

ULSTER COUNTY PLANNING BOARD
Minutes – September 6, 2017

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

The Executive Committee Met at 6:30 PM

Chairman Lovelett called the meeting to order & asked Mr. Leibowitz to read the roll call.

1. **ROLL CALL – Present:** R. Pecora, L. Geary, J. Konior, P. Brooks, K. Lovelett, M. Calimano, D. Boggess, T. Wilkin, J. Brown, R. Hlavaty, S. Spata, M. Watkins, F. Almquist, V. Markowitz, M. Rudikoff, J. Winer, W. Murray, G. Gagliardi, D. Doyle, R. Leibowitz, B. Samuelson **Absent:** D. Whitaker, R. Kinnin **Excused:** J. Leverich, C. Lanzetta, M. Baden, P. Andreassen, V. McLaughlin
2. **APPROVAL OF MINUTES**
The August Minutes were approved. Motion by Ms. Pecora, seconded by Mr. Konior. All were in favor.
3. **PUBLIC COMMENT**
No Public Comment
4. **EDUCATION & TRAINING OPPORTUNITIES**
REMINDER - UC Design Guideline Workshop in Marlborough
September 14th at Marlborough Town Hall 6:30PM -8:30PM

Chairman Lovelett made note of the Design Guideline workshop and asked Mr. Doyle if this training would be different from the one given in the spring. Mr. Doyle stated that we will be making this one different. Mr. Leibowitz is working on a revised power point and Mr. Doyle is working on an intro as to why use design guidelines, how they work and what they are used for. Mr. Doyle added that we may ask board members questions and asked the board to please register for the workshop.

5. **COMMUNITY REPORTS**
Mr. Wilkin stated the Plattekill Planning Board clerk is retiring and they are looking for a new clerk. He stated that he is in disagreement with the Town Board as to who has authority to hire the new clerk. Section 271 of State Law says the Planning Board has the power and authority to hire. He was wondering how other towns handled the matter. Mr. Calimano said that in Town of New Paltz the Planning Board and Zoning Board chairs are involved with the interviewing process, but the Town Board does the hiring. There was a discussion on who does the hiring in different municipalities and general consensus was much the same as New Paltz with the Town Board doing the hiring.
6. **PLANNING BOARD REPORTS**
 - a. **Chairperson Report**
The Chairman stated that the quarterly mileage requests are due and blank forms are available for those who would like to claim mileage.

KEY: (f) = handout will be in folder at meeting
(m) = handout included in the mailing

- b. **Committee Reports**
No report

7. PLANNING DEPARTMENT REPORTS

a. **Financial Report**

Mr. Doyle stated that we are in the middle of budget season and anticipate the 2018 budget will be out the first week of October. He added that we have not seen any Capital Program documents yet. Mr. Doyle noted that we have a lot of money out for Capital Program work that is not shown on these financial reports because they are not in the Planning Department's operating budget.

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

c. **Communications**

Mr. Doyle noted that the City of Kingston is the Lead Agency for a project that RUPCO is doing for an Adaptive reuse of the MetLife building on Greenkill Avenue.

Mr. Markowitz asked about the Alms House project in Kingston. Mr. Doyle stated that the City's Common Council acted on a petition from RUPCO to rezone with a 5/4 vote, which without a super-majority did not pass and held up the zoning change. RUPCO challenged the validity of opposing petitions in court. One member stated that the strong opposition by the neighborhood that brought the petition forth must have validity. Mr. Doyle stated the statute provides for that and the petition must consist of 20% of the neighbors, so they may be arguing mathematics. Mr. Doyle informed the Board that the City of Kingston currently has two suits against it under the Fair Housing Act. He noted that RUPCO has requested a six-month extension for their option to purchase the property from the County Development Corporation.

d. **Director/Staff Reports**

- **2016 Rental Housing Survey**

Mr. Samuelson stated the interesting trend is the rent for studio apartments went up significantly, as there seems to be a strengthening demand. The demand for one bedroom apartments seems to be increasing as well, but not with the same steady rate. He noted there are differences in the samples, but in the advertised sample there are across the board decreases this year (smaller than the survey sample- ie: Craigslist). Chairman Lovelett asked who uses this data and for what purpose. Mr. Doyle stated not many other county departments use this data, but developers use the report for market analysis and absorption rates. The Survey is used by the communities themselves, as well as landlords. Mr. Doyle stated that we believe the value includes: needs (affordable housing), vacancy rates, cost, etc. Mr. Samuelson stated that we do not publish the waiting list information. He noted that Uptown Kingston and Highland are second to New Paltz as desired locations.

Chairman Lovelett asked how Air BnB figured into the availability of units. Mr. Samuelson stated he did not have numbers, but something is affecting the

number of available 2 and 3-bedroom apartments, and he suspects short term rentals, but that hasn't been confirmed.

- Mr. Doyle thanked Mr. Almquist for the handout on Solar Power and Bees.
- Mr. Doyle stated there is a list of board members in the packet. Members who are highlighted have terms that will be ending in December. Please talk to your Town Board for a reappointment letter. We will be sending letters out to municipalities. Chairman Lovelett reminded the board that in order to be reappointed members need to have the required 4 hours of training per year. The Design Guideline training in Marlborough next week is good for 2 hours and there are various online classes. Please provide a copy of all proof of training to the planning department. Mr. Lovelett also made note that some towns do not have alternate members and that could be brought to the Town Board's attention as well.

8. SPECIAL TOPICS DISCUSSION

- Mr. Doyle stated we are moving ahead with the Marlborough Route 9W Corridor study. In the midst of doing graphics for access management on a number of properties on the corridor, which was mentioned in their Comprehensive plan (to be reviewed this evening). We anticipate that the project will finish by the end of the year.
- Mr. Doyle stated we are also completing the Bus Integration Study. The public comment period will be out by the end of September/early October and we are working on route optimization. We hope to have a yes or no decision by end of year.
- Mr. Doyle informed the Board that we have completed the summer traffic counts and are in process of getting fall counts now.
- Mr. Doyle stated we are also working on a Public Safety Campaign for school opening, to be announced shortly by the County Executive, concentrating on speed control in and around school zones. We are putting seasonal public safety messages on UCAT buses starting with back to school.

9. ZONING REFERRALS – *See Separate Zoning Minutes*

10. ADJOURNMENT

The meeting adjourned at 9:05 . All were in favor.

Ulster County Planning Board Minutes



9/6/2017

Kingston City

Referral Number **2017147** Received: 8/14/2017
Name: **Resolution # 168 of 2017** Type of Referral: **Zoning Statute Amendment**
Description: Amendments to the City's zoning statute with respect to the ZBA.
Project Location: NA
Recommendation: **Advisory Comments** Abstentions:
Motion: Watkins
Second: Konior
Vote: Yes No Recusals:

Marlborough

Referral Number **2017148** Received: 6/21/2017
Name: **Local Waterfront Revitalization Plan** Type of Referral: **Other Special Authorization**
Description: Adopt a new LWRP for the Town.
Project Location: Local Waterfront Area for the Town of Marlborough
Recommendation: **Approve** Abstentions:
Motion: Watkins
Second: Konior
Vote: Yes No Recusals:

Marlborough

Referral Number **2017149** Received: 6/21/2017
Name: **Comprehensive Plan** Type of Referral: **Comprehensive Plan**
Description: Comprehensive Plan Update
Project Location: Townwide
Recommendation: **Advisory Comments** Abstentions:
Motion: Watkins
Second: Konior
Vote: Yes No Recusals:

Marlborough

Referral Number **2017157** Received: 8/29/2017
Name: **Eighty Six Washington LLC** Type of Referral: **Zoning Map Amendment**
Description: Addition to Business Corridor Overlay District
Project Location: 1613 Route 9W Milton
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Konior
Vote: Yes No Recusals:

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Marlborough

Referral Number **2017158** Received: 8/29/2017
Name: **Eighty Six Washington LLC** Type of Referral: **Site Plan Review**
Description: Redevelopment and use of pre-existing facility per Business Corridor Overlay District
Project Location: 1613 Route 9W Milton
Recommendation: **Required Modifications** Abstentions:
Motion: Calimano
Second: Watkins
Vote: Yes No Recusals:

New Paltz Town

Referral Number **2017156** Received: 8/28/2017
Name: **Day Nursery** Type of Referral: **Site Plan Review**
Description: Redevelopment of site for nursery school use
Project Location: 331 Route 32 North
Recommendation: **Required Modifications** Abstentions:
Motion: Pecora
Second: Konior
Vote: Yes No Recusals: Calimano

Rochester

Referral Number **2017150** Received: 8/8/2017
Name: **Local Law #2 of 2017** Type of Referral: **Zoning Statute Amendment**
Description: Miscellaneous Amendments to the Town's Zoning Statute
Project Location: Townwide
Recommendation: **Required Modifications** Abstentions:
Motion: Pecora
Second: Watkins
Vote: Yes No Recusals:

Ulster

Referral Number **2017151** Received: 8/23/2017
Name: **Lia Honda Kingston** Type of Referral: **Area Variance**
Description: Allow 272 and 164 sq. ft. signs where only 135 sq. ft. is allowed (137 and 29 sq. ft. variances respectively)
Project Location: 727-747 East Chester Street Bypass
Recommendation: **Disapprove** Abstentions:
Motion: Calimano
Second: Konior
Vote: Yes No Recusals: Almquist

Ulster

Referral Number **2017152** Received: 8/17/2017
Name: **5th Element Properties Warehouse** Type of Referral: **Site Plan Review**
Description: 5,000 sq. ft. warehouse and woodshop building for construction company.
Project Location: 950 Old Route 9W
Recommendation: **Required Modifications** Abstentions:
Motion: Pecora
Second: Konior
Vote: Yes No Recusals: Almquist

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Wawarsing

Referral Number **2017154** Received: 8/22/2017
Name: **Carmes Sabor Latino** Type of Referral: **Site Plan Review**
Description: Food Truck - Take Out Food @ Napanoch Valley Mall
Project Location: Clinton Ave and Route 209 Napanoch
Recommendation: **Required Modifications** Abstentions:
Motion: Pecora
Second: Konior
Vote: Yes No Recusals:

Woodstock

Referral Number **2017153** Received: 8/14/2017
Name: **WillowWood Holdings ILC** Type of Referral: **Area Variance**
Description: Variance to allow 5 parkings spots in the front yard setback
Project Location: 1 Overlook Drive
Recommendation: **Advisory Comments** Abstentions:
Motion: Pecora
Second: Konior
Vote: Yes No Recusals:

Woodstock

Referral Number **2017155** Received: 8/24/2017
Name: **Sunflower Market** Type of Referral: **Site Plan Review**
Description: Expansion of existing market, update façade, loading dock, and new outdoor seating area.
Project Location: 75-83 Mill Hill Road
Recommendation: **Required Modifications** Abstentions:
Motion: Pecora
Second: Konior
Vote: Yes No Recusals: Rudikoff