

ULSTER COUNTY PLANNING BOARD

Minutes – February 1, 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, J. Konior, P. Brooks, K. Lovelett, C. Lanzetta, D. Boggess, T. Wilkin, M. Baden, J. Brown, P. Andreassen, S. Spata, M. Watkins, F. Almquist, V. Markowitz, M. Rudikoff, V. McLaughlin, G. Gagliardi, D. Doyle, R. Leibowitz, B. Samuelson **Absent:** D. Whitaker, W. Murray, R. Kinnin **Excused:** L. Geary, M. Calimano, J. Winer **Guests:** Owen Harvey
2. **APPROVAL OF MINUTES**
The January minutes were approved. Motion by Mr. McLaughlin, seconded by Mr. Konior. All were in favor.
3. **PUBLIC COMMENT**
Mr. Owen Harvey of Kingston, NY was in attendance for the City of Kingston zoning change request regarding parking lots. (UC Referral #2017-024) He submitted a letter addressed to Historic Landmarks Preservation Council and City of Kingston. Mr. Harvey was concerned because he said the proposed amendment does not solve Kingston's parking problem.
4. **EDUCATION & TRAINING OPPORTUNITIES**
 - a. Seminar on new Referral Guide – Discussion on Date
Chairman Lovelett stated that we have a tentative date of Thursday, April 13th selected, which will need to be finalized and then invitations will be sent out to municipalities. Mr. Leibowitz state he has a cover letter drafted to send with the seminar announcement the towns.
5. **COMMUNITY REPORTS**
Mr. Baden stated that last month the Executive Committee had a discussion on submitting materials electronically and Mr. Leibowitz set up a test with the Town of Rochester. Mr. Baden added that the secretary was able to send documents quickly and efficiently. Mr. Leibowitz will be setting up the Towns of New Paltz and Shawangunk to test electronic submission. Mr. Baden stated we are hoping to make this an optional way of sending in materials. Mr. Leibowitz said we need a point of contact for each board (or office) to set up on our Sharepoint site before they can begin. Mr. Doyle added that we would like to work with a few pilot communities to begin with and work the bugs out before offering this feature to everyone. Mr. Watkins stated that this idea has been going on for many years and he thanked Mr. Leibowitz on behalf of the Executive Committee for putting all this together. Mr. Doyle added that we still need to print out the referrals and we will need to check with the County Attorney about records retention for electronic documents.

Ms. Lanzetta informed the board that she serves on the Hudson Valley Greenway Council and Conservation Board. She stated that they handed out \$60,000 in grants

this morning, most of which were for comprehensive plans. Ms. Lanzetta added that planning grants are done in the beginning of each year. Trail Development grants will be announced later in the year. She encouraged members to talk to their towns about applying for grants.

6. PLANNING BOARD REPORTS

a. Chairperson Report

- Discussion on July 5th meeting date
Mr. Lovelett asked the board if that date would interfere with anyone's attendance. One person answered they would be away. Mr. Doyle stated we will canvass the board again in May or June.
- Mr. Lovelett made note that mileage will be due after the March meeting.
- Contact information sheets were passed around for members to update.
- A list for municipal board dates was circulated to aid in scheduling training.
- Mr. Lovelett asked that anyone who would like to submit referrals electronically (digital uploads) to contact Mr. Leibowitz.

b. Committee Reports

Training Committee

Mr. Baden had informational handouts from New York Planning Federation (NYPF) and a sign-up sheet if anyone was interested in receiving the NYPF mailer that will allow 15 members to receive the handouts quarterly. Mr. Baden also mentioned the NYPF training happening March 26-28 (Sun-Tues) in Saratoga Springs. Mr. Leibowitz mentioned the APA training in NYC in May. Mr. Baden also mentioned the Association of Towns training in February.

Executive Committee

Chairman Lovelett stated the Executive Committee has been working on the Design Guidelines and the final revised draft will be circulated via email by Mr. Leibowitz. He asked the board to submit their comments as soon as possible and added that we would like to vote on and approve the Design Guidelines in March.

7. PLANNING DEPARTMENT REPORTS

a. Financial Report

Mr. Doyle stated that we have a \$95,000 contract going through the county Legislature for the Route 9W study. The contract should be approved mid-February and started in March. We also have a draft Unified Planning Work Program (UPWP) with a budget of \$800,000 for consideration by the council. Mr. Doyle informed the board of a rule change that was adopted, but will be put off until 2022, that intends to combine MPOs into a single area, and may result in one MPO for 3 counties. Mr. Brooks asked about the 9W study. Mr. Doyle stated we reached out to the Supervisor recommending that someone from the Town of Lloyd serve, but we haven't heard from him. Ms. Lanzetta asked if we heard anything about the TAP (Transportation Alternatives Program) announcements. Mr. Doyle answered that we haven't yet. Mr. Markowitz asked if Mr. Doyle heard anything about the sidewalk program in Kerhonkson. Mr. Doyle stated there was a sidewalk component in Kerhonkson and one in Napanoch, but he hadn't heard anything more about it. Mr. Wilkin asked if the draining of the swamp will have

any affect. Mr. Doyle answered it was too soon to talk about. Mr. Doyle noted that there is discussion on major infrastructure spending. Someone asked about the proposed Traffic Circle on the Kingston end of 587 and if there was a work schedule yet? Mr. Doyle answered it is scheduled to begin in Federal Fiscal Year 2018 (which will begin in October of this year). He added that they are completing detailed design and studying traffic queues at Clinton Avenue.

b. Environmental Notice Bulletin & Grant Opportunities

Mr. Doyle noted that Mr. Samuelson does a lot of work with grant availability. He added that we will be posting on the County Executive's Facebook page. Mr. Watkins thanked Mr. Samuelson for his efforts.

c. Communications

Mr. Doyle made note of the communications received.

d. Director/Staff Reports

- SEQR – Proposed Amendments

Mr. Doyle had a short slide show taken from the state website focusing on streamlining regulations to clear up areas of confusion, creating a realistic timeline for review processes and the community's ability to respond. Mr. Wilkin asked for a link to the information. Mr. Doyle said he'd send a link and a copy of his slideshow to the Town.

- NYS Case Law (f)

Mr. Doyle stated he would try to do this monthly given the 15 minutes credit per meeting. Mr. Doyle reviewed a handout on case law with the board.

- 2016 New York State Open Space Conservation Plan

Mr. Samuelson stated that the Plan makes farmland conservation preservation in the Hudson Valley a top priority. The Walkkill Valley in Ulster/Orange counties, the Esopus Creek Watershed, the Rondout Valley and the UC Fruit Belt in Marlborough/Lloyd are all priority locations. He added the plan defines generally where farmland protection should take place in our area and puts us in a better position to receive money for certain projects. Ms. Lanzetta stated that she, with Scenic Hudson, sat on the group that did the updates to get that language about Marlborough/Lloyd included. She added that we have a unique micro-climate (instead of soils) in that area and finally have a leg to stand on to try to get money for farmland conservation. Mr. Baden asked for an Ag District #3 update. Mr. Samuelson stated the Farmland Protection Board meeting will be at Cornell Cooperative Ext, on Wednesday, Feb 22nd at 4PM.

8. SPECIAL TOPICS DISCUSSION

No Comment

9. ZONING REFERRALS – See Separate Zoning Minutes

- 10. ADJOURNMENT**
Meeting adjourned at 8:55PM.

Ulster County Planning Board Minutes



2/1/2017

Hurley

Referral Number **2017016** Received: 1/18/2017
Name: **Tischler and Pat Dental** Type of Referral: **Area Variance**
Description: Sign Variance for height and square footage
Project Location: 121 Route 375
Recommendation: **No County Impact** Abstentions:
Motion: Andreassen
Second: Konior Recusals:
Vote: Yes No

Hurley

Referral Number **2017017** Received: 1/13/2017
Name: **Daley Visual Assessment** Type of Referral: **Site Plan Review**
Description: Construct 12' x 12' shed (240 sf) on 1.4 acre property
Project Location: 1749 Hurley Mountain Road
Recommendation: **No County Impact** Abstentions:
Motion: Andreassen
Second: McLaughlin Recusals:
Vote: Yes No

Kingston City

Referral Number **2017018** Received: 1/17/2017
Name: **HAHV Mary's Avenue Campus Expansion** Type of Referral: **Site Plan Review**
Description: 110,000 square foot addition to existing hospital and associated site improvements
Project Location: 105 Mary's Avenue
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins NO: McLaughlin
Second: Pecora Recusals:
Vote: Yes No

Kingston City

Referral Number **2017024** Received: 1/23/2017
Name: **Amend Section 405 Re: Parking** Type of Referral: **Zoning Statute Amendment**
Description: Amend Zoning Statute, Article IV to include paragraph B to allow "vehicle parking" as an allowable use
Project Location: All Residential Districts
Recommendation: **Disapprove** Abstentions: Rudikoff
Motion: Watkins Recusals:
Second: Baden
Vote: Yes No

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Marbletown

Referral Number **2017025** Received: 1/26/2017
Name: **Henry Brodhead House** Type of Referral: **Other Special Authorization**
Description: Local historic designation of the Henry Brodhead House
Project Location: 55 N. Marbletown Rd
Recommendation: **Approve** Abstentions:
Motion: Baden
Second: Konior
Vote: Yes No Recusals: Lovelett

New Paltz Village

Referral Number **2017027** Received: 1/27/2017
Name: **6-Month Moratorium NBR Mixed Use Zone** Type of Referral: **Other Special Authorization**
Description: 6-month moratorium
Project Location: NBR Mixed use Zone (NYS Route 32/N.Chestnut street)
Recommendation: **Disapprove** Abstentions:
Motion: Wilkin
Second: Andreassen
Vote: Yes No Recusals:

New Paltz Village

Referral Number **2017028** Received: 1/30/2017
Name: **Interzone, Inc.** Type of Referral: **Special Permit**
Description: Add deck and stairway to existing building. Reconfigure parking area.
Project Location: 56-58 Main Street
Recommendation: **No County Impact** Abstentions:
Motion: Baden
Second: Pecora
Vote: Yes No Recusals:

New Paltz Village

Referral Number **2017029** Received: 1/30/2017
Name: **Interzone, Inc.** Type of Referral: **Site Plan Review**
Description: Add deck and stairway to existing building. Reconfigure parking area.
Project Location: 56-58 Main Street
Recommendation: **Required Modifications** Abstentions:
Motion: Baden
Second: Pecora
Vote: Yes No Recusals:

Plattekill

Referral Number **2017019** Received: 1/17/2017
Name: **Blind-O-Corp** Type of Referral: **Special Permit**
Description: Open space transfer/modification to site plan
Project Location: Carroll Lane
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Watkins
Vote: Yes No Recusals: Wilkin
Gagliardi

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Plattekill

Referral Number **2017020** Received: 1/17/2017
Name: **Blind-O-Corp** Type of Referral: **Site Plan Review**
Description: Open space transfer/modification to site plan
Project Location: Carroll Lane
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Watkins
Vote: Yes **16** No **0**
Recusals: Wilkin
Gagliardi

Rochester

Referral Number **2017021** Received: 1/6/2017
Name: **Humphrey Enterprises** Type of Referral: **Special Permit**
Description: Special permit to allow single family home in industrial district
Project Location: Old Mine Road
Recommendation: **No County Impact** Abstentions:
Motion: McLaughlin
Second: Andreassen
Vote: Yes **17** No **0**
Recusals: Baden

Rochester

Referral Number **2017026** Received: 1/27/2017
Name: **Krupp** Type of Referral: **Area Variance**
Description: 8.1' area variance for rear yard for existing cabinet shop. (legalize)
Project Location: 10 Queens Highway Accord
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: McLaughlin
Vote: Yes **17** No **0**
Recusals: Baden

Ulster

Referral Number **2017022** Received: 1/12/2017
Name: **Keith Hughes** Type of Referral: **Use Variance**
Description: Use variance for auction hall in existing building
Project Location: 2530 Route 9W
Recommendation: **Disapprove** Abstentions:
Motion: Baden
Second: Konior
Vote: Yes **16** No **0**
Recusals: Almquist
McLaughlin

Ulster

Referral Number **2017023** Received: 1/12/2017
Name: **Keith Hughes** Type of Referral: **Site Plan**
Description: Renovate existing 75 x 35 building for use as an auction hall
Project Location: 2530 Route 9W
Recommendation: **Required Modifications** Abstentions:
Motion: Baden
Second: Konior
Vote: Yes **16** No **0**
Recusals: Almquist
McLaughlin