

**ULSTER COUNTY PLANNING BOARD**  
***Minutes - March 2, 2016***

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 6:30 PM**

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

1. **ROLL CALL - Present:** K. Hudson, D. Whitaker, J. Konior, K. Lovelett, C. Lanzetta, M. Calimano, D. Boggess, T. Wilkin, M. Baden, J. Brown, R. Hlavaty, K. Holmquist, M. Watkins, F. Almquist, V. Markowitz, M. Rudikoff, W. Murray, V. McLaughlin, D. Doyle, R. Leibowitz, B. Samuelson **Absent:** R. Pecora, E. Cafaro, R. Kinnin, S. Cahill **Excused:** P. Brooks, P. Andreassen **Guests:** Glenn Hoagland, Ron Knapp, Ted Kolankowski, Mike Moriello, Sam Spata, Bob Kalb

Chairman Baden welcomed new alternate member Robert Hlavaty representing the Town of Saugerties.

2. **APPROVAL OF MINUTES**

Mr. Wilkin amended his Community Report comments to reflect that it was Town of Plattekill who wrote the letter to NYS regarding Pilgrim Pipeline.

**Motion to approve minutes as amended made by Mr. Wilkin, seconded by Mr. Lovelett. All were in favor.**

3. **FINANCIAL REPORT**

Mr. Doyle explained that staff expenses are paid from a different accounting system and have to be entered manually into the new system, which makes them approximately 30 days behind to post.

4. **PUBLIC COMMENT**

No public comment

5. **COMMUNITY REPORT**

Mr. Holmquist announced that Sam Spata was here this evening. Mr. Spata has been proposed to be the alternate member for the Town of Shandaken.

Chairman Baden stated that paper copies of the mileage form were available. He added that electronic copies of the form will be sent out.

Mr. Baden stated that representatives from Mohonk were here this evening and had a handout for the Board.

6. **COMMUNICATIONS**

Mr. Doyle made note of the Town of Shandaken/Town of Middletown Findings Statement on the completion of SEQRA for the site plan of the Belleayre project. Mr. Wilkin asked who was the Lead Agency. Mr. Doyle answered DEC.

Mr. McLaughlin asked if the lawsuit that was in the newspaper recently regarding the project would impact the entity from moving forward. Mr. Doyle said that it most likely would.

**7. OLD BUSINESS**

- a. **Planning Seminar – Zoning for Solar – Tuesday, March 22<sup>nd</sup> from 7:00-9:15pm** SUNY Ulster, College Lounge (Vanderlyn Hall), Stone Ridge  
Mr. Baden made note of the above.

Chairman Baden stated that Paul Andreassen and Frank Almquist have been working with him on making lists of trainings. He noted members should check with their local board to see if the trainings qualify for credit. Mr. Baden noted that on March 9<sup>th</sup> Bob Freeman will be speaking in Woodstock on Open Meetings Law. Lists of upcoming trainings will be sent out to members via email.

**8. SPECIAL TOPICS DISCUSSION**

Mr. Doyle stated that we are waiting on Mr. White's availability to speak about trail systems.

Chairman Baden stated that some members of the Executive Committee will be visiting Marlborough on Monday the 21<sup>st</sup> to speak to their planning board. Ms. Lanzetta mentioned that they are located in the old Milton Elementary School and to enter from down below by the Police Department.

**9. NEW BUSINESS**

- a. **Ag District Inclusions Application Period**

Mr. Samuelson stated the one month window to apply for inclusion in an Ag District is March 1st – 30th. The applications have to be mailed or hand-delivered to the County Planning Department in that time period. Mr. Doyle noted that the planning department, acting for the Farmland Protection Board, gathers the applications and does an initial analysis before transferring them to the Chairman of the Legislature who sends them on to the Farmland Protection Board. Mr. Baden asked how many we expected to receive. Mr. Samuelson added that we expect at least 4 applications.

Mr. Doyle stated 4 applications have been filed by Scenic Hudson and Wallkill Valley Land Trust under the Purchase Development Rights for the \$20 million eligible for the Mid-Hudson region. These applications are for one farm in Rochester and one in New Paltz and two farms in Marlborough. Scenic Hudson provides a 25% local match. Mr. Doyle said the state is gearing up to announce another \$15 million, which will be available statewide. Mr. Doyle noted that there are farmers in Shawangunk interested in the second funding round. He added that we will check with Scenic Hudson to see if they are interested. The county has funds for open space protection in its capital program. We anticipate the county would match the local share at 50% up to \$500,000.

Ms. Lanzetta stated that Marlborough sent Governor Cuomo a letter on the scoring criteria, emphasizing that criteria should take unique environments into

consideration, not just soil types. She encouraged others who are interested to consider writing letters to the Governor and ask him to reevaluate the importance of that as part of the scoring criteria.

**b. Brownfield Study Update**

Mr. Doyle informed the board that the county has received a grant from Department of State. We will be conducting a countywide brownfield pre-nomination study for contaminated and underutilized sites. The work program requires us to identify 5 separate clusters and prepare pre-nomination reports. We have \$200K for a consultant study and anticipate having a consultant on board by April. The list has been narrowed down to two companies and neither is local. Mr. Doyle noted that Mr. Baden is on the selection committee.

**c. Environmental Notice Bulletin & Grant Opportunities– *No Member Comment***

Chairman Baden stated last month the board voted to have the Executive Committee tasked with coming up with a policy on charging stations for electric vehicles. He added that he's done some research, which he's with the executive committee and they will be discussing creating a policy. Mr. Baden asked Mr. Doyle to explain what has been determined with regard to how EV charging stations should be reviewed in the short term. Mr. Doyle thanked the board and he thanked Mr. Whitaker for his suggestion for the recommendation for what should be included in the short term. He informed the board that before there is a formal policy, we would make recommendations for EV charging stations based on major destinations and facilities with a large number of employees and have conversations on how zoning statutes could be amended as well. Our recommendations would be for the installation of the infrastructure (conduits) in order to be equipped and then allow the private sector to determine the benefit of adding charging stations in the future, rather than requiring them. He added that is what staff will use as recommendations until the executive committee develops a more formal detailed policy.

Mr. Baden asked the board to hold questions and comments on referrals until after Mr. Leibowitz goes through his presentation.

Glenn Hoagland from the Mohonk Preserve thanked the board for allowing their presentation. With him was Ron Knapp from the board of directors at Mohonk, Ted Kolankowski from Barton & Loguidice and Attorney Mike Moriello. The gentlemen gave a Powerpoint presentation on the proposed "Mohonk Preserve Foothills" project and answered questions.

**10. ZONING REFERRALS – *See Separate Zoning Minutes***

**11. ADJOURNMENT**

The meeting adjourned at 10:10pm

# Ulster County Planning Board Minutes



3/2/2016

## Esopus

Referral Number **2016020** Received: 2/5/2016  
Name: **Judy Shapiro** Type of Referral: **Variance-Area**  
Description: Self Storage Units (2) - front yard, minimum lot size, minimum lot depth variances  
Project Location: 546 Broadway Ulster Park (Route 9W)  
Recommendation: **Required Modifications** Abstentions:  
Motion: Calimano  
Second: Lovelett  
Vote: Yes  No  Recusals:

## Gardiner

Referral Number **2016062** Received: 2/25/2016  
Name: **Amend Chapter 188-22(A) Parks and Open Spac** Type of Referral: **Amend Zoning Statute**  
Description: Amend regulations that pertain to reservation of parks and open space associated with residential subdivisions  
Project Location: Townwide  
Recommendation: **Required Modifications** Abstentions:  
Motion: Lovelett  
Second: McLaughlin  
Vote: Yes  No  Recusals: Hudson

## Lloyd

Referral Number **2016042** Received: 2/18/2016  
Name: **Community Car Wash** Type of Referral: **Variance-Area**  
Description: 7.2 square foot variance for sign. 17' height variance (pre-existing is at 18')  
Project Location: Route 9W and Merritt Avenue  
Recommendation: **Disapprove** Abstentions:  
Motion: Calimano  
Second: Lovelett  
Vote: Yes  No  Recusals:

## Lloyd

Referral Number **2016043** Received: 2/18/2016  
Name: **Erichsen's Auto, Inc.** Type of Referral: **Variance-Area**  
Description: Rear, and both left and right side-yard setback variances to install fence  
Project Location: Lumen Lane  
Recommendation: **Required Modifications** Abstentions:  
Motion: Calimano  
Second: Konior  
Vote: Yes  No  Recusals:

## ~Ulster County Planning Board Minutes~

### Lloyd

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Referral Number      **2016057**      Received:      2/23/2016  
Name:      **Local Law A of 2016**      Type of Referral:      **Amend Zoning Map**  
Description:      Petition to rezone to parcels from DB to GB zoning  
Project Location:      593 and 595 New Paltz Rd  
Recommendation:      **Advisory Comments**      Abstentions:  
Motion:      Calimano  
Second:      Konior      Recusals:  
Vote:      Yes  No

### Lloyd

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Referral Number      **2016058**      Received:      2/23/2016  
Name:      **Local Law B of 2016**      Type of Referral:      **Amend Zoning Map**  
Description:      Petition to rezone three parcels from CB to R-1/4  
Project Location:      1, 7, & 9 Grove St  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Watkins  
Second:      Konior      Recusals:  
Vote:      Yes  No

### Lloyd

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Referral Number      **2016063**      Received:      2/25/2016  
Name:      **Mt. Triumphant Church of God**      Type of Referral:      **Site Plan**  
Description:      Demolish existing 1,456 sq. ft. building and construct new 2,600 sq. ft. assembly hall in its place  
Project Location:      1377 Route 44/55 Clintondale  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Konior  
Second:      Lovelett      Recusals:  
Vote:      Yes  No

### New Paltz Town

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Referral Number      **2016039**      Received:      2/18/2016  
Name:      **Mohonk Preserve Foothills Project and Subdivi**      Type of Referral:      **Site Plan**  
Description:      Refurbish Testimonial Gateway, add parking lot and visitor center  
Project Location:      Route 299 and Gatehouse Rd  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Rudikoff  
Second:      Konior      Recusals:      Calimano  
Vote:      Yes  No

### New Paltz Town

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Referral Number      **2016040**      Received:      2/18/2016  
Name:      **Mohonk Preserve Foothills Project and Subdivi**      Type of Referral:      **Subdivision**  
Description:      Subdivision of 14 acre parcel opposite larger parcel on Butterville Rd  
Project Location:      Route 299 and Gatehouse Rd  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      McLaughlin  
Second:      Konior      Recusals:      Calimano  
Vote:      Yes  No

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## **New Paltz Village**

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Referral Number      **2016041**      Received:      2/18/2016  
Name:      **Amendment to 212-13 (G)**      Type of Referral:      **Amend Zoning Statute**  
Description:      Corrections and clarifications to NBR district amendments  
Project Location:      NBR district  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Konior  
Second:      Wilkin      Recusals:  
Vote:      Yes  No

## **Rochester**

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Referral Number      **2016045**      Received:      2/22/2016  
Name:      **LH Equine Properties LLC**      Type of Referral:      **Site Plan**  
Description:      Commercial stables with 9,800 square foot riding ring arena and attached barns  
Project Location:      5883 Route 44/55 Kerhonkson  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Wilkin  
Second:      Watkins      Recusals:      Baden  
Vote:      Yes  No

## **Rochester**

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Referral Number      **2016046**      Received:      2/22/2016  
Name:      **Arrowood Farms LLC**      Type of Referral:      **Site Plan**  
Description:      Expansion of existing agritourism - brewery and tasting room - structures exist already  
Project Location:      236 Lower Whitfield Rd  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      McLaughlin  
Second:      Konior      Recusals:      Baden  
Vote:      Yes  No

## **Rosendale**

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Referral Number      **2016065**      Received:      2/26/2016  
Name:      **Farm and Distillery**      Type of Referral:      **Variance-Use**  
Description:      Use variance to allow for farming and a distillery  
Project Location:      127 Binnewater Rd (CR-1)  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Lovelett  
Second:      Konior      Recusals:      Brown  
Vote:      Yes  No

## **Saugerties Town**

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Referral Number      **2016064**      Received:      2/22/2016  
Name:      **Landscaping Supply**      Type of Referral:      **Site Plan**  
Description:      Establish landscaping supply business. Use existing structure for offices.  
Project Location:      1447 Route 212  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Watkins  
Second:      Konior      Recusals:  
Vote:      Yes  No

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## Shandaken

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Referral Number      **2016059**      Received:      2/24/2016  
Name:      **Bell Addition**      Type of Referral:      **Variance-Area**  
Description:      two story addition to former church/now residential use  
Project Location:      667 Route 214 Phoenicia  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Calimano  
Second:      Watkins  
Vote:      Yes  No       Recusals:

## Shandaken

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Referral Number      **2016060**      Received:      2/24/2016  
Name:      **Novak Addition**      Type of Referral:      **Variance-Area**  
Description:      Addition to existing home on undersized lot  
Project Location:      9296 Route 28 Highmount  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Watkins  
Second:      Konior  
Vote:      Yes  No       Recusals:

## Shandaken

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Referral Number      **2016061**      Received:      2/25/2016  
Name:      **Glass Mountain Inn**      Type of Referral:      **Special Permit**  
Description:      Special Permit to allow for a cabin/cottage development  
Project Location:      108-110 Route 214 Phoenicia  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      McLaughlin  
Second:      Konior  
Vote:      Yes  No       Recusals:

## Shawangunk

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Referral Number      **2016047**      Received:      2/22/2016  
Name:      **Local Law #1 of 2016**      Type of Referral:      **Amend Zoning Statute**  
Description:      Add Bed & Breakfast-Residence and Bed & Breakfast-Inn as two new uses to the zoning statute  
Project Location:      Town-wide  
Recommendation:      **Advisory Comments**      Abstentions:  
Motion:      Lovelett  
Second:      Konior  
Vote:      Yes  No       Recusals:      Watkins

## Ulster

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Referral Number      **2016044**      Received:      2/18/2016  
Name:      **1099 Ulster Avenue Commercial Store**      Type of Referral:      **Site Plan**  
Description:      Renovate main building and reconstruct addition for retail use  
Project Location:      1099 Ulster Avenue  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Watkins  
Second:      Konior  
Vote:      Yes  No       Recusals:      Almquist

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### Ulster

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Referral Number      **2016048**      Received:      2/18/2016  
Name:      **Begnal Motors**      Type of Referral:      **Site Plan**  
Description:      Site plan amendment - eliminate basement under quick lube area and add 55 x 75 (4,125 square feet) for vehicle se  
Project Location:      129 Route 28  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Wilkin  
Second:      Calimano  
Vote:      Yes  No       Recusals:      Whitaker  
      Almquist

### Ulster

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Referral Number      **2016049**      Received:      2/18/2016  
Name:      **Equipment Rentals & Sales Inc**      Type of Referral:      **Site Plan**  
Description:      Convert existing structure from auto repair and landscape storage to equipment rental business and auto restoration  
Project Location:      881-887 Flatbush Rd/Route 32  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Calimano  
Second:      Konior  
Vote:      Yes  No       Recusals:      Almquist

### Ulster

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Referral Number      **2016050**      Received:      2/18/2016  
Name:      **Ulster County SPCA**      Type of Referral:      **Site Plan**  
Description:      Construct 45 x 54 addition for dog kennels (2,430 sq. ft.)  
Project Location:      20 Wiedy Road  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Calimano  
Second:      Konior  
Vote:      Yes  No       Recusals:      Almquist

### Wawarsing

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Referral Number      **2016051**      Received:      2/19/2016  
Name:      **Regulating the Placement of Solar Energy Syste**      Type of Referral:      **Amend Zoning Statute**  
Description:      Amend zoning statute to allow and provide regulations for solar energy systems  
Project Location:      Townwide  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Lovelett  
Second:      Konior  
Vote:      Yes  No       Recusals:

### Wawarsing

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Referral Number      **2016052**      Received:      2/18/2016  
Name:      **Micro-Brewery and Tasting Room/Retail Use**      Type of Referral:      **Special Permit**  
Description:      Use existing structure as brewery, tasting room, and retail sales  
Project Location:      7174 Route 209  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Wilkin  
Second:      Konior  
Vote:      Yes  No       Recusals:      Markowitz



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### Wawarsing

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Referral Number      **2016053**      Received:      2/18/2016  
Name:      **Micro-Brewery and Tasting Room/Retail Use**      Type of Referral:      **Site Plan**  
Description:      Use existing structure as brewery, tasting room, and retail sales  
Project Location:      7174 Route 209  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Wilkin  
Second:      Konior  
Vote:      Yes  No       Recusals:      Markowitz

### Wawarsing

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Referral Number      **2016054**      Received:      2/22/2016  
Name:      **Camp Rav Tov**      Type of Referral:      **Special Permit**  
Description:      3 new dormitories at summer camp  
Project Location:      1152 Ulster Heights Rd  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Calimano  
Second:      Konior  
Vote:      Yes  No       Recusals:

### Wawarsing

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Referral Number      **2016055**      Received:      2/22/2016  
Name:      **Camp Rav Tov**      Type of Referral:      **Site Plan**  
Description:      3 new dormitories at summer camp  
Project Location:      1152 Ulster Heights Rd  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Calimano  
Second:      Konior  
Vote:      Yes  No       Recusals:

### Woodstock

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Referral Number      **2016056**      Received:      2/11/2016  
Name:      **Reynolds and Reynolds Tavern**      Type of Referral:      **Special Permit**  
Description:      Convert medical office to tavern use. Add outdoor dining area.  
Project Location:      104 Mill Hill Rd  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Lovelett  
Second:      Konior  
Vote:      Yes  No       Recusals: