environmental Notice Bulletin & Grant Opportunities

Mr. Baden said the 2nd week of May is cutoff on comments for SEQRA changes.

c. Communications

Mr. Doyle stated the draft scope is out for the Lower Esopus. We have met with DEP to go over the draft scope for the overview, which will be used for the Environmental Impact Statement.

d. Director/Staff Reports

• Ag Additions Update

Mr. Samuelson stated that he, along with representatives from Cornell Cooperative, visited 13 to 14 proposed farm operations. He added they saw many types of farming from small operations specializing in organic flowers, cattle, maple syrup, herbs or tea. To others who do a bit of everything: livestock, crops, etc. Mr. Samuelson said that Providence farm in Accord is tied into a restaurant and there was an agro-forest in Olive that will be selling forest raised pigs. He added that some of the business acumen was fascinating.

8. SPECIAL TOPICS DISCUSSION

a. Court Case – Frigault et al vs. Town of Richfield Planning Board (f)

Mr. Doyle stated this is one of the few court cases to go through to the 3rd department of Appellate division (our division). This case mentions two things:

1. The 10-day requirement for a public hearing saying a town has a responsibility to provide a full statement to the County Planning Board at least 10 days prior to a public hearing for Site Plans & Special Permits; and
2. The need for a full statement. If it is considered as part of the environmental determination at the local level it needs to be included as to what is sent to the county and if it is not sent to the county – that is problematic.

b. New Fire Access Requirements

Mr. Doyle asked Mr. Andreassen to speak about fire access requirements and Mr. Baden to speak about what has changed. Mr. Andreassen noted some of the requirements and offered to put an information sheet together. Mr. Baden stated in 2015 or 2016 the ICC code (International Code Council) was adopted, which is what most fire codes are currently based. He noted that NYS added fire access roads to that code in 2016. Mr. Doyle thanked the Board for their attention to fire access and added if the municipal road standards do not match what is listed in the ICC; then it may be time to have that discussion on the local level.

9. ZONING REFERRALS – See Separate Zoning Minutes

10. ADJOURNMENT

The meeting adjourned at 8:30 PM.

Ulster County Planning Board Minutes



5/3/2017

Gardiner

Referral Number **2017066** Received: 4/25/2017
Name: **Chapter 107 Outdoor Entertainment** Type of Referral: **Other Special Authorization**
Description: Amend regulations with respect to outdoor entertainment
Project Location: Townwide
Recommendation: **Required Modifications** Abstentions:
Motion: Wilkin
Second: Baden Recusals:
Vote: Yes 19 No 0

Gardiner

Referral Number **2017067** Received: 4/26/2017
Name: **Osprey Lane Extension West** Type of Referral: **Subdivision**
Description: 2-lot subdivision w/ proposed dedicated road to the Town
Project Location: Osprey Lane
Recommendation: **Approve** Abstentions:
Motion: McLaughlin
Second: Watkins Recusals:
Vote: Yes 19 No 0

Hurley

Referral Number **2017062** Received: 4/19/2017
Name: **Dylan Hotel** Type of Referral: **Site Plan Review**
Description: Construction addition to existing hotel to include 11 units, lobby, and parking/traffic circulation site amendments.
Project Location: 320 Maverick Road
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Wilkin Recusals: Whitaker
Vote: Yes 18 No 0

Lloyd

Referral Number **2017070** Received: 5/2/2017
Name: **Tremont Hall Corp.** Type of Referral: **Site Plan Review**
Description: Adaptive reuse of building. Convert 9,600 sf lumber storage building for multi-family use (20 apartments)
Project Location: Vineyard Ave and Van Wagner Rd
Recommendation: **Required Modifications** Abstentions:
Motion: Calimano
Second: Baden Recusals: Brooks
Vote: Yes 17 No 0
Gagliardi

~Ulster County Planning Board Minutes~

Marbletown

Referral Number **2017063** Received: 4/20/2017
Name: **Stone Ridge Shoppes** Type of Referral: **Site Plan Review**
Description: Multi-tenant commercial shopping center with retail, professional, and restaurant uses. On site sewer and septic (23
Project Location: 3885 Main Street (Route 209) Stone Ridge, NY
Recommendation: **Required Modifications** Abstentions:
Motion: Wilkin
Second: Andreassen
Vote: Yes No Recusals: Lovelett

Marlborough

Referral Number **2017064** Received: 4/13/2017
Name: **Amendments to Section 155-28 Signage** Type of Referral: **Zoning Statute Amendment**
Description: Update to the Town's zoning statute with respect to signage
Project Location: Townwide
Recommendation: **Approve** Abstentions:
Motion: McLaughlin
Second: Gagliardi
Vote: Yes No Recusals: Lanzetta

New Paltz Village

Referral Number **2017065** Received: 4/10/2017
Name: **15 North Chestnut Street** Type of Referral: **Site Plan Review**
Description: Redevelop and expand (970 sq. ft.) existing building and parcel for office use
Project Location: 15 N. Chestnut Street
Recommendation: **No County Impact** Abstentions:
Motion: McLaughlin
Second: Calimano
Vote: Yes No Recusals: Murray

Saugerties Town

Referral Number **2017069** Received: 4/28/2017
Name: **Riding Academies and Stables** Type of Referral: **Zoning Statute Amendment**
Description: Amendments to 245-10 and 11 regarding Riding Academies and Stables
Project Location: Townwide
Recommendation: **Advisory Comments** Abstentions:
Motion: McLaughlin
Second: Calimano
Vote: Yes No Recusals: Andreassen