

ULSTER COUNTY PLANNING BOARD
Minutes – Wednesday, June 7, 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. Leibowitz read the roll call.

- 1. ROLL CALL – Present:** R. Pecora, G. Gidaly, S. McCarthy, H. Hansen, C. Lanzetta, A. Ruger, D. Boggess, T. Wilkin, M. Baden, J. Brown, J. Ferraro, M. Watkins, V. Markowitz, W. Murray, L. Molyneaux, D. Doyle, R. Leibowitz, B. Samuelson **Absent:** M. Rudikoff **Excused:** M. Cohen, D. Onderdonk, V. Welton, F. Almquist, V. McLaughlin

- 2. APPROVAL OF MINUTES**

The May minutes were approved. Motion made by Mr. Gidaly and seconded by Ms. Pecora. All were in favor.

- 3. EDUCATION & TRAINING OPPORTUNITIES**

Mr. Baden stated that Mr. Doyle has been discussing doing a training on Wetlands as a joint effort with Dutchess County Planning and DEC Hudson Valley Estuary Program. It will be a virtual training (ZOOM) on October 23rd at 6:30PM. Mr. Doyle noted that the state has changed the size of wetlands that are regulated down to 6.7 acres from 12 acres. Many Federal regulated wetlands will now be state regulated. The Supreme Court decision on the Clean Water act regulations with respect to wetlands means a lot of small wetlands will no longer be regulated. Mr. Doyle added that local governments may want to think about adding local wetland rules if not already in place. Mr. Baden asked if there were any model municipal wetland laws. Mr. Doyle suggested New York Planning Federation or NYS DEC. He also stated that Town of Woodstock and Town of New Paltz laws define wetlands and regulate all wetlands.

- 4. COMMUNITY REPORTS**

Mr. Baden stated the Rochester Agricultural Advisory Committee chose 8 people from the 14 applications received. Mr. Baden noted that Rochester also has an active housing committee, and Kai Lord-Farmer spoke to them recently.

Mr. Boggess stated the Town of Olive's new Fire Dept in Boiceville hoped to open in June but looks more like July. He added the old sewing machine factory in Boiceville has been knocked down.

Mr. Markowitz noted that although the burn ban ended May 16th the ground is very dry and susceptible to brush fires.

Mr. Baden stated all municipalities, working through Emergency Management, are creating a hazard mitigation plan where each municipality is treated individually. Mr. Doyle encouraged the Board to ask if their community is participating in this plan, and, if not, to encourage them to participate. Mr. Baden stated all but two are attending and those two communities have filled out questionnaires and are considered to be participating.

5. PLANNING BOARD REPORTS

- a. Chairperson Report
Mr. Boggess informed the Board that next month's meeting will be on July 12th and added that a reminder will be sent out.
- b. Committee Reports
None

6. PLANNING DEPARTMENT REPORTS

- a. Financial Report
Mr. Doyle noted that the 2024 budgets are due to the budget office by June 23rd, adding that the process is different this year and requires more detail.
- b. Environmental Notice Bulletin & Grant Opportunities
Mr. Doyle stated Consolidated Funding Application (CFA) is out and there is a substantial amount of funds for planning. He added to let us know if you would like to apply and that support letters are available from the County Executive's staff.
- c. Communications
No member comment
- d. Director/Staff Reports
Mr. Samuelson noted that the public hearing for this year's agricultural inclusions is Thursday the 28th. Mr. Samuelson informed the Board that we are working with the Department of Environment on the Lower Esopus Stream Management Plan with a vendor called Interfluve. They are currently working on public outreach, with a survey that has been sent to Supervisors and is available on the Planning website. Mr. Samuelson noted that one interview has been completed for the Ag & Farmland Protection plan update.

Mr. Baden stated the County Comptroller has tried to publicize the state survey on Broadband to identify the underserved, such as for elderly or income challenged. The survey is available online and in paper format. There is also a link on the Comptroller's Facebook page.

Mr. Watkins asked if there was any feedback from the Charter Revision Commission on our letter. Mr. McCarthy stated they discussed it and thought the planning board should submit more than 3 candidates for the County Executive to choose from for the Director's position.

7. SPECIAL TOPICS DISCUSSION

Mr. Doyle stated there is \$1.5 million in our budget for a Rental Assistance Upgrade program, which will provide funding for small landlords if tenant and rent meets the guidelines. We are hoping the program will roll out by end of this month or early July. Mr. Doyle stated we have also received a grant for \$1.7 million for the Plus One Program for accessory dwelling units (ADUs). RUPCO has been contracted for program delivery. In order to be eligible, homeowner's must be low-to-moderate income. Mr. Doyle added that the City of Kingston is a joint applicant on this grant and they are holding a design competition, which will use the submitted stamped plans for ADUs in the City and won't require additional review. Mr. Doyle noted the program requires rents to stay affordable for a minimum of 10 years.

Mr. Doyle stated we are in discussion with the Legislature on the Housing Trust Fund. He informed the Board that the County Executive and Legislature will be using a portion of the surplus fund balance, approximately \$15 million, by assigning it to housing. We are currently working on getting things in place to establish the fund and materials that allow individuals to apply for the money. Mr. Doyle stated a resolution is in front of the Legislature and if it's approved a Notice of Funding Opportunity (NOFO) will go out.

Mr. Doyle informed the Board that 9 communities have joined Housing Smart Communities Program which gives them access to technical assistance at county level.

Mr. Doyle mentioned that \$400,000 is available for deep energy retrofits funded by Communities for Local Power. These upgrades are for low-to mid-income homeowners.

Mr. Doyle stated that the Midtown Linear Park is substantially done. He added that the Kingston Rail Trail is under construction. Central Hudson donated a substantial portion of their Right of Way for the trail and they have been happy to work with us on this trail. Mr. Doyle stated that we are starting the design process for the trail in Shandaken.

Mr. Doyle stated the Transportation Council is currently working on a rail safety study in Kingston, there in the public comment phase of Route 9W study from Aldi's to past Grant Ave. There is a website update, complete streets and working with City of Kingston for a Safer Routes for All program,

8. PUBLIC COMMENT

No public comment

9. ZONING REFERRALS – *See Separate Zoning Minutes*

10. ADJOURNMENT

The meeting adjourned at 9:10PM. All were in favor.

Ulster County Planning Board Minutes



6/7/2023

Esopus

Referral Number **2023069** Received: 5/18/2023
Name: **Esopus Barns Resort Hotel** Type of Referral: **Special Permit**
Description: 60-room, 4-star hotel with pool, trails, restaurant, year-round craft/education program with artist space. Adaptive reus
Project Location: 1398 and 1466 Route 9W
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Markowitz
Vote: Yes 14 No 0
Recusals: Pecora

Esopus

Referral Number **2023070** Received: 5/18/2023
Name: **Esopus Barns Resort Hotel** Type of Referral: **Site Plan Review**
Description: 60-room, 4-star hotel with pool, trails, restaurant, year-round craft/education program with artist space. Adaptive reus
Project Location: 1398 and 1466 Route 9W
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Markowitz
Vote: Yes 15 No 0
Recusals: Pecora

Kingston City

Referral Number **2023079** Received: 5/30/2023
Name: **Union Church Hill Project** Type of Referral: **Subdivision**
Description: Reconfiguration of 5 parcels to create residential units in existing church, and two additional new row house style buil
Project Location: 24/26 Hunter, 33-35,24, 38-40 W Union, 25-27 Abeel
Recommendation: **Required Modifications** Abstentions:
Motion: McCarthy
Second: Watkins
Vote: Yes 14 No 0
Recusals: Molyneaux

Kingston City

Referral Number **2023080** Received: 5/30/2023
Name: **Union Church Hill Project** Type of Referral: **Site Plan Review**
Description: Reconfiguration of 5 parcels to create residential units in existing church, and two additional new row house style buil
Project Location: 24/26 Hunter, 33-35,24, 38-40 W Union, 25-27 Abeel
Recommendation: **Required Modifications** Abstentions:
Motion: McCarthy
Second: Watkins
Vote: Yes 14 No 0
Recusals: Molyneaux

~Ulster County Planning Board Minutes~

Marlborough

Referral Number **2023073** Received: 5/19/2023
Name: **Keeboomed, Inc.** Type of Referral: **Site Plan Review**
Description: 8,000 sq. ft. warehouse and packaging facility. Office space, parking, and driveway.
Project Location: RT 9W and Old Indian Rd
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Baden
Vote: Yes No Recusals: Lanzetta

New Paltz Town

Referral Number **2023077** Received: 5/19/2023
Name: **Accessory Apartments Law** Type of Referral: **Zoning Statute Amendment**
Description: Townwide amendment regarding the regulation of Accessory Dwelling Units (ADUs)
Project Location: Townwide
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Molyneaux
Vote: Yes No Recusals: Ruger

New Paltz Town

Referral Number **2023083** Received: 6/6/2023
Name: **1 Mares Trail** Type of Referral: **Site Plan Review**
Description: Site plan review for residence encroaching on wetland buffer in pre-approved subdivision
Project Location: 1 Mares Trail
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Watkins
Vote: Yes No Recusals: Ruger

Rosendale

Referral Number **2023081** Received: 5/31/2023
Name: **Camp Menucha** Type of Referral: **Special Permit**
Description: Add a single, three-unit dwelling for camp housing
Project Location: 56 Bruceville Road High Falls, NY
Recommendation: **Required Modifications** Abstentions:
Motion: McCarthy
Second: Baden
Vote: Yes No Recusals: Brown

Rosendale

Referral Number **2023082** Received: 5/31/2023
Name: **Camp Menucha** Type of Referral: **Site Plan Review**
Description: Add a single, three-unit dwelling for camp housing
Project Location: 56 Bruceville Road High Falls, NY
Recommendation: **Required Modifications** Abstentions:
Motion: McCarthy
Second: Baden
Vote: Yes No Recusals: Brown

~Ulster County Planning Board Minutes~

Saugerties Village

Referral Number **2023071** Received: 5/24/2023
Name: **54 Montgomery St** Type of Referral: **Area Variance**
Description: Move to 12' front yard setback in alignment with neighboring houses.
Project Location: 54 Montgomery St.
Recommendation: **No County Impact** Abstentions:
Motion: McCarthy
Second: Pecora
Vote: Yes **15** No **0** Recusals:

Saugerties Village

Referral Number **2023072** Received: 5/24/2023
Name: **94 Washington Avenue** Type of Referral: **Area Variance**
Description: 2' area variance from side-yard.
Project Location: 94 Washington Avenue
Recommendation: **No County Impact** Abstentions:
Motion: Baden
Second: McCarthy
Vote: Yes **15** No **0** Recusals:

Wawarsing

Referral Number **2023075** Received: 5/23/2023
Name: **Machne Rav Tov Expansion** Type of Referral: **Site Plan Review**
Description: Amended site plan to include 10,450 SF gymnasium and (2), 6,000 SF classroom buildings.
Project Location: 1152 Ulster Heights Rd
Recommendation: **Required Modifications** Abstentions:
Motion: Baden
Second: Wilkin
Vote: Yes **14** No **0** Recusals: Markowitz

Wawarsing

Referral Number **2023076** Received: 5/25/2023
Name: **8081 Properties, Inc.** Type of Referral: **Area Variance**
Description: Side-yard variances. 13' from 25' and 10' from 25' for shed and shipping container for storage.
Project Location: 8081 Route 209
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Watkins
Vote: Yes **14** No **0** Recusals: Markowitz

Wawarsing

Referral Number **2023084** Received: 6/2/2023
Name: **On the Rocks** Type of Referral: **Zoning Map Amendment**
Description: Re-use vacant structure as former use. (Eagle's Nest, Sammy Brown's etc). No longer allowed in Ridge Protection Di
Project Location: 3984 Route 52 Cragmoor
Recommendation: **No County Impact** Abstentions:
Motion: McCarthy
Second: Pecora
Vote: Yes **14** No **0** Recusals: Markowitz

~Ulster County Planning Board Minutes~

Woodstock

Referral Number **2023078**
Name: **Scenic Overlay District Standards Update**
Description: Scenic Overlay District Standards Update
Project Location: Townwide - Development 1200' or higher
Recommendation: **Required Modifications**
Motion: Baden
Second: McCarthy
Vote: Yes No

Received: 5/5/2023
Type of Referral: **Zoning Statute Amendment**

Abstentions:

Recusals: