

ULSTER COUNTY PLANNING BOARD
Minutes – January 4, 2017

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

The Executive Committee met at 6:30PM

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, J. Konior, P. Brooks, K. Lovelett, C. Lanzetta, M. Calimano, D. Boggess, T. Wilkin, M. Baden, J. Brown, P. Andreassen, S. Spata, M. Watkins, F. Almquist, V. Markowitz, W. Murray, V. McLaughlin, D. Doyle, R. Leibowitz, B. Samuelson **Absent:** R. Kinnin, G. Gagliardi **Excused:** M. Rudikoff, J. Winer **Guests:** Anne Waling

Chairman Lovelett welcomed our newest member, Linda Geary of Gardiner, and asked her to say a few words about herself.

2. APPROVAL OF MINUTES

The December 7, 2016 minutes were approved. Motion made by Mr. McLaughlin, seconded by Mr. Konior. All were in favor.

3. PUBLIC COMMENT

No Public Comment

4. EDUCATION & TRAINING OPPORTUNITIES

Mr. Lovelett stated we have an education and training sub-committee and added that we will put together something more formal to report on in the future. He noted that we discussed training on the new referral guide at the last meeting and will be working on setting that up.

5. COMMUNITY REPORTS

Mr. Andreassen made note of the passing of Supervisor Jeremy Wilber of Woodstock. Mr. Doyle stated there will be a memorial service on Sunday at noon.

Chairman Lovelett stated that his alternate on this board, Sylvia Ricci, has decided to resign after 28 years on the local board.

Mr. McLaughlin stated he was invited to attend the Governor's pre-state of the state announcement on Friday in Poughkeepsie at 10AM. Mr. Doyle informed the Board that we provided the Governor's office with board members information if anyone else gets an invite.

Mr. Baden noted that the Rochester Highway Superintendent, Wayne Kelder, has retired after 29 years and the Town has appointed Tony Spano from the Town Board to take his place.

Mr. Wilkin stated that there will be a meeting next Monday at the Plattekill Elementary School for the closing of the Rt 32 bridge over the Thruway. He added

that he has been sitting on the UCTC, as proxy for the town supervisor, and is grateful for the county for their help bringing Plattekill to this point with the bridge. Mr. Wilkin noted that he took a webinar from DOS regarding *Hot Topic Issues* and expressed that he didn't agree with everything that was presented.

Mr. Watkins stated that Shawangunk was working on new zoning.

Mr. Spata stated there was a lively packed house at the Shandaken ZBA meeting on the Belleayre Resort a couple days before Christmas. He added that the ZBA is doing a workshop meeting to determine the definition of a "Lodge" with the attorney today (is it transient or condo?). The decision is hinging on that for the Article 78 proceedings.

Ms. Pecora stated the Town of Esopus received the Article 78 decision on RSS, which upheld the decision of the ZBA. The project is being sent back to the ZBA for a use variance and/or planning board for a special use permit.

Mr. McLaughlin stated the Village of Saugerties decision was upheld on the Struzzieri waterfront project.

Mr. Watkins noted that with most of the Article 78s over the last few years, the boards are winning.

6. PLANNING BOARD REPORTS

a. Chairperson Report

Chairman Lovelett stated the 2017 meeting schedule in packet. He noted that we are revising the Design Manual to accompany the Referral Guide. Mr. Leibowitz stated that we have a final document pending board approval, images and typos can be tweaked, but content cannot be changed. Mr. Lovelett asked the board to review the document so we can approve a revised version.

b. Committee Reports

No Reports

7. PLANNING DEPARTMENT REPORTS

a. Financial Report

Mr. Doyle stated we have an adopted budget with no revisions from the Legislature. We have substantial amounts of funds attributed to the Transportation Council: several ongoing studies and two RFPs. PILS (Priority Incident Locations on State Roads) will begin soon and we have a Traffic Count contract starting this year. Mr. Doyle added that our budget is around \$1 million, about half of that is for consulting work. We receive about \$470,000 per year from the federal government to do transportation work in the county.

b. Environmental Notice Bulletin & Grant Opportunities

Mr. Doyle stated that we are working with the County Executive's office to coordinate postings on Facebook to get a wider audience.

Mr. Watkins asked if any money for zoning was coming up. Mr. Doyle stated the UCTC operates on State Fiscal Year and is in the process of doing a Unified Planning Work Program. He added that we are looking at programming an additional 4 or 5 studies for next year, and although we cannot do raw zoning,

we can do bits and pieces of zoning work. Mr. Doyle stated that it is the Council's decision what will be included in the work program. The UCTC will meet in February, we anticipate having a draft UPWP in March for consideration by council, which will then need to be approved by federal government. Mr. Doyle noted that proposals can be made in that venue, but the timeline for applications has passed. Mr. Doyle stated within the watershed, there are grant programs to do updates, comprehensive plans and local flood analysis. Mr. Baden offered that Greenway usually has something due in March.

c. Communications

No Member Comment

d. Director/Staff Reports

Mr. Samuelson stated he is in the process of scheduling a meeting with the Agriculture Farmland Protection Board for either Jan 30th or Feb 9th for the review of Ag District 3. He added that there are 14 tax parcels coming under scrutiny, all located in Marbletown or Rochester, but needs to do more research. Mr. Samuelson noted that Mike Baden gave him a list for Rochester properties to review.

8. SPECIAL TOPICS DISCUSSION

Mr. Doyle announced that the county was awarded \$500,000 for trails work through the CFA. He added that we now have about \$4.5 million for the Ashokan trail. Barton & Loguidice is currently working on the design process for that trail, which should be mostly done by early Spring.

9. ZONING REFERRALS – *See Separate Zoning Mins*

10. ADJOURNMENT

The meeting adjourned at 8:40PM. All were in favor.

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Esopus

Referral Number **2017001** Received: 12/8/2016
Name: **Chapter 35: Planning and Zoning Board Alternat** Type of Referral: **Other Special Authorization**
Description: New chapter providing the Town Board the power to appoint alternates to both the Town's Planning Board and ZBA
Project Location:
Recommendation: **Advisory Comments** Abstentions:
Motion: Baden
Second: Konior
Vote: Yes No Recusals:

Lloyd

Referral Number **2017002** Received: 12/9/2016
Name: **Highland Assisted Living at Village View** Type of Referral: **Area Variance**
Description: Variances from building and lot coverage requirements for proposed expansion of existing assisted living facility
Project Location: 1, 7, and 9 Grove Street
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Konior
Vote: Yes No Recusals: Brooks

Lloyd

Referral Number **2017003** Received: 12/9/2016
Name: **Highland Assisted Living at Village View** Type of Referral: **Subdivision**
Description: Lot Line Deletions - Combine 3 parcels into one for expansion of existing assisted living facility
Project Location: 1, 7, and 9 Grove Street
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Konior
Vote: Yes No Recusals: Brooks

Lloyd

Referral Number **2017004** Received: 12/9/2016
Name: **Highland Assisted Living at Village View** Type of Referral: **Special Permit**
Description: Allow Assisted Living Facility in R-1/4 zone
Project Location: 1, 7, and 9 Grove Street
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Konior
Vote: Yes No Recusals: Brooks

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Lloyd

Referral Number **2017005** Received: 12/9/2016
Name: **Highland Assisted Living at Village View** Type of Referral: **Site Plan Review**
Description: 18,310 square foot addition to existing 13,660 square foot assisted living facility
Project Location: 1, 7, and 9 Grove Street
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Konior
Vote: Yes No Recusals: Brooks

Marbletown

Referral Number **2017015** Received: 12/30/2016
Name: **Bafumo 3-Lot Subdivision** Type of Referral: **Subdivision**
Description: Three lot subdivision - demonstrate they are buildable lots in existing ODA
Project Location: 338-354 Woodland Road
Recommendation: **No County Impact** Abstentions:
Motion: Watkins
Second: konior
Vote: Yes No Recusals: Lovelett

Marlborough

Referral Number **2017006** Received: 12/13/2016
Name: **Luvera Properties, LLC** Type of Referral: **Site Plan Review**
Description: Amenmdents to existing commercial plaza including 500 square foot expansion to existing structure
Project Location: 1987-1089 U.S Route 9W
Recommendation: **Required Modifications** Abstentions:
Motion: McLaughlin
Second: Konior
Vote: Yes No Recusals: Lanzetta

Marlborough

Referral Number **2017007** Received: 12/21/2016
Name: **1417 Route 9W - Gas Service Mart** Type of Referral: **Site Plan Review**
Description: Gas Station, Convenience Store, and Dunkin' Donuts
Project Location: 1417 Route 9W Marlboro
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Konior
Vote: Yes No Recusals: Lanzetta

Plattekill

Referral Number **2017008** Received: 12/8/2016
Name: **Avlexica, LLC** Type of Referral: **Zoning Map Amendment**
Description: Rezone 3.94 acres from RS-1 to RR-1.5
Project Location: 148-156 Bedell Avenue
Recommendation: **Advisory Comments** Abstentions:
Motion: Pecora
Second: Konior
Vote: Yes No Recusals:

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Woodstock

Referral Number	2017014	Received:	12/23/2016
Name:	Woodstock Artists Association	Type of Referral:	Area Variance
Description:	9% variance for lot coverage (has 34%, requires 25% max)		
Project Location:	28 Tinker St		
Recommendation:	No County Impact	Abstentions:	
Motion:	Pecora	Recusals:	
Second:	Baden		
Vote:	Yes <input type="text" value="20"/>	No <input type="text" value="0"/>	