

**ULSTER COUNTY PLANNING BOARD**  
***Minutes – Wednesday, September 2, 2020***

**The Ulster County Planning Board Meeting 7:00 p.m. on Zoom**

**There was no Executive Committee Meeting**

**REMOTE MEETING ONLY - WEB or CALL IN ONLY**

**PLEASE DO NOT SHOW UP TO THE COUNTY BUILDING – IT IS CLOSED**

**MEMBERS OF THE PUBLIC ARE INVITED TO LISTEN IN**

**Join Zoom Meeting: Webinar ID: 875 6300 3273 Password: 834223**

**Chairman Calimano called the meeting to order and Mr. Doyle read the roll call.**

1. **ROLL CALL – Present:** R. Pecora, L. Geary, L. Mance, J. Konior, S. McCarthy, C. Brand, M. Calimano, D. Boggess, R. Wilkin, M. Baden, J. Brown, R. Hlavaty, V. Welton, M. Watkins, F. Almquist, V. Markowitz, M. Rudikoff, J. Winer, W. Murray, V. McLaughlin, G. Gagliardi, D. Doyle, R. Leibowitz, B. Samuelson **Absent:** J. Bonavita-Goldman **Excused:** D. Proctor, C. Lanzetta

2. **APPROVAL OF MINUTES**

The August minutes were approved. Motion made by Mr. Wilkin and seconded by Ms. Welton. All were in favor.

Mr. McLaughlin informed the Board that Suzanne Fredericks, former representative for the Village of Saugerties on the County Planning Board, passed away on August 8<sup>th</sup>. Mr. McLaughlin asked for a moment of silence in her memory and that a sympathy card could be sent to her family. Ms. Welton seconded the request.

3. **EDUCATION & TRAINING OPPORTUNITIES**

Mr. Doyle announced that Barton and Loguidice have offered to do a Zoom-powered training for us. It is called “Using Design and Density to Preserve Rural Character and Enhance Downtowns and Hamlets” and is scheduled for September 30<sup>th</sup> at 7:00PM and will count for 1.5 hours of credit. Mr. Doyle added that a save the date will be sent out tomorrow. Mr. Leibowitz noted that the registration link is on the Planning Board website.

Chairman Calimano noted that the Board’s training record was emailed out. He added that if anyone’s alternate was missing training credits, members should reach out to them.

Mr. Wilkin stated that he contacted the Planning Federation and Association of Towns letting them know that daytime trainings are not convenient to volunteer board members who work during the day. Ms. Pecora thanked Mr. Wilkin for his comments and noted that she works during the day, so she’s in the same situation.

4. **COMMUNITY REPORTS**

Ms. Welton informed the Board that she was appointed to the Shandaken Planning Board.

Mr. Baden stated the Town of Rochester has been making progress on their Short Term Rental (STR) law. It has been referred from committee to the Town Board, but the

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

Board is concerned about not having in-person public meetings, so he is not sure where it's going at this point.

Mr. McLaughlin thanked Mr. Doyle for helping get the railroad tracks on Ulster Avenue fixed. Mr. Doyle said he made a phone call, but they were already working on it.

Mr. Boggess updated the Board on the four properties in Boiceville that opted for the flood buyout. He stated that Request for Proposals (RFPs) went out for demolition and they are to be back by Sept 24th. Mr. Boggess stated the buildings should be coming down before winter. He also wanted to mention that he is heading up a committee to look at the Town of Olive's 45-year old zoning code and added that UCPB should see them coming over the next year.

## 5. PLANNING BOARD REPORTS

### a. Chairperson Report

- Board Training Update

The Chairman stated that the Board training was discussed earlier in the meeting. He added that if anything is missing please contact the planning office and if alternates are missing training hours to please contact them.

Mike Baden asked if there was a list of expired member's terms. Mr. Doyle stated we are looking at that now.

- UCPB Rules & Procedures (Bylaws)

The Chairman stated we haven't revised the Bylaws in a number of years and he asked the Board to review and give comments or suggestions.

### b. Committee Reports

No member comment

## 6. PLANNING DEPARTMENT REPORTS

### a. Financial Report

Mr. Doyle stated we are in good shape this year and continue to move forward. We have gone through the budget submittal and are currently going through the Capital Program process. He stated that the Capital Program should be in front of Board by mid-October, depending on when it is released by the Executive's office. Mr. Doyle added that the 2021 budget should be released on October 1st.

### b. Environmental Notice Bulletin & Grant Opportunities

Mr. Doyle stated he had nothing to add to these, but he did want to mention that we have not seen anything from the State regarding the Consolidated Funding Application (CFA), which normally comes out in the spring. Mr. Doyle added that he had heard of a request for individual regions to provide a blueprint of things needed to respond to the Covid crisis and what the State should fund for reopening. Mr. Doyle noted that there have been discussions for child care needs and emergency rental assistance.

### c. Communications

No member comment

d. Director/Staff Reports

Mr. Doyle noted that the department files a monthly summary of the department's activities with the Executive's Office. He added that we will begin sharing this report with the board because it's a good snapshot of the department's work.

Mr. Murray asked what funding was being discussed for the childcare issue. Mr. Doyle stated funding was not discussed, just the need for childcare.

Mr. McLaughlin asked about reopening UCAT service more. Mr. Doyle stated they are looking at how going back to a regular schedule would work and there is a plan, but he hasn't seen it yet.

**7. SPECIAL TOPICS DISCUSSION**

Mr. Doyle stated we had some discussion about the Census last month. The State has released \$130,000 for Ulster County to provide Census outreach. We have until the end of September to get the work done. Mr. Doyle noted that many of our communities have fallen behind the 2010 response rate, especially City of Kingston and the mountain towns. He added that if any community would like yard signs or flyers, we would appreciate help getting them out.

Ms. Welton asked Mr. Doyle if he spoke with Rob Stanley. Mr. Doyle answered that e-mails have gone out and Supervisor Stanley recommended reaching out to Eric at the Phoenicia Hardware store to place a tension sign there. Ms. Welton stated that she could help with the yard signs and deliver the tension sign to the hardware store.

Mr. McLaughlin stated he would be coming to the County building to pick something up and he could also pick up some flyers for Village Hall.

Mr. Baden asked Mr. Doyle if he had been given any percentages for NRFU (non-response follow-up). He saw reports online that some areas were ending as soon as September 18<sup>th</sup>, because they already had enough response for that area. He added that Rochester is just below where they were 10 years ago. Mr. Doyle stated he did not know percentages, but he could ask.

Mr. Doyle expressed concerned with the City of Kingston's low response and added that we have hired RUPCO, who will be going door to door in the subsidized housing with door hangers. We do not want to lose being a Metropolitan Area designation due to population loss.

Mr. McLaughlin asked about Executive Order on remote meetings. Mr. Baden said Sept 4<sup>th</sup> was the end date, but since the Governor doesn't make announcements till the last minute, we don't know yet.

**8. PUBLIC COMMENT**

No public comment

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

**10. ADJOURNMENT**

The meeting adjourned at 8:52pm. All were in favor.

# Ulster County Planning Board Minutes



9/2/2020

## Esopus

Referral Number **2020084** Received: 8/26/2020  
Name: **Cuney Ranch Holdings, LLC** Type of Referral: **Site Plan Review**  
Description: 2,030 sq. ft. bakery with 16 spaces including 1 ADA compliant space.  
Project Location: 377 Broadway (RT 9W)  
Recommendation: **Required Modifications** Abstentions:  
Motion: McLaughlin  
Second: Baden Recusals: Pecora  
Vote: Yes  20 No  0

## Gardiner

Referral Number **2020089** Received: 8/21/2020  
Name: **Gardiner Industrial Development** Type of Referral: **Subdivision**  
Description: 2-lot subdivision of 16.7 acres  
Project Location: Osprey Lane  
Recommendation: **No County Impact** Abstentions:  
Motion: Baden  
Second: Gagliardi Recusals:  
Vote: Yes  21 No  0

## Gardiner

Referral Number **2020090** Received: 8/21/2020  
Name: **169 McKinstry Rd** Type of Referral: **Subdivision**  
Description: Lot line deletion/consolidation of three parcels into one.  
Project Location: 169 McKinstry Rd  
Recommendation: **No County Impact** Abstentions:  
Motion: Watkins  
Second: Gagliardi Recusals:  
Vote: Yes  21 No  0

## Gardiner

Referral Number **2020091** Received: 8/21/2020  
Name: **115 Sheldon Rd** Type of Referral: **Special Permit**  
Description: Single-family residence, garage, and studio in the SP-2 zoning district.  
Project Location: 115 Sheldon Rd  
Recommendation: **No County Impact** Abstentions:  
Motion: McLaughlin  
Second: Baden Recusals:  
Vote: Yes  21 No  0

# ~Ulster County Planning Board Minutes~

## Gardiner

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Referral Number      **2020092**      Received:      8/21/2020  
Name:      **115 Sheldon Rd**      Type of Referral:      **Site Plan Review**  
Description:      Single-family residence, garage, and studio in the SP-2 zoning district.  
Project Location:      115 Sheldon Rd  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      McLaughlin  
Second:      Baden  
Vote:      Yes  **21**      No  **0**      Recusals:

## Hurley

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Referral Number      **2020088**      Received:      8/24/2020  
Name:      **Short-term Rental Law**      Type of Referral:      **Zoning Statute Amendment**  
Description:      Amend zoning statute to regulate short-term rentals townwide.  
Project Location:      Townwide  
Recommendation:      **Approve**      Abstentions:  
Motion:      Gagliardi  
Second:      McCarthy  
Vote:      Yes  **21**      No  **0**      Recusals:

## Kingston Town

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Referral Number      **2020081**      Received:      7/27/2020  
Name:      **530 Route 28**      Type of Referral:      **Special Permit**  
Description:      Mining/hard rock excavation at site previously permitted under Article 23, Title 27 of ELC, Mined Land Reclamation. N  
Project Location:      530 Route 28  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Boggess  
Second:      Wilkin  
Vote:      Yes  **20**      No  **0**      Recusals:      Konior

## Kingston Town

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Referral Number      **2020082**      Received:      7/27/2020  
Name:      **530 Route 28**      Type of Referral:      **Site Plan Review**  
Description:      Mining/hard rock excavation at site previously permitted under Article 23, Title 27 of ELC, Mined Land Reclamation. N  
Project Location:      530 Route 28  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Boggess  
Second:      Wilkin  
Vote:      Yes  **20**      No  **0**      Recusals:      Konior

## Lloyd

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Referral Number      **2020083**      Received:      8/20/2020  
Name:      **Local Law E of 2020**      Type of Referral:      **Zoning Map Amendment**  
Description:      Re-zone 7 parcels from R-2 to create Waterfront Business District.  
Project Location:      River Rd, Willow Dock Road, Oaks Road  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      McLaughlin  
Second:      Baden  
Vote:      Yes  **21**      No  **0**      Recusals:

# ~Ulster County Planning Board Minutes~

## **New Paltz Town**

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Referral Number      **2020093**      Received:      8/13/2020  
Name:      **360 Springtown Road**      Type of Referral:      **Area Variance**  
Description:      6' fence in front yard where 4' is allowed.  
Project Location:      360 Springtown Road  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      McLaughlin  
Second:      Pecora  
Vote:      Yes  No       Recusals:

## **New Paltz Village**

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Referral Number      **2020086**      Received:      8/25/2020  
Name:      **54 Elting Ave.**      Type of Referral:      **Site Plan Review**  
Description:      New single-family home.  
Project Location:      54 Elting Ave.  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      McCarthy  
Second:      Gagliardi      Recusals:      Murray  
Vote:      Yes  No

## **New Paltz Village**

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Referral Number      **2020094**      Received:      8/12/2020  
Name:      **The Lalo Project**      Type of Referral:      **Site Plan Review**  
Description:      Pre-referral. Mixed-commercial use project, three stories with two-level garage and 363 parking spaces.  
Project Location:      Plattekill Ave, Innis and Hasbrouck Avenue  
Recommendation:      **Advisory Comments**      Abstentions:  
Motion:      McLaughlin  
Second:      McCarthy  
Vote:      Yes  No       Recusals:

## **Olive**

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Referral Number      **2020085**      Received:      8/12/2020  
Name:      **Local Law #2 of 2020**      Type of Referral:      **Other Special Authorization**  
Description:      Amendment to Chapter 146 with respect to wireless telecommunications facilities.  
Project Location:      Townwide  
Recommendation:      **Advisory Comments**      Abstentions:  
Motion:      Pecora  
Second:      Baden      Recusals:      Boggess  
Vote:      Yes  No

## **Plattekill**

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Referral Number      **2020095**      Received:      8/14/2020  
Name:      **Modena Automotive**      Type of Referral:      **Special Permit**  
Description:      Renovation of existing 11,700 sq. ft. warehouse for automotive repair use.  
Project Location:      2032-2034 Route 32 Modena  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Welton  
Second:      McCarthy      Recusals:      Wilkin  
Vote:      Yes  No       Gagliardi

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## Plattekill

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Referral Number      **2020096**      Received:      8/14/2020  
Name:      **Modena Automotive**      Type of Referral:      **Site Plan Review**  
Description:      Renovation of existing 11,700 sq. ft. warehouse for automotive repair use.  
Project Location:      2032-2034 Route 32 Modena  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Welton  
Second:      McCarthy  
Vote:      Yes  No       Recusals:      Wilkin  
                                              Gagliardi

## Rochester

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Referral Number      **2020087**      Received:      8/12/2020  
Name:      **Rochester Comprehensive Plan Update**      Type of Referral:      **Comprehensive Plan**  
Description:      Formally adopt Historic Resources Report, Open Space Inventory, and Natural Heritage Plan to be a part of the Town  
Project Location:      Townwide  
Recommendation:      **Approve**      Abstentions:  
Motion:      Gagliardi  
Second:      McCarthy  
Vote:      Yes  No       Recusals:      Baden

## Rochester

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Referral Number      **2020098**      Received:      8/27/2020  
Name:      **Sleeping Giant Ice Cream**      Type of Referral:      **Special Permit**  
Description:      Change of use from flower shop to seasonal ice cream shop with outdoor seating and pickup window.  
Project Location:      3 Sunset Drive  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      McLaughlin  
Second:      Pecora  
Vote:      Yes  No       Recusals:

## Rochester

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Referral Number      **2020099**      Received:      8/27/2020  
Name:      **Sleeping Giant Ice Cream**      Type of Referral:      **Site Plan Review**  
Description:      Change of use from flower shop to seasonal ice cream shop with outdoor seating and pickup window.  
Project Location:      3 Sunset Drive  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      McLaughlin  
Second:      Pecora  
Vote:      Yes  No       Recusals:

## Rosendale

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Referral Number      **2020097**      Received:      8/26/2020  
Name:      **Rosendale Acupuncture**      Type of Referral:      **Site Plan Review**  
Description:      Renovate existing dwelling for mixed use commercial/residential use.  
Project Location:      2071 Route 32  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Baden  
Second:      Konior  
Vote:      Yes  No       Recusals:      Brown

