

ULSTER COUNTY PLANNING BOARD
Minutes – August 2, 2017

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

The Executive Committee Met at 6:30 PM

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

- 1. ROLL CALL – Present:** J. Leverich, R. Pecora, P. Brooks, K. Lovelett, C. Lanzetta, A. Gotto, D. Boggess, T. Wilkin, M. Baden, J. Brown, P. Andreassen, S. Spata, M. Watkins, F. Almquist, V. Markowitz, W. Murray, G. Gagliardi, D. Doyle, R. Leibowitz, B. Samuelson **Absent:** R. Kinnin **Excused:** L. Geary, D. Whitaker, J. Konior, M. Calimano, M. Rudikoff, J. Winer, V. McLaughlin

2. APPROVAL OF MINUTES

The July minutes were amended to show that Johanna Winer (member from Ellenville) was present at the meeting and the July referral minutes votes were also corrected.

Mr. Baden asked to correct the name of the solar company he referred to in the Community Report, it was Borrego Solar.

The July minutes were approved as amended. Motion by Ms. Pecora, seconded by Mr. Boggess. All were in favor.

3. PUBLIC COMMENT – No Public Comment

4. EDUCATION & TRAINING OPPORTUNITIES

Mr. Baden stated the training scheduled to be in Albany by Association of Towns/NY Planning Federation was cancelled, however the training on August 7th in Poughkeepsie will still be held.

Discussion on UC Design Guideline Workshop in Marlborough

Mr. Doyle stated that Ms. Lanzetta asked Ulster County Planning to come to Marlborough for a training workshop on Design Guidelines. Ms. Lanzetta stated they would like to have something like last year in the Southern Tier and requested to hold the event on the 2nd Thursday (Sept 14th) at the Town Hall Courtroom. Mr. Doyle asked for a 6:30PM start time and stated we would send out a "Save the Date."

5. COMMUNITY REPORTS

Mr. Wilkin stated he got a notice on Quassaic Creek regarding Pilgrim Pipeline, noting that there is a company going around Newburgh purchasing land options.

Mr. Samuelson spoke for Mr. McLaughlin, who was excused, but wanted the Board to know the repaving is finished on Washington Avenue in Saugerties. The Village is now looking to do sidewalk improvements in the Central Business Area.

Mr. Almquist asked if there been any action on the fire training center? Mr. Doyle stated the consultant is engaged and field work associated with the development of concept plans is expected to begin next week. Mr. Markowitz asked if the County

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

looked at any other spots, noting that some areas already have regional training centers. Mr. Doyle stated he did not believe the current training facilities would go away. He added that the county would like a comprehensive training center including a 6,000SF building for a classroom/administration building, as well as items needed for training for burning buildings, car extraction pads, etc.

Mr. Boggess stated the Town of Olive has two Article 78s filed against them. One for a site plan approval for wedding events at a Bed & Breakfast and the second is a lot line adjustment. He added that the board is also accused of not referring their actions to the County. Mr. Doyle stated that lot line adjustments were not referable.

Mr. Murray stated that New Paltz is contacting home sharing/Air BNB owners to see if they will voluntarily allow fire safety inspection at their residences. Mr. Baden asked if we could be updated on the response. There was a discussion on short term rentals.

6. PLANNING BOARD REPORTS

- a. Chairperson Report
No Report
- b. Committee Reports
No Report

7. PLANNING DEPARTMENT REPORTS

- a. Financial Report
No Report
- b. Environmental Notice Bulletin & Grant Opportunities– *No Member Comment*
- c. Communications – *No Member Comment*
- d. Director/Staff Reports

Mr. Doyle stated the Filtration Avoidance Determination is out from NYC, adding that it covers the watershed and noting that the Lower Esopus has been mentioned. He also mentioned that Mr. Samuelson has been working on the Rental Housing Survey, which will be out by the end of summer. Mr. Doyle stated that Family Court renovation design is ongoing and there will be a presentation to the Legislature tomorrow. Mr. Doyle stated that we continue to work on bus integration with Kingston, have had meetings with the Common Council and with drivers last week and are now working on route optimization. Mr. Doyle stated that the Legislature has acted to certify and sent recommendations on Ag District 3 to the Ag & Farmland Protection Board. He added that one property in Olive was recommended to not be included. Mr. Doyle noted that Mr. Leibowitz has taken over the work on Brownfield Opportunity Areas (BOA), adding that we have draft areas in Ellenville, Rochester, Kingston and Saugerties. We met with the Department of Transportation in Poughkeepsie to discuss where we are with the Route 9W corridor. Mr. Doyle stated we continue to have discussions on the Community Development Block Grant application at the county level adding that we may do a septic repair/replace program in the watershed using HUD money, but are having a debate on program delivery. Mr. Doyle stated he heard that RUPCO was working with the Town and Village of New Paltz, and maybe Greene

County, on a housing program. He added that application is due at the end of September. Mr. Doyle stated the County submitted a shared services application, identifying several areas to the state, noting that one of the areas was the fire training center.

8. SPECIAL TOPICS DISCUSSION

• Update on Countywide Bridge Projects

Mr. Doyle stated that staff from the MPO put together a map and tip sheet of bridges currently (or bridges that will be) going through the necessary approval process for the next 5 years. He informed the board there are 409 bridges in Ulster County: 158 bridges are at the county level, communities have about 70 bridges and the rest are NYSDOT bridges. Bridge replacement will no longer be putting back equal to what was taken down. The County has developed a couple policies for bridge replacement. One is that bridges should be built to a 100-years past standard, if not 100, then 50-years past standard. Another policy is that absent a good reason, there should be 4-foot shoulders on all bridges. Mr. Doyle noted that the Federal government is moving away from providing funding for non-federal system bridges. Municipalities may be looking at very large bills to fix bridges without federal money.

9. ZONING REFERRALS – *See Separate Zoning Minutes*

10. ADJOURNMENT

The meeting adjourned at 8:50PM .

Ulster County Planning Board Minutes



8/2/2017

Kingston City

Referral Number **2017135** Received: 7/19/2017
Name: **Kingston Waterfront Plaza** Type of Referral: **Special Permit**
Description: Construct mixed-use building consisting of 11,920 sf commercial with 18 residential apartments on second floor (18,4
Project Location: 65-85 East Strand
Recommendation: **Required Modifications** Abstentions:
Motion: Pecora
Second: Markowitz
Vote: Yes No

Kingston City

Referral Number **2017136** Received: 7/19/2017
Name: **Kingston Waterfront Plaza** Type of Referral: **Site Plan Review**
Description: Construct mixed-use building consisting of 11,920 sf commercial with 18 residential apartments on second floor (18,4
Project Location: 65-85 East Strand
Recommendation: **Required Modifications** Abstentions:
Motion: Pecora
Second: Markowitz
Vote: Yes No

Marlborough

Referral Number **2017125** Received: 7/13/2017
Name: **Local Law #6 of 2017 Solar Energy** Type of Referral: **Zoning Statute Amendment**
Description: Solar Energy Law covering accessory, subdivision, and large scale facilities
Project Location: Townwide
Recommendation: **Advisory Comments** Abstentions:
Motion: Baden
Second: Watkins
Vote: Yes No Recusals: Lanzetta

New Paltz Town

Referral Number **2017126** Received: 7/18/2017
Name: **Morrisey Variance** Type of Referral: **Area Variance**
Description: Front/side yard variance for pool placement
Project Location: 575 Albany Post Road
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Baden
Vote: Yes No Recusals: Gotto

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New Paltz Village

Referral Number **2017137** Received: 7/20/2017
Name: **Citgo Station Redevelopment** Type of Referral: **Site Plan Review**
Description: Renovation/Expansion of existing automotive repair/convenience store/gas station
Project Location: 131 Main Street
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Baden
Vote: Yes No Recusals: Murray

New Paltz Village

Referral Number **2017138** Received: 7/20/2017
Name: **51 Main Street** Type of Referral: **Area Variance**
Description: Minimum lot size variance for approved building. Convert second floor restaurant to two apartments.
Project Location: 51 Main Street
Recommendation: **No County Impact** Abstentions:
Motion: Baden
Second: Pecora
Vote: Yes No Recusals: Murray

Rochester

Referral Number **2017139** Received: 7/24/2017
Name: **Crystal Creek Equestrian Center** Type of Referral: **Special Permit**
Description: Owner occupied commercial stable with residential use (4 apartments for student use). Removing indoor riding ring fr
Project Location: 5883 Route 44/55 Kerhonskon
Recommendation: **No County Impact** Abstentions:
Motion: Watkins
Second: Wilkin
Vote: Yes No Recusals: Baden

Rochester

Referral Number **2017140** Received: 7/24/2017
Name: **Crystal Creek Equestrian Center** Type of Referral: **Site Plan Review**
Description: Owner occupied commercial stable with residential use (4 apartments for student use). Removing indoor riding ring fr
Project Location: 5883 Route 44/55 Kerhonskon
Recommendation: **No County Impact** Abstentions:
Motion: Watkins
Second: Wilkin
Vote: Yes No Recusals: Baden

Rochester

Referral Number **2017142** Received: 7/21/2017
Name: **Vinci Farms Subdivision** Type of Referral: **Subdivision**
Description: 4-lot subdivision
Project Location: Old Pilgrim's Way (Clay Hill Rd)
Recommendation: **Required Modifications** Abstentions:
Motion: Andreassen
Second: Watkins
Vote: Yes No Recusals: Baden

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Rochester

Referral Number **2017143** Received: 7/21/2017
Name: **Vinci Farms, LLC** Type of Referral: **Site Plan Review**
Description: Site Plan Amendment for Recording Studio
Project Location: Old Pilgrim's Way (Clay Hill Rd)
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Watkins
Vote: Yes No Recusals: Baden

Saugerties Town

Referral Number **2017141** Received: 7/21/2017
Name: **Kiniry West, LLC** Type of Referral: **Site Plan Review**
Description: Construct metal building for office and storage space.
Project Location: Route 212
Recommendation: **Required Modifications** Abstentions:
Motion: Pecora
Second: Watkins
Vote: Yes No Recusals: Andreassen

Saugerties Village

Referral Number **2017127** Received: 7/17/2017
Name: **Regency Enterprises, LCC** Type of Referral: **Special Permit**
Description: Convert existing into 3-family home and update parking
Project Location: 14-16 Underwood Street
Recommendation: **Required Modifications** Abstentions:
Motion: Baden NO: Watkins
Second: Pecora
Vote: Yes No Recusals:

Saugerties Village

Referral Number **2017128** Received: 7/17/2017
Name: **Regency Enterprises, LCC** Type of Referral: **Site Plan Review**
Description: Convert existing into 3-family home and update parking
Project Location: 14-16 Underwood Street
Recommendation: **Required Modifications** Abstentions:
Motion: Baden NO: Watkins
Second: Pecora
Vote: Yes No Recusals:

Saugerties Village

Referral Number **2017129** Received: 7/17/2017
Name: **42 Livingston Street, LLC** Type of Referral: **Special Permit**
Description: Convert mixed-use building to residential (3 additional apartments)
Project Location: 42 Livingston Street
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Wilkin
Vote: Yes No Recusals:

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Saugerties Village

Referral Number **2017130** Received: 7/17/2017
Name: **42 Livingston Street, LLC** Type of Referral: **Site Plan Review**
Description: Convert mixed-use building to residential (3 additional apartments)
Project Location: 42 Livingston Street
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Wilkin
Vote: Yes No Recusals:

Saugerties Village

Referral Number **2017131** Received: 7/17/2017
Name: **Stinemire** Type of Referral: **Subdivision**
Description: Lot line adjustment
Project Location: 65 and 75 Main Street
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Andreassen
Vote: Yes No Recusals:

Ulster

Referral Number **2017132** Received: 7/17/2017
Name: **Lia Honda of Kingston** Type of Referral: **Site Plan Review**
Description: Demolish existing structure and construct 36,000 sq. ft. dealership. With 130,000 sq. ft. of vehicle display/inventory
Project Location: 727-747 East Chester Street Bypass
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Boggess
Vote: Yes No Recusals: Almquist

Ulster

Referral Number **2017133** Received: 7/12/2017
Name: **Torres Fence** Type of Referral: **Area Variance**
Description: Fence variance (6' instead of 4')
Project Location: 337 Lucas Avenue
Recommendation: **No County Impact** Abstentions:
Motion: Andreassen
Second: Pecora
Vote: Yes No Recusals: Almquist

Wawarsing

Referral Number **2017145** Received: 7/28/2017
Name: **Kamback Solar, LLC** Type of Referral: **Special Permit**
Description: 3 KW solar photovoltaic array system located in agricultural district #3
Project Location: 135 Sportsman Road Napanoch
Recommendation: **Disapprove** Abstentions:
Motion: Pecora
Second: Baden
Vote: Yes No Recusals:

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Wawarsing

Referral Number **2017146** Received: 7/28/2017
Name: **Kamback Solar, LLC** Type of Referral: **Site Plan Review**
Description: 3 KW solar photovoltaic array system located in agricultural district #3
Project Location: 135 Sportsman Road Napanoch
Recommendation: **Disapprove** Abstentions:
Motion: Pecora
Second: Baden Recusals:
Vote: Yes No

Woodstock

Referral Number **2017134** Received: 7/12/2017
Name: **Fifteen Yerry Hill Road, LLC** Type of Referral: **Use Variance**
Description: Use variance to repair and renovate an existing building for use as a health club/gym/children's karate facility
Project Location: 15 Yerry Hill Road
Recommendation: **Required Modifications** Abstentions:
Motion: Pecora
Second: Watkins Recusals:
Vote: Yes No

Woodstock

Referral Number **2017144** Received: 7/26/2017
Name: **DeSalle Fence** Type of Referral: **Area Variance**
Description: 2' variance on 6' fence in front yard
Project Location: 43 Eighmey Road, Willow NY
Recommendation: **No County Impact** Abstentions:
Motion: Andreassen
Second: Watkins Recusals:
Vote: Yes No