

ULSTER COUNTY PLANNING BOARD

Minutes – August 6, 2014

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

No Executive Committee Meeting

Chairman Watkins called the meeting to order and asked Mr. Leibowitz to do the Roll Call.

1. **ROLL CALL – Present:** R. Pecora, P. Brooks, K. Lovelett, H. Baker, D. Boggess, T. Wilkin, M. Baden, J. Brown, K. Holmquist, M. Watkins, M. Rudikoff, E. Cafaro, M. Weitman, D. Doyle, R. Leibowitz, B. Samuelson
Absent: R. Kinnin, G. Swanzey **Excused:** M. Vaia, R. Sokolov, D. Whitaker, J. Konior, M. Calimano, P. Andreassen, F. Almquist, V. Markowitz **Guests:** Sherret E. Chase, Sherret S. Chase, Helen Chase, Lisa Sanborn-Chase, Susan Motzkin, David Motzkin
2. **APPROVAL OF MINUTES**
The July 2nd minutes were approved. Motion by Mr. Wilkin, seconded by Mr. Lovelett. All were in favor.
3. **FINANCIAL REPORT**
Mr. Doyle stated the County continues to go thru the budgeting process. We are on budget and our projects are on time. Mr. Doyle stated we should be processing the board's mileage and added if anyone would like reimbursement to get their forms in. Mr. Doyle stated there is a lag in the new system showing payments.
4. **PUBLIC COMMENT**
Philip Crew Chase spoke about a subdivision in the Town of Olive on the Chase property. He stated that there is a major wetland issue on the property. Mr. Doyle added we had this referred to us as a major subdivision recognizing the various splits from the parent property. Sherret Chase stated he did not know the issue his neighbor (also Chase) has with their subdivision, as DEP coordinated with the Board of Health on septic design and he has been approved for two in-ground septic systems. Mr. Chase added that the DEC has stated there are no state wetlands on his property.

Mr. Doyle noted that we need 13 members for a quorum and at this time we only have 12 members present, so we may not be able to act upon referrals this evening. The jurisdictional time frame for the board is 30 days. After a non-action after 30-days the local board may act.

Mr. Rudikoff asked if he could have a copy of the Memorandum of Agreement between the County and the Municipalities. Mr. Doyle stated the agreement is available on the website. Mr. Leibowitz clarified that the agreement is between the County and the local municipal board.

Mr. Sherret Chase wished to add that his property is a 49.7 acre parcel, zoned 3 acre zoning residential. DEC's request for jurisdictional determination was if any wetlands were on the property and 2008 & 2010 determinations had to do with location of the driveway.

Ms. Pecora arrived and the meeting minutes were approved at this time.
5. **COMMUNITY REPORT**
Ms. Pecora stated the contracts have been signed for the International School on the Cabrini property and they are now in the time frame of due diligence. Mr. Doyle asked what the school is proposing. Ms. Pecora stated it would be for students from all over the world. The nuns will be keeping three buildings on the east sign. There is a lot line adjustment and an easement for sewage and water in front of her board. She added they wanted to open in September, but they are not on that time line.

Mr. Doyle asked what was happening with the Creamery. He stated he knew they received Site Plan approval. Ms. Pecora stated the applicant applied for Historic designation at the town level, there were some objections to some of the buildings being included. She added that they are working with someone from Historic Preservation who has 40 yrs in the business and expects it to move forward.

6. COMMUNICATIONS

Mr. Doyle stated it was a quiet month for communications; nothing to report.

7. OLD BUSINESS

a. Municipal Final Action Report Update

Mr. Leibowitz stated he went back for 5 years to look at all the final actions that have not been returned to us. He has drafted a cover letter and will copy our board members on those letters sent out to municipalities.

b. Capital Program

Mr. Doyle stated the County's budget is due early this year so the Capital Program will also start early. This will be covered in September.

8. SPECIAL TOPICS DISCUSSION

a. Infrastructure – State of County Bridges

Mr. Doyle went over a NYS DOT Region 8 presentation of bridges in Ulster County. He informed the Board that there are 384 active highway bridges of the 410 bridges in Ulster County. 158 bridges are owned by the County, 70 bridges are owned by Towns, and the State owns 108. By 2030 the average age of the bridges will be 48 years. He stated that bridges are inspected every three years. 66 of 155 bridges require corrective maintenance (some significant, some not). Mr. Doyle went over bridges in terms of their ratings and explained from a Capital Program perspective where we are heading in the next 5 years. The County currently does 5 bridge repairs per year and one or two bridges with an outside crew. We need significant repair done in the next 5 years or we'll see more bridges closed. When we look at our Capital Program work we'll need to plan for infrastructure and bridge work.

b. Department Projects Update

Not discussed at meeting

9. NEW BUSINESS

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

10. ZONING REFERRALS – See Separate Zoning Minutes

11. ADJOURNMENT

The meeting adjourned at 9:30.

Ulster County Planning Board Minutes



8/6/2014

Esopus

Referral Number **2014110** Received: 7/22/2014
Name: **Giesberg Micro-Brewery** Type of Referral: **Special Permit**
Description: Allow use of existing structure as micro-brewery
Project Location: 763 Route 9W Ulster Park
Recommendation: **Reviewed No Decision* - Local Determination** Abstentions:
Motion: Wilkin
Second: Baden Recusals: Pecora
Vote: Yes 12 No 0

Esopus

Referral Number **2014111** Received: 7/22/2014
Name: **Giesberg Micro-Brewery** Type of Referral: **Site Plan**
Description: Convert existing structure to micro-brewery/manufacturing use
Project Location: 763 Route 9W Ulster Park
Recommendation: **Reviewed No Decision* - Local Determination** Abstentions:
Motion: Wilkin
Second: Baden Recusals: Pecora
Vote: Yes 12 No 0

Gardiner

Referral Number **2014112** Received: 7/28/2014
Name: **Lazy River Campground** Type of Referral: **Site Plan**
Description: Construct check in station with restroom and laundry center.
Project Location: 50 Beaver Road
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Wilkin Recusals:
Vote: Yes 13 No 0

Hurley

Referral Number **2014113** Received: 7/17/2014
Name: **Day Care Center** Type of Referral: **Variance-Area**
Description: 1.5 foot side yard variance - Construct on "as built" foundation
Project Location: 629 Lucas Avenue Ext
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Weitman Recusals:
Vote: Yes 13 No 0

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Kingston City

Referral Number **2014114** Received: 7/17/2014
Name: **DBR Realty LLC** Type of Referral: **Variance-Area**
Description: 16' variance from minimum lot size requirements due to commercial subdivisin (1 lot becomes 2)
Project Location: 100 Flatbush Avenue
Recommendation: **No County Impact** Abstentions:
Motion: Wilkin
Second: Baden
Vote: Yes No Recusals:

Kingston City

Referral Number **2014115** Received: 7/17/2014
Name: **Feeney's Shipyard** Type of Referral: **Variance-Use**
Description: Allow manufacturing use in RRR
Project Location: 635 Abeel Street
Recommendation: **Advisory Comments** Abstentions:
Motion: Wilkin
Second: Rudikoff
Vote: Yes No Recusals:

Kingston City

Referral Number **2014116** Received: 7/17/2014
Name: **Feeney's Shipyard** Type of Referral: **Variance-Area**
Description: 30' Rear yard setback
Project Location: 635 Abeel Street
Recommendation: **Advisory Comments** Abstentions:
Motion: Wilkin
Second: Rudikoff
Vote: Yes No Recusals:

Kingston City

Referral Number **2014117** Received: 7/17/2014
Name: **Feeney's Shipyard** Type of Referral: **Site Plan**
Description: Construct 45' x 100' prefabricated steel building for manufacturing use
Project Location: 635 Abeel Street
Recommendation: **Required Modifications** Abstentions:
Motion: Wilkin
Second: Rudikoff
Vote: Yes No Recusals:

Marlborough

Referral Number **2014118** Received: 7/15/2014
Name: **Affuso Timber Harvest** Type of Referral: **Special Permit**
Description: Selective Timber Harvest
Project Location: Plattekill Road
Recommendation: **Required Modifications** Abstentions:
Motion: Wilkin
Second: Lovelett
Vote: Yes No Recusals:

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Marlborough

Referral Number **2014129** Received: 8/6/2014
Name: **Rezone C-1 to R** Type of Referral: **Amend Zoning Map**
Description: One Additional Parcel to R district
Project Location:
Recommendation: **Reviewed No Decision - Local Determination** Abstentions:
Motion: Weitman
Second: Lovelett
Vote: Yes No Recusals: Baker

New Paltz Town

Referral Number **2014119** Received: 7/22/2014
Name: **Novella's Catering** Type of Referral: **Site Plan**
Description: Exterior renovation of Existing - bridal garden, gazebo, pergola, and signage
Project Location: 2 Terwilliger Lane
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Weitman
Vote: Yes No Recusals:

New Paltz Town

Referral Number **2014128** Received: 7/28/2014
Name: **Registration & Maintenance of Rental Prop.** Type of Referral: **Other Special Authorization**
Description: Registration & Maintenance of Vacant and Rental one and two family residential properties.
Project Location: Townwide
Recommendation: **No County Impact** Abstentions:
Motion: Baden
Second: Wilkin
Vote: Yes No Recusals:

New Paltz Village

Referral Number **2014120** Received: 7/28/2014
Name: **Revision of Chapter 129: Housing Standards** Type of Referral: **Other Special Authorization**
Description: Amends rental property registration and inspection
Project Location: Townwide
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Baden
Vote: Yes No Recusals:

Olive

Referral Number **2014121** Received: 7/14/2014
Name: **Cudney Place** Type of Referral: **Subdivision**
Description: Additional subdivision of existing subdivision (2 additional lots) for single family home
Project Location: Peck and Chase Road
Recommendation: **reviewed No Decision* - Local Determination** Abstentions:
Motion: Wilkin
Second: Pecora
Vote: Yes No Recusals: Boggess

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Plattekill

Referral Number **2014122** Received: 7/17/2014
Name: **Dunkin Donuts** Type of Referral: **Variance-Area**
Description: 15' front yard variance for proposed Dunkin Donuts 1400 sf shop
Project Location: 2067 Route 32
Recommendation: **Reviewed No Decision - Local Determination** Abstentions:
Motion: Pecora
Second: Weitman
Vote: Yes No Recusals: Wilkin

Rochester

Referral Number **2014123** Received: 7/24/2014
Name: **Flying Change Farms, LLC** Type of Referral: **Site Plan**
Description: Construct 73' x 140' indoor riding area located in Agricultural District #3
Project Location: 235 Airport Road
Recommendation: **Reviewed No Decision - Local Determination** Abstentions:
Motion: Brooks
Second: Pecora
Vote: Yes No Recusals: Baden

Ulster

Referral Number **2014124** Received: 7/18/2014
Name: **Holiday Inn Express & Suites** Type of Referral: **Special Permit**
Description: 4-story 103 room Hotel
Project Location: 1851 Ulster Avenue (Route 9W) Lake Katrine
Recommendation: **Required Modifications** Abstentions:
Motion: Wilkin
Second: Brown
Vote: Yes No Recusals:

Ulster

Referral Number **2014125** Received: 7/18/2014
Name: **Holiday Inn Express & Suites** Type of Referral: **Site Plan**
Description: 4-story 103 room Hotel
Project Location: 1851 Ulster Avenue (Route 9W) Lake Katrine
Recommendation: **Required Modifications** Abstentions:
Motion: Wilkin
Second: Brown
Vote: Yes No Recusals:

Ulster

Referral Number **2014126** Received: 7/21/2014
Name: **Hardee's Restaurant** Type of Referral: **Special Permit**
Description: Allow restaurant use
Project Location: 1601 Ulster Avenue/Route 9W
Recommendation: **Required Modifications** Abstentions:
Motion: Baker
Second: Lovelett
Vote: Yes No Recusals:

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Ulster

Referral Number **2014127**
Name: **Hardee's Restaurant**
Description: 3,007 square foot fast food restaurant with drive-thru
Project Location: 1601 Ulster Avenue/Route 9W
Recommendation: **Required Modifications**
Motion: Baker
Second: Lovelett
Vote: Yes No

Received: 7/21/2014
Type of Referral: **Site Plan**

Abstentions:

Recusals: