

**ULSTER COUNTY PLANNING BOARD**  
***Minutes - January 7, 2015***

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

**The Executive Committee Met at 6:30PM**

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

1. **ROLL CALL – Present:** J. Konior, P. Brooks, K. Lovelett, H. Baker, M. Calimano, D. Boggess, T. Wilkin, M. Baden, J. Brown, K. Holmquist, M. Watkins, F. Almquist, V. Markowitz, E. Cafaro, M. Weitman, G. Swanzey, D. Doyle, B. Samuelson **Absent:** M. Rudikoff, R. Kinnin **Excused:** M. Vaia, R. Pecora, R. Sokolov, D. Whitaker, P. Andreassen **Guests:** Jack Schoonmaker, Gary Gailles, Dan Russo, Terresa Bakner.

Mr. Baden welcomed everyone and informed the board there was a card circulating for Rob Leibowitz congratulating him on the birth of his new son Joshua Charles.

2. **APPROVAL OF MINUTES**

December minutes were approved. Motion by Mr. Calimano. Seconded by Mr. Konior.

3. **FINANCIAL REPORT**

Mr. Doyle stated the county adopted the 2015 budget – we are in good shape financially going into the year. Mr. Doyle explained that any inconsistencies in this month's report are due to cleaning up old purchase orders.

4. **PUBLIC COMMENT**

No Public Comment

5. **COMMUNITY REPORT**

Mr. Wilkin stated the Plattekill Town Board was looking for a response from Pilgrim Pipeline for more information before passing a resolution banning the pipeline. Mr. Wilkin also stated that his building inspector informed him that in 2015 or 2016 townhouses will be required to have sprinkler systems. He wanted to know if the UCPB would be looking at this on a county level or will we have to educate the local boards. Mr. Doyle stated that we could check on this. Mr. Wilkin stated he took the online DOS training that was circulated to the Board. He added that the training needs some glitches worked out.

6. **COMMUNICATIONS**

- Town of Ulster Town Board – Resolution declaring Positive SEQR Declaration – Niagara Bottling Facility (SBL#48.7-1-29.2) – Application for site plan approval for development of 414,800 SF building with 29 tractor trailer loading docks, 98 tractor trailer parking spaces and 160 off-street parking spaces on a 57.50 acre site served by municipal water and municipal sewer. The proposed manufacturing use is permitted as-of-right within the OM-Office Manufacturing Zoning Dist in accordance with the standards set forth in §190-69 Table of Uses of the Town of Ulster Town Code.

Mr. Doyle made note of the above and stated some of the stakeholders who were urging us to participate in the scoping of the document were at our meeting last month. He added that as of this time we have not seen a scoping document. Mr. Almquist stated the filing deadline is the end of the month.

7. **OLD BUSINESS**

a. Capital Program Comments

Mr. Doyle stated we filed the Planning Board comments with the County Executive and Legislature in November. Mr. Doyle offered to send an email if anyone wanted a copy of the

comments. We received positive feedback from the County Executive's office particularly with the board's recognition of the infrastructure program.

## 8. SPECIAL TOPICS DISCUSSION

Mr. Doyle stated that the Transportation Council has engaged a consultant for the Long Range Transportation Plan and a study on Broadway in Kingston continues. We are also working on an inter-modal analysis for Town of New Paltz, completed 3 Safe Routes to School action plans for school and expect to begin another in Saugerties. We are in the process of issuing a request for proposals for a human services coordination plan, a bridge inspection and management program and are engaged in a PILs study (priority incident location). We have been getting traffic count data back, including all bridges in Ulster County and non-reoccurring congestion work for tourism peaks (traffic count work was done in Oct).

## 9. NEW BUSINESS

### a. Planning Seminar – The Agricultural Districts Program & Local Land Use Regulations Thursday, January 29<sup>th</sup> from 7:00-9:30 @SUNY Ulster

The Planning Department is partnering with Rondout Valley Growers Association, bringing in Bob Somers of NYS Ag & Markets, to show the correlation between land use and agricultural Districts. Mr. Doyle will do opening remarks and a brief presentation and Mr. Somers will do the overview from the perspective of Ag & Markets. Mr. Wilkin asked if it will touch on agri-tourism. Mr. Doyle stated it will cover many facets of agriculture. He added that we have an Ag/Tourism related referral on tonight's Agenda. Mr. Wilkin stated a local u-pick farm was offering a climbing wall and a hill with a culvert pipe through it, he was thinking items like these may bring up questions. Mr. Baden stated that a riding arena in Town of Rochester became the topic of controversy as an agricultural use when it was questioned as to whether it required a building permit due to public access.

### b. Environmental Notice Bulletin & Grant Opportunities– Mr. Doyle stated *Office of Community Renewal* has announced availability of funding under the Home Program, Restore Program and the Community Development Block Grant Program. He added that CDBG funding for housing rehabilitation has been running through our office since 1999. Mr. Doyle stated that we currently have two grants running through our office, one for \$750,000 and the other for \$500,000.

**Mr. Doyle stated we have a large zoning referral to look at for the Belleayre project, aka Crossroad Ventures. Mr. Doyle asked the representatives from the project who are present here tonight to please introduce themselves. Terresa Bakner from Whiteman, Osterman & Hannah introduced herself as well as Dan Russo whom she has been working on this project with since 1999, Gary Gales and Jack Schoonmaker who is the project manager and architect.**

## 10. ZONING REFERRALS – See Separate Zoning Minutes

## 11. ADJOURNMENT

**The meeting adjourned at 9:37PM.**

# Ulster County Planning Board Minutes



1/7/2015

## Gardiner

Referral Number **2015001** Received: 12/30/2014  
Name: **Lazy River Campground** Type of Referral: **Site Plan**  
Description: Site Plan Amendment - Expansion of Pool Area  
Project Location: 50 Beaver Road  
Recommendation: **No County Impact** Abstentions:  
Motion: Watkins  
Second: Konior  
Vote: Yes  16 No  0 Recusals:

## Gardiner

Referral Number **2015002** Received: 12/31/2014  
Name: **Grog's Hollow Farm** Type of Referral: **Special Permit**  
Description: Construct five yurts to serve as lodging for transient guests on property  
Project Location: 213 Burnt Meadow Road  
Recommendation: **Required Modifications** Abstentions:  
Motion: Konior  
Second: Lovelett  
Vote: Yes  16 No  0 Recusals:

## Plattekill

Referral Number **2015004** Received: 12/12/2014  
Name: **Chaisson 4 lot** Type of Referral: **Subdivision**  
Description: Proposed 4-lot subdivision on pre-existing site plan  
Project Location: Crescent Ave  
Recommendation: **Required Modifications** Abstentions:  
Motion: Watkins  
Second: Konior  
Vote: Yes  15 No  0 Recusals: Wilkin

## Plattekill

Referral Number **2015005** Received: 12/12/2014  
Name: **Chaisson 4-lot** Type of Referral: **Site Plan**  
Description: Site plan modification for proposed 4-lot subdivision  
Project Location: Crescent Ave  
Recommendation: **Required Modifications** Abstentions:  
Motion: Watkins  
Second: Konior  
Vote: Yes  15 No  0 Recusals: Wilkin

# ~Ulster County Planning Board Minutes~

## Plattekill

---

Referral Number      **2015006**      Received:      12/12/2014  
Name:      **Pond Ridge LLC - Lands of Rainieri**      Type of Referral:      **Subdivision**  
Description:      4 lots - Total of 13 units. 1st lot contains existing home & out buildings. Remaining 3 lots will each contain a 4-family  
Project Location:      808 South Street  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Lovelett  
Second:      Konior  
Vote:      Yes  No       Recusals:      Wilkin

## Plattekill

---

Referral Number      **2015007**      Received:      12/12/2014  
Name:      **Pond Ridge LLC - Lands of Rainieri**      Type of Referral:      **Site Plan**  
Description:      4 lots - Total of 13 units. 1st lot contains existing home & out buildings. Remaining 3 lots will each contain a 4-family  
Project Location:      808 South Street  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Lovelett  
Second:      Konior  
Vote:      Yes  No       Recusals:      Wilkin

## Shandaken

---

Referral Number      **2015009**      Received:      11/14/2014  
Name:      **Belleayre Resort Modification**      Type of Referral:      **Site Plan**  
Description:      The Resort contains 2 hotels with a total of 629 lodging units, spa facilities, 18-hole golf course & activities center  
Project Location:      County Route 47  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Watkins  
Second:      Konior  
Vote:      Yes  No       Recusals:

## Shandaken

---

Referral Number      **2015010**      Received:      11/14/2014  
Name:      **Belleayre Resort Modification**      Type of Referral:      **Special Permit**  
Description:      The Resort contains 2 hotels with a total of 629 lodging units, spa facilities, 18-hole golf course & activities center  
Project Location:      County Route 47  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Watkins  
Second:      Konior  
Vote:      Yes  No       Recusals:

## Shawangunk

---

Referral Number      **2015011**      Received:      12/4/2014  
Name:      **Town of Shawangunk LL#1 of 2014**      Type of Referral:      **Amend Zoning Statute**  
Description:      Amending "Motor Vehicle Sales" in Small Business Zones in Walker Valley & Hamlet of Walkkill. Amendment to clarify  
Project Location:  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Konior  
Second:      Markowitz  
Vote:      Yes  No       Recusals:      Watkins

## ~Ulster County Planning Board Minutes~

### **Shawangunk**

---

Referral Number      **2015013**      Received:      12/17/2014  
Name:      **Rolling Hills Estates**      Type of Referral:      **Subdivision**  
Description:      Section II Rolling Hills Estates Subdivision - 17 residential lots and loop road completion  
Project Location:      Birch Road & Ralph Branch Drive  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Konior  
Second:      Lovelett  
Vote:      Yes  No       Recusals:      Watkins

### **Woodstock**

---

Referral Number      **2015012**      Received:      12/18/2014  
Name:      **Stewart's Shops Corp - New Sign**      Type of Referral:      **Variance-Area**  
Description:      Replace existing sign with a larger sign & to have gas prices internally lit. New sign will be larger than 10SF.  
Project Location:      7 Zena Rd  
Recommendation:      **Disapprove**      Abstentions:  
Motion:      Lovelett  
Second:      Konior  
Vote:      Yes  No       Recusals: