

ULSTER COUNTY PLANNING BOARD

Minutes – March 1, 2017

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

The Executive Committee Did Not Meet

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, H. Baker, M. Calimano, D. Boggess, T. Wilkin, M. Baden, J. Brown, P. Andreassen, S. Spata, M. Watkins, F. Almquist, V. Markowitz, M. Rudikoff, W. Murray, G. Gagliardi, D. Doyle, R. Leibowitz, B. Samuelson **Absent:** R. Kinnin **Excused:** C. Lanzetta, J. Winer, V. McLaughlin **Guests:** Tim Feeney, Sean Feeney, Rod Aldrich, Amanda Post

 2. **APPROVAL OF MINUTES**
The February minutes were approved. Motion by Mr. Baden, seconded by Mr. Konior. All were in favor.

 3. **PUBLIC COMMENT**
Tim Feeney, Sean Feeney, Rod Aldrich and Amanda Post were all in attendance representing Feeney Enterprises on Abeel Street in Kingston. Tim and Sean Feeney had visuals and spoke to the Board about the Feeney Shipyard referral, proposing to extend their business from the Kingston side across the Rondout Creek to the old Callanan site in the Town of Esopus. Sean Feeney stated they are a small shipyard that has been in business 110 years and they do repairs on tug boats and small barges. He stated that in the last two years they were approached to do new construction by contractors working on the Tappan Zee Bridge. The Esopus property would allow them to fabricate larger pieces for construction of barges and they plan on hiring 15 more people for welding jobs.

The Feeney referrals (#2017-030 & 031) were reviewed at this portion of the meeting and a recommendation of “No County Impact” was made and approved by the Board. (See Separate Referral Minutes)

 4. **EDUCATION & TRAINING OPPORTUNITIES**
Chairman Lovelett gave a reminder about our next seminar, which will be held on April 13th at SUNY Ulster for Referral Guideline training. Rob Lane, of RPA, who developed the Design Manual will be a presenter. Mr. Leibowitz stated a cover letter will be sent to all municipal clerks with copies of the Referral Guide and Design Manual. He added that the board will also receive copies of both documents.

Mr. Lovelett also mentioned the NY Planning Federation conference in Saratoga at the end of the month.

 5. **COMMUNITY REPORTS**
Mr. Baden had flyers for a training day sponsored by the Town of Rochester Planning Board, which will be held on Saturday, March 25th at the Town of Rochester Community Center beginning at 8:30AM. ZBA, SEQRA & Planning overviews will be covered by Mr. Baden. A total 5.5 hours of training credit is being offered if all three sections are attended. Please register with the Rochester Planning Board Secretary. A \$5 fee is requested.
- KEY: (f) = handout will be in folder at meeting
(m) = handout included in the mailing

Mr. Andreassen noted that the Town of Saugerties will be having a public information meeting regarding developing Bristol Beach on Thursday, March 16th at 7PM. Barton & Loguidice are doing the feasibility study.

Ms. Pecora stated that Town of Esopus just received a proposal for a new project to establish a Kingdom Cares Summer Camp at the old Cabrini Property.

Mr. Wilkin noted that Dunkin Donuts opened in Modena on Route 32 recently. Mr. Watkins stated he had been past it and the drive-thru had Sunday morning traffic all down the street. Mr. Wilkin also informed the board that some neighbors complained about an Ag u-pick operation in town (Hurd farm). Their board has a determination to review the portion of the farm that was determined to be non-ag. Mr. Wilkin would like to request setting up a gateway meeting to be held in Plattekill, which, he said, could be a good opportunity for our board to reach out to the Town of Plattekill.

Mr. Boggess stated one of the NY Rising projects in the Town of Olive will be looking at a Phase 1 study of the Bushkill Stream from the Route 42 bridge down to Route 28, about 2,500 feet. He added that recently the Olive Planning Board was sued over a lot line adjustment.

Mr. Markowitz informed the board there was a meeting Monday with representatives from the county because the three Villages in Ulster County are subject to review to be dissolved. He added that when a committee is appointed they should consider stakeholders from the community and conducting more outreach. Mr. Markowitz stated that at the Wawarsing Town Board meeting, the gentleman who bought the bowling alley is still upset about paying for the "sidewalk to nowhere." Mr. Doyle stated that sidewalks to nowhere eventually lead to somewhere, and, where there will be redevelopment from the furniture store to Shop Rite, there should be sidewalks. Mr. Wilkin added that Plattekill offers developers the choice to either build the sidewalk or contribute to the sidewalk fund.

6. PLANNING BOARD REPORTS

a. Chairperson Report

Chairman Lovelett noted this meeting marked the end of the first quarter of 2017. He stated that blank mileage forms were available and had also been sent via email. Please bring mileage requests to next meeting or mail in.

Mr. Lovelett stated that a board member contact list and a list of local board meeting dates were circulated at the last meeting. He asked members to please review them again and make corrections if needed.

Mr. Lovelett stated that we have received comments on the Design Manual. Mr. Leibowitz stated this Manual is a focus of best practices and the tools to implement. He noted that currently there is no Ulster County or rural case studies included yet, but we can add them at a later time. Mr. Leibowitz stated that RPA is coming out with a more dynamic web-based version (available soon.) Chairman Lovelett stated the Design Manual is meant to supplement the Referral Guide and added that our goal is to adopt it tonight.

A motion was made by Mr. Brooks to adopt the Community Design Manual, which was seconded by Mr. Baden. All were in favor.

Mr. Baden stated that Mark Watkins was the driver for getting this document done and thanked him for his efforts over the past 5 or 6 years to help get it finished. Mr. Watkins thanked Mr. Baden and others for their time as well.

Chairman Lovelett asked Mr. Leibowitz if he received any interest in testing the digital referral submissions. Mr. Leibowitz stated that Town of Lloyd and the Village of New Paltz have expressed interested and he was going to reach out to their planners. He added that the Town of Rochester has been working out well.

- b. Committee Reports
No member comment

7. **PLANNING DEPARTMENT REPORTS**

- a. Financial Report
No member comment
- b. Environmental Notice Bulletin & Grant Opportunities– *No Member Comment*
- c. Communications
Mr. Doyle read through the list of communications received.
- d. Director/Staff Reports
Mr. Doyle stated we are working on a Brownfield Opportunity Analysis (BOA), relocating the family court, as well as relocating other County offices. He added that we may get drawn into the dissolution of the Village and other issues associated with that as well. The governor has offered \$20 Million for a single county to come up with shared services and the work must dissolve a layer of government (village.) Mr. Doyle stated the County has had meetings with all villages involved. He noted that the County received an invitation from Ellenville to consider it, because the Mayor said the Village is stressed in terms of finances and recognizes the need for a discussion.

8. **SPECIAL TOPICS DISCUSSION**

Mr. Doyle stated we currently have a significant number of rail trail projects, for approximately \$11 million, going through the approval process right now. We have acceptance of offer for the Right-of-Way for the Lloyd project. We hope to have significant design work completed by end of June for the Ashokan rail trail and the Kingston rail trail is moving along. Mr. Doyle stated he has asked Chris White to give the Board an update when he is available, possibly in May.

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

10. **ADJOURNMENT**

The meeting adjourned at 9:35PM.

Ulster County Planning Board Minutes



3/1/2017

Denning

Referral Number **2017038** Received: 2/24/2017
Name: **Honzo Haven** Type of Referral: **Site Plan Review**
Description: Outdoor Pavilliion connected to existing trail plus parking area.
Project Location: 467 Greenville Road
Recommendation: **Required Modifications** Abstentions:
Motion: Pecora NO: Markowitz
Second: Konior Recusals: Leverich
Vote: Yes No

Esopus

Referral Number **2017030** Received: 2/16/2017
Name: **Feeney Shipyard** Type of Referral: **Special Permit**
Description: Establish barge construction yard on a 4.1 acre portion of the Callanan Quarry site.
Project Location: 389 New Salem Road
Recommendation: **No County Impact** Abstentions:
Motion: Watkins
Second: Konior Recusals: Pecora
Vote: Yes No

Esopus

Referral Number **2017031** Received: 2/16/2017
Name: **Feeney Shipyard** Type of Referral: **Site Plan Review**
Description: Establish barge construction yard on a 4.1 acre portion of the Callanan Quarry site.
Project Location: 389 New Salem Road
Recommendation: **No County Impact** Abstentions:
Motion: Watkins
Second: Konior Recusals: Pecora
Vote: Yes No

Hurley

Referral Number **2017032** Received: 2/16/2017
Name: **Fox Visual Assessment** Type of Referral: **Site Plan Review**
Description: Construct single family home in A-4 district
Project Location: 725 Stone Road West Hurley
Recommendation: **Advisory Comments** Abstentions:
Motion: Pecora
Second: Konior Recusals: Whitaker
Vote: Yes No

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Hurley

Referral Number **2017033** Received: 2/16/2017
Name: **Matthew Martin** Type of Referral: **Special Permit**
Description: Construct 16', 2,400 sq. ft. metal storage building and gravel drive plus parking. No water or sewer proposed
Project Location: Old Route 28 (Glenford)
Recommendation: **Required Modifications** Abstentions:
Motion: Baden
Second: Konior
Vote: Yes No Recusals: Whitaker

Hurley

Referral Number **2017034** Received: 2/16/2017
Name: **Matthew Martin** Type of Referral: **Site Plan**
Description: Construct 16', 2,400 sq. ft. metal storage building and gravel drive plus parking. No water or sewer proposed
Project Location: Old Route 28 (Glenford)
Recommendation: **Required Modifications** Abstentions:
Motion: Baden
Second: Konior
Vote: Yes No Recusals: Whitaker

Kingston City

Referral Number **2017035** Received: 2/21/2017
Name: **394-400 & 400 Foxhall** Type of Referral: **Site Plan Review**
Description: Construct 2.5 story mixed use building. Office space on first floor (builder occupied), 4 2-bedroom and 3 1-bedroom a
Project Location: 394-400 & 400 Foxhall Avenue
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Konior
Vote: Yes No Recusals:

Lloyd

Referral Number **2017036** Received: 2/21/2017
Name: **Tilson Realty and Management, Inc.** Type of Referral: **Site Plan Review**
Description: Adaptive reuse of former gas station property. Add 1 story to existing structure. Mixed use office with 2 apartments o
Project Location: 23 New Paltz Rd Highland
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Konior
Vote: Yes No Recusals: Brooks
Gagliardi

Lloyd

Referral Number **2017037** Received: 2/21/2017
Name: **Local Law A of 2017** Type of Referral: **Zoning Statute Amendment**
Description: Regulate roof-mounted solar energy systems and equipment and large scale solar facilities
Project Location: Townwide
Recommendation: **Required Modifications** Abstentions:
Motion: Andreassen
Second: Konior
Vote: Yes No Recusals: Brooks

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Lloyd

Referral Number **2017039** Received: 2/23/2017
Name: **Tremont Hall Corp.** Type of Referral: **Site Plan Review**
Description: Adaptive reuse of building. Convert 9,600 sf lumber storage building for multi-family use (20 apartments)
Project Location: Vineyard Ave and Van Wagner Rd
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Baden
Vote: Yes **19** No **0** Recusals: Brooks
 Gagliardi

Marlborough

Referral Number **2017040** Received: 2/15/2017
Name: **1417 Route 9W - Gas Service Mart** Type of Referral: **Area Variance**
Description: Sign Variances
Project Location: 1417 Route 9W Marlboro
Recommendation: **Disapprove** Abstentions:
Motion: Watkins
Second: Baden
Vote: Yes **19** No Recusals: Baker

New Paltz Town

Referral Number **2017041** Received: 2/15/2017
Name: **D&D Woodworks** Type of Referral: **Site Plan Review**
Description: Construct 2,400 sq ft woodworking shop and a 500 sq ft addition to existing woodworking shop on site
Project Location: 61 S. Ohioville Road
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Konior
Vote: Yes **19** No **0** Recusals: Calimano

New Paltz Town

Referral Number **2017042** Received: 2/23/2017
Name: **Brooks Variance** Type of Referral: **Area Variance**
Description: Fence Height variance (8') where only 4' is allowed
Project Location: 64 Mountain Rest Road
Recommendation: **No County Impact** Abstentions:
Motion: Konior
Second: Pecora
Vote: Yes **19** No **0** Recusals: Calimano

Rochester

Referral Number **2017051** Received: 2/28/2017
Name: **Mountain Laurel Estates** Type of Referral: **Subdivision**
Description: Amendment to subdivision plat (lot line adjustment)
Project Location: Dawson Lane (Kerhonkson)
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Konior
Vote: Yes **19** No **0** Recusals: Baden

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Saugerties Town

Referral Number **2017045** Received: 2/23/2017
Name: **3-Bedroom House** Type of Referral: **Site Plan Review**
Description: Construct single family home in Waterfront Overlay District
Project Location: 102 Emerick Road
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Konior Recusals: Andreassen
Vote: Yes No

Saugerties Town

Referral Number **2017046** Received: 2/23/2017
Name: **McDonald's Corporation** Type of Referral: **Site Plan Review**
Description: Drive-Thru Facility Expansion
Project Location: 350 Route 212
Recommendation: **Required Modifications** Abstentions:
Motion: Pecora
Second: Konior Recusals: Andreassen
Vote: Yes No

Shandaken

Referral Number **2017047** Received: 2/13/2017
Name: **Full Moon Resort** Type of Referral: **Special Permit**
Description: Allow 10 seasonal cabins
Project Location: Oliverea Road-Slide Mountain/CR-47
Recommendation: **Required Modifications** Abstentions:
Motion: Calimano
Second: Konior Recusals: Spata
Vote: Yes No

Shandaken

Referral Number **2017048** Received: 2/13/2017
Name: **Full Moon Resort** Type of Referral: **Site Plan Review**
Description: Allow 10 seasonal cabins
Project Location: Oliverea Road/CR-47
Recommendation: **Required Modifications** Abstentions:
Motion: Calimano
Second: Konior Recusals: Spata
Vote: Yes No

Shandaken

Referral Number **2017049** Received: 2/17/2017
Name: **APCR, LLC** Type of Referral: **Site Plan Review**
Description: Construct 2-story, 3,000 sq ft. office building attached to existing apartment building attached by a 570 sq. ft. 1-story
Project Location: Route 28 Mt. Tremper (Across From Emerson)
Recommendation: **Disapprove** Abstentions:
Motion: Pecora
Second: Konior Recusals: Spata
Vote: Yes No

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Ulster

Referral Number	2017050	Received:	2/17/2017
Name:	Shop Rite	Type of Referral:	Site Plan Review
Description:	Two Phase Development. Phase 1 - 10,250 sf addition to existing Shop Rite. Phase 2 - 30,961 sf retail and 7,412 sta		
Project Location:	801 Miron Lane		
Recommendation:	Required Modifications	Abstentions:	
Motion:	Watkins	Recusals:	Almquist
Second:	Konior		
Vote:	Yes <input type="text" value="19"/>	No	<input type="text" value="0"/>