

ULSTER COUNTY PLANNING BOARD
Minutes – Wednesday, February 6, 2019

The Ulster County Planning Board Meeting
7:00 p.m. – Surrogate Courtroom, 3rd Floor
County Office Building

The Executive Committee met at 6:30 PM

Mr. Doyle explained to the Board that we do not have a Chairman or Vice Chairman with us tonight, so the meeting will be run a little differently. He then asked Mr. Leibowitz to read the Roll Call.

- 1. ROLL CALL – Present:** R. Pecora, L. Geary, L. Mance, K. Lovelett, H. Baker, D. Boggess, T. Wilkin, M. Baden, J. Brown, R. Hlavaty, V. Welton, M. Watkins, M. Rudikoff, W. Murray, V. McLaughlin, G. Gagliardi, D. Doyle, R. Leibowitz, B. Samuelson **Absent:** F. Almquist, J. Bonavita-Goldman **Excused:** J. Konior, C. Lanzetta, M. Calimano, A. Gotto, V. Markowitz, J. Winer **Guests:** Bill Terpening, Jacob Sherman, Tanya Garment

Ms Pecora moved to appoint Jere Brown as temporary Chair, which was seconded by Mr. McLaughlin. All were in favor.

Mr. Brown stated his first order of business was to fill the vacancy created when Mr. Brooks resigned as Vice Chair last month. He informed the Board of the Nominating Committee comprised of Ms. Pecora, Mr. Baden and Mr. Lovelett, who are tasked to fill either the Vice Chair or Secretary position. **Mr. Brown requested to call a recess in order for the Committee to have a discussion. Motion to recess made by Mr. Wilkin, seconded by Mr. Watkins. All were in favor.**

Motion to resume meeting made by Mr. Wilkin, seconded by Mr. Baden. All were in favor.

Ms. Pecora explained the reason we have this situation is because our Bylaws do not allow for the Secretary to run the meeting when the Chair or Vice Chair are not present. She added that we may need to revise that.

Ms. Pecora stated that the Nominating Committee recommends Mr. Brown to become Vice Chair and Mr. Boggess to become Secretary.

Mr. McLaughlin moved to approve the nominations, seconded by Mr. Watkins. All were in favor.

2. APPROVAL OF MINUTES

The January minutes were approved as submitted. Motion by Mr. McLaughlin, seconded by Mr. Lovelett. All were in favor.

3. EDUCATION & TRAINING OPPORTUNITIES

- February 12th SEQRA Seminar presented by Whiteman, Osterman & Hanna at SUNY Ulster, College Lounge 7PM

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

Mr. Brown made note of the Planning Board sponsored training session on the 12th. Mr. Doyle stated that we can accept another 20 registrants. He informed the Board that we have a snow date on February 13th. Mr. Doyle stated this is an overview of the updates to SEQRA, noted the presenter's backgrounds and added it should be a very informative session.

Mr. Baden stated the New York Planning Federation has its annual 3-day training on April 28-30 at the Sagamore Resort. He added it is a good way to get a lot of training.

4. COMMUNITY REPORTS

Mr. Baden informed the Board that our former member, Renno Budziak from Town of Ulster, passed away on January 4th.

Mr. Wilkin stated the new Association of Towns magazine had a good article written by the same law firm presenting our seminar.

Mr. Baden stated the Town of Rochester has two sites being leased for community solar from Nexamp. He added that anyone who is a Central Hudson customer can sign up and get 10% off their electric bill. (Rochester residents get an additional 5%). For more information: Rochestersolar.info.

5. PLANNING BOARD REPORTS

- a. Chairperson Report – No Report
- b. Committee Reports – No Report

6. PLANNING DEPARTMENT REPORTS

a. Financial Report

Mr. Doyle informed the Board that we have some new technology in the office – a Mondo Board and a new plotter. He noted that we are in process of putting together a UPWP (Unified Planning Work Program) for the Transportation Council (UCTC), which will be released for public comment soon. UCTC has a significant amount of Federal Funding, a budget of about \$800,000, for crash analysis work, signal warrant work, trail work in Shandaken, a parking demand study in Kingston and a request to do work in New Paltz. UCTC is also working on a new TIP (Transportation Improvement Program). Mr. Doyle stated we are in good shape as a department and as host agency to UCTC. Our Economic Development division lost a contract with the IDA, and lost some revenue, but is still pretty solid. Mr. McLaughlin asked how the UCAT merger was going. Mr. Doyle stated that the Transportation Council, working with the City's Common Council, are moving towards a decision by the City to allow the County to take over the bus system as a single carrier.

b. Environmental Notice Bulletin & Grant Opportunities

Mr. Doyle informed the Board that we received notice on January 24th that the County received \$600,000 from an application for housing rehabilitation work. He stated that Mr. Samuelson works with RUPCO on implementing these grants. Mr. Doyle stated a homeless housing count was conducted last Tuesday with assistance from the Mayor of Kingston, Veterans from Veteran's Agency and their Deputy Director, and the Sherriff put a lot of resources at our disposal. He added it was very productive given the weather.

c. Communications – *No Member Comment*

d. Director/Staff Reports

- Membership Update

Mr. Doyle stated there are draft resolutions in front of the Legislature that were approved unanimously by Economic Development Committee for an alternate member for the Town of Kingston, a new member for the Town of Marbletown, an alternate member for Town of Marlborough, and reappointments for Town of Ulster and Village of New Paltz. Mr. Doyle stated he anticipates that these appointments should be final by the next meeting.

Mr. Baden wanted to thank Kris Lovelett for all of his work on our Board, as his town chose to nominate someone else. He added that Mr. Lovelett did a great job as Chairman, as well as on the Executive Committee, and he will be missed. Other members of the Board also thanked Mr. Lovelett and gave him a round of applause.

7. SPECIAL TOPICS DISCUSSION

No Discussion

8. PUBLIC COMMENT

Bill Terpening stated he was from Marbletown and wanted to speak about the proposed Accessory Apartment Law. He noted that those regulations were updated just over three years ago. Mr. Terpening noted that the proposed revisions significantly reduce zoning density protections and he is against them. He believes the proposed law is being done with favoritism (amnesty) for property owners with illegal detached structures.

Jacob Sherman, also of Marbletown, stated he agreed with Mr. Terpening's statement and he wanted to add comment. Mr. Sherman stated there is already code about accessory apartments that allows for an accessory apartment within the primary residence of up to 700 SF, but only if the residence was in existence 10 years prior to the application. This was done specifically to help people with elderly family members. There is also an affordable housing section that allows people to develop multiple dwelling units. The code allows people within a single plot of land to develop up to 3 single family homes without a subdivision. There is nothing in place for Short Term Rentals, which he feels this law is geared toward and he asked the Board to recommend against the law.

Tanya Garment from City of Kingston stated she understood our Board was an interested agency for the Kingstonian, noting the Lead Agency request from the City of Kingston's Planning Board in Communications, and said she thought our Board should have the floorplans. She stated at the Historic Landmarks Preservation Commission meeting, the applicant did a presentation and pulled up pictures of the actual floor plans. Ms. Garment noted that the online plans were drafted in July 2017 and differ greatly from the actual floor plans drafted in November 2018. Ms. Garment said she had screen captures from the presentation showing entrances and exits from each of the two parking garages. She stated they plan on closing a City street as part of the project and she does not feel they have adequate reason to do that.

9. ZONING REFERRALS – *See Separate Zoning Minutes*

10. ADJOURNMENT

The meeting adjourned at 8:45PM. All were in favor.

Ulster County Planning Board Minutes



2/6/2019

Ellenville

Referral Number **2019020** Received: 1/14/2019
Name: **Optimum Windows Storage Room** Type of Referral: **Site Plan Review**
Description: 2,875 sq ft. addition to rear of existing building.
Project Location: 28 Canal St
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: McLaughlin Recusals:
Vote: Yes No

Esopus

Referral Number **2019021** Received: 1/16/2019
Name: **Dollar General** Type of Referral: **Site Plan Review**
Description: 9,100 square foot retail store.
Project Location: 1182 Broadway (9W)
Recommendation: **Required Modifications** Abstentions:
Motion: Baden
Second: McLaughlin Recusals: Pecora
Vote: Yes No

Hurley

Referral Number **2019015** Received: 1/3/2019
Name: **Amendment of Route 28 Overlay District** Type of Referral: **Zoning Statute Amendment**
Description: Various updates to the Route 28 Overlay District
Project Location: West Hurley/Route 28 Area
Recommendation: **Required Modifications** Abstentions:
Motion: Pecora
Second: McLaughlin Recusals:
Vote: Yes No

Hurley

Referral Number **2019019** Received: 1/30/2019
Name: **Jankowski Sign** Type of Referral: **Area Variance**
Description: Sign variance - front-yard setback and square footage.
Project Location: 74 Main Street Hurley, NY
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Baden Recusals:
Vote: Yes No

~Ulster County Planning Board Minutes~

Lloyd

Referral Number **2019022** Received: 1/17/2019
Name: **Local Law B of 2019** Type of Referral: **Zoning Statute Amendment**
Description: Amendment to accessory apartments zoning
Project Location: Townwide
Recommendation: **Required Modifications** Abstentions:
Motion: Baden
Second: McLaughlin Recusals:
Vote: Yes No

Lloyd

Referral Number **2019023** Received: 1/17/2019
Name: **Local Law C of 2019** Type of Referral: **Zoning Statute Amendment**
Description: Amendment to 100-12 with respect to assisted living and nursing home uses.
Project Location: Townwide
Recommendation: **No County Impact** Abstentions:
Motion: Watkins
Second: Gagliardi Recusals:
Vote: Yes No

Lloyd

Referral Number **2019033** Received: 12/31/2019
Name: **Local Law A of 2019** Type of Referral: **Other Special Authorization**
Description: Moratorium on construction or use of fossile fuel plants within the Town
Project Location: Town Wide
Recommendation: **Approve** Abstentions:
Motion: Baden
Second: McLaughlin Recusals:
Vote: Yes No

Marbletown

Referral Number **2019032** Received: 1/31/2019
Name: **Local Law #1** Type of Referral: **Zoning Statute Amendment**
Description: Accessory apartment law - amendment to zoning statute
Project Location: Townwide
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: McLaughlin Recusals: NO: Welton
Vote: Yes No

New Paltz Town

Referral Number **2019018** Received: 1/11/2019
Name: **McDonald's Renovation** Type of Referral: **Area Variance**
Description: Multiple area variances - parking and signage
Project Location: 261 Main Street
Recommendation: **No County Impact** Abstentions:
Motion: Watkins
Second: McLaughlin Recusals:
Vote: Yes No

~Ulster County Planning Board Minutes~

New Paltz Village

Referral Number **2019017** Received: 1/9/2019
Name: **17 Academy Street** Type of Referral: **Area Variance**
Description: Minimum lot size variance for mixed use (commercial/residential). 2099 sf variance
Project Location: 17 Academy Street
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins NO: Gagliardi
Second: McLaughlin Recusals: Murray
Vote: Yes No

Saugerties Town

Referral Number **2019024** Received: 1/17/2019
Name: **Trinka Trust/Solar Generation** Type of Referral: **Special Permit**
Description: 750KW solar array on 11.8 acre site (3.5 acres developed)
Project Location: 1751 Old Kings Highway
Recommendation: **Disapprove** Abstentions:
Motion: Wilkin
Second: McLaughlin Recusals: Hlavaty
Vote: Yes No

Saugerties Town

Referral Number **2019025** Received: 1/17/2019
Name: **Trinka Trust/Solar Generation** Type of Referral: **Site Plan Review**
Description: 750KW solar array on 11.8 acre site (3.5 acres developed)
Project Location: 1751 Old Kings Highway
Recommendation: **Disapprove** Abstentions:
Motion: Wilkin
Second: McLaughlin Recusals: Hlavaty
Vote: Yes No

Ulster

Referral Number **2019026** Received: 1/15/2019
Name: **Central Hudson G&E** Type of Referral: **Special Permit**
Description: Substation expansion - 15 modular smartpods and 3 new a-frame structures and transmission line reroute
Project Location: 435 Hurley Avenue
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Boggess Recusals:
Vote: Yes No

Ulster

Referral Number **2019027** Received: 1/15/2019
Name: **Central Hudson G&E** Type of Referral: **Site Plan Review**
Description: Substation expansion - 15 modular smartpods and 3 new a-frame structures and transmission line reroute
Project Location: 435 Hurley Avenue
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Boggess Recusals:
Vote: Yes No

~Ulster County Planning Board Minutes~

Wawarsing

Referral Number **2019028** Received: 1/18/2019
Name: **Truss Manufacturing Plant** Type of Referral: **Special Permit**
Description: Change of use of existing 53,000 square foot building with outside storage of materials and finished products.
Project Location: 11 Aluminum Drive
Recommendation: **Required Modifications** Abstentions:
Motion: Pecora
Second: Boggess
Vote: Yes **16** No **0** Recusals:

Wawarsing

Referral Number **2019029** Received: 1/18/2019
Name: **Truss Manufacturing Plant** Type of Referral: **Site Plan Review**
Description: Change of use of existing 53,000 square foot building with outside storage of materials and finished products.
Project Location: 11 Aluminum Drive
Recommendation: **Required Modifications** Abstentions:
Motion: Pecora
Second: Boggess
Vote: Yes **16** No **0** Recusals:

Wawarsing

Referral Number **2019030** Received: 1/18/2019
Name: **South Hill** Type of Referral: **Subdivision**
Description: 23-single family home (5 acre lot appx) subdivision with private road.
Project Location: South Hill Road Near Sullivan County Boundary
Recommendation: **Required Modifications** Abstentions:
Motion: Boggess
Second: McLaughlin
Vote: Yes **15** No **1** Recusals: NO: Watkins

Wawarsing

Referral Number **2019031** Received: 1/18/2019
Name: **Model Home/Office** Type of Referral: **Site Plan Review**
Description: Display model and office (1,456 square feet) for mobile home park
Project Location: 7279 Route 209
Recommendation: **Required Modifications** Abstentions:
Motion: Pecora
Second: McLaughlin
Vote: Yes **16** No **0** Recusals:

Woodstock

Referral Number **2019016** Received: 1/11/2019
Name: **Freestanding Sign** Type of Referral: **Area Variance**
Description: Directory sign - variance from surface and area and number of signs
Project Location: 75-83 Mill Hill Road
Recommendation: **No County Impact** Abstentions:
Motion: Wilkin
Second: Baden
Vote: Yes **16** No **0** Recusals: