

ULSTER COUNTY PLANNING BOARD
Minutes – Wednesday, February 1, 2023

The Ulster County Planning Board Meeting 7:00 p.m.
Restorative Justice & Community Empowerment Center
Conference Room A
733 Broadway, Kingston, NY

The Executive Committee did not meet

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

- 1. ROLL CALL – Present:** R. Pecora, D. Onderdonk, S. McCarthy, H. Hansen, C. Lanzetta, D. Boggess, T. Wilkin, M. Baden, J. Brown, J. Ferraro, V. Welton, M. Watkins, F. Almquist, V. Markowitz, V. McLaughlin, D. Doyle, R. Leibowitz **Absent:** M. Rudikoff **Excused:** G. Gidaly, M. Cohen, A. Gotto, W. Murray **Guest:** Charlie Long – Vice Chair Town of Lloyd Planning Board

- 2. APPROVAL OF MINUTES**

The January 4, 2023 minutes were approved. Motion made by Mr. Watkins, seconded by Mr. Baden. All were in favor. Motion passed.

- 3. EDUCATION & TRAINING OPPORTUNITIES**

Chairman Boggess stated he took the "Overview of the Planning Board" webinar recently and asked Mr. Baden if he was still looking at March to present his "Building a Better Record" webinar. Mr. Baden stated March 15th would work for him and asked planning staff to check their schedules.

Mr. Baden stated the Association of Towns is having a seminar on President's weekend in NYC. He also noted that NY Planning Federation is doing a Legislation at lunch webinar in the beginning of March, you can check their website if your municipality is a member. Mr. Doyle noted that our Board are members through Ulster County.

- 4. COMMUNITY REPORTS**

Mr. McLaughlin informed the Board there have been a string of accidents on Route 9W in Saugerties and added that he's spoken with the Glasco Fire Chief and NYSDOT. Mr. McLaughlin also wanted to bring attention to the County Office Building having to be evacuated recently because of an incident with the elevators. He noted a resolution from 2007, which authorized bonding to repair the elevators, and he added that he would like to know what happened to that resolution and money.

Mr. Baden stated the Open Space Institute through County ARPA funding is doing a rehab of O&W rail trail between Olive and the Main Street Kerhonkson area about a 3+ mile stretch. Mr. Baden also mentioned that members of Shawangunk Mountain Scenic Byway got an email from NYSDOT about the Route 44/55/Brunswick Road intersection, regarding moving to signalization.

Mr. Almquist stated that iPark87 came to the Town of Ulster Planning Board workshop and asked what the Town needed most. The answer was housing.

Chairman Boggess stated the new fire company building in Boiceville started construction last week and they hope to be in by June.

5. PLANNING BOARD REPORTS

a. Chairperson Report

The Chairman informed the Board that City of Kingston Planning Board over-rode our recommendations on the Kingston Meadows project noting that he would like to see the Final Action when it comes in. Mr. Baden stated the attorney for the developer said our board over-reached its authority. Mr. Doyle stated he believed this was one of our better written responses and added that under Kingston’s new form-based code, which we are reviewing tonight, the project would not be permitted.

Chairman Boggess stated the new meeting schedule that includes changes for the April & July meeting dates is included with the agenda.

b. Committee Reports

Mr. Baden stated that the Ulster County Charter Revision Commission convened and noted that Scott McCarthy is on the commission. Mr. Baden has been attending meetings as president of Supervisor & Mayors Association. Mr. Baden informed the Board that the Executive Committee, with the Planning Director, have prepared a proposal regarding the additional powers and duties of the County Planning board, specifically item E. The proposed change allows the Director of Planning to officially review and send the board’s comments in the event the County Planning board is unable to fulfill the powers and duties of review of a particular municipal referral due to lack of quorum or inability to convene a timely meeting. Mr. Baden stated this change should also reflect the Director’s proper title of Director of Planning.

Mr. Baden stated the Chairman would like a resolution authorizing the Executive Committee to submit this proposed change to the Charter Revision Commission. Mr. McLaughlin asked If there was a deadline or if the Board could have more time to review. Mr. Baden stated we are scheduled to be on their agenda next Thursday.

Mr. Baden made a motion to send the proposed change and correction of the Director’s title from Planning Director to Director of Planning to the Commission. Mr. Watkins seconded the motion.

Mr. McLaughlin made a motion to amend the motion to allow time till Monday or Tuesday for Board members to submit comments.

There was some discussion on allowing more time to review the Charter language for other changes and allowing for special meetings. The Chairman stated we are amending just this section and will leave the rest alone.

Chairman Boggess stated we have a motion and second to send the proposed change as amended to the Charter Commission. Scott McCarthy recused himself. Thirteen (13) were in favor. Mr. McLaughlin voted No. Motion passed 13-1 with 1 abstention (Mr. McCarthy)

Mr. Baden stated he will email the Charter Commission’s attorney and ask to have our comments sent to committee members. Mr. Boggess, Mr. Baden, Mr. Watkins and Mr. Wilkin will attend the meeting on February 9th at 5:00PM on the 6th floor.

6. PLANNING DEPARTMENT REPORTS

a. Financial Report
No Report

- b. Environmental Notice Bulletin & Grant Opportunities
Mr. Doyle stated the Town of Saugerties has issued a scope for the Environmental Impact Statement for Winston Farms.
- c. Communications
Mr. Doyle mentioned the Blue Chip farms notice and asked Mr. Watkins if he had anything to add. Mr. Watkins stated Shawangunk has requested more information and will see again in 5-6 months.
- d. Director/Staff Reports
No Report

7. SPECIAL TOPICS DISCUSSION

No Member Comment

8. PUBLIC COMMENT - No Public Comment

9. ZONING REFERRALS – *See Separate Zoning Minutes*

10. ADJOURNMENT

The meeting adjourned at 9:01PM. All were in favor.

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2/1/2023

Esopus

Referral Number **2023009** Received: 1/23/2023
Name: **Wood'n Wheel** Type of Referral: **Site Plan Review**
Description: Expansion of existing indoor/outdoor commercial recreation center. 13,000 sf building, pool, outdoor bathrooms, tube
Project Location: 365 Route 9W
Recommendation: **Required Modifications** Abstentions:
Motion: McLaughlin
Second: McCarthy Recusals: Pecora
Vote: Yes No

Hurley

Referral Number **2023010** Received: 1/20/2023
Name: **Organization of Planning Board** Type of Referral: **Zoning Statute Amendment**
Description: Amendment to statute regarding configuration of Town PB
Project Location: townwide
Recommendation: **No County Impact** Abstentions:
Motion: McLaughlin
Second: Welton Recusals:
Vote: Yes No

Kingston City

Referral Number **2023011** Received: 1/20/2023
Name: **517 Wilbur Avenue** Type of Referral: **Site Plan Review**
Description: Re-use existing building for distillery, tasting room, and restaurant. Outdoor seating, parking, storage, ADA ramp.
Project Location: 517 Wilbur Ave
Recommendation: **Required Modifications** Abstentions:
Motion: McLaughlin
Second: Welton Recusals:
Vote: Yes No

Kingston City

Referral Number **2023012** Received: 1/24/2023
Name: **Form-Based Code** Type of Referral: **Zoning Map and Statute Amendm**
Description: Repeal and replace Zoning Statute and Map with new form-based code.
Project Location: Citywide
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Markowitz Recusals: NO: McLaughlin
Vote: Yes No

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Kingston City

Referral Number **2023013** Received: 1/24/2023
Name: **Center for Photography** Type of Referral: **Zoning Map Amendment**
Description: Extend C-2 zone to 0.744 acre parcel currently in the C-3 zone.
Project Location: 25 Dedrick St
Recommendation: **No County Impact** Abstentions:
Motion: McLaughlin
Second: McCarthy
Vote: Yes No Recusals:

Lloyd

Referral Number **2023016** Received: 1/24/2023
Name: **PRRD rezoning for Villages Project** Type of Referral: **Zoning Map Amendment**
Description: Rezone to planned residential retirement development
Project Location: West side of Route 9W/Mayer Drive
Recommendation: **Advisory Comments** Abstentions:
Motion: Pecora
Second: McLaughlin
Vote: Yes No Recusals: McCarthy

New Paltz Town

Referral Number **2023017** Received: 1/26/2023
Name: **64 Millrock Road Grading Backyard** Type of Referral: **Site Plan Review**
Description: Filling and grading depression in residential backyard. Clearing and grading permit.
Project Location: 64 Millrock Road
Recommendation: **No County Impact** Abstentions:
Motion: McLaughlin
Second: Welton
Vote: Yes No Recusals:

Olive

Referral Number **2023015** Received: 1/18/2023
Name: **Local Law 1 of 2023** Type of Referral: **Other Special Authorization**
Description: Moratorium on subdivision of land town-wide
Project Location: Town-wide
Recommendation: **Advisory Comments** Abstentions:
Motion: McLaughlin
Second: Baden
Vote: Yes No Recusals: Boggess

Rochester

Referral Number **2023014** Received: 1/24/2023
Name: **Local Law A of 2023** Type of Referral: **Other Special Authorization**
Description: Amendments to subdivision of land statute
Project Location: Townwide
Recommendation: **No County Impact** Abstentions:
Motion: McLaughlin
Second: McCarthy
Vote: Yes No Recusals: Baden

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Saugerties Village

Referral Number **2023019** Received: 1/30/2023
Name: **16 McDonald Street** Type of Referral: **Area Variance**
Description: Area variance allow parking in front yard setback on Allen Street
Project Location: 16 McDonald Street
Recommendation: **No County Impact** Abstentions:
Motion: McLaughlin
Second: Almquist
Vote: Yes No Recusals:

Ulster

Referral Number **2023018** Received: 1/25/2023
Name: **Prestige Automobiles, Inc.** Type of Referral: **Site Plan Review**
Description: Exterior face remodeling and 2,480 SF showroom expansion and 920 SF mezzanine expansion to Toyota
Project Location: 756 East Chester ST. Bypass
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: McCarthy
Vote: Yes No Recusals: Almquist