

ULSTER COUNTY PLANNING BOARD

Minutes – Wednesday, July 12, 2023

**The Ulster County Planning Board Meeting
7:00 p.m. Legislative Chambers, 6th Floor
County Office Building**

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, M. Cohen, D. Onderdonk, H. Hansen, A. Ruger, D. Boggess, T. Wilkin, M. Baden, J. Ivankovic, J. Ferraro, M. Watkins, F. Almquist, V. Markowitz, V. McLaughlin, L. Molyneaux, D. Doyle, R. Leibowitz, B. Samuelson **Absent:** S. McCarthy, M. Rudikoff **Excused:** C. Lanzetta, J. Brown, V. Welton, W. Murray **Guests:** Marjorie Leopold-Saugerties Housing Smart Communities

2. APPROVAL OF MINUTES

There were two typos on the June 7th minutes. Under Education & Training Opportunities “doing” was mis-spelled and under Special Topics “for” was mis-spelled, both words have been corrected.

The June minutes were approved as amended. Motion by Mr. Gidaly, seconded by Mr. Wilkin. All were in favor.

3. EDUCATION & TRAINING OPPORTUNITIES

Mr. Baden stated that New York Planning Federation (NYPF) is doing summer classes. There will be one in Hyde Park on September 18th at the Roosevelt Estate. Mr. Boggess stated NYPF is also doing Learn at Lunch once a month. There will also be a seminar on Zoom December 2nd from 10:00 AM-2:00 PM. Ms. Colan stated there will be a Watershed training at the Emerson from 8:00 AM-2:00 PM on July 28th. Mr. Doyle stated we will have a seminar this Fall on Wetlands with DEC, Cornell and Dutchess County. Seminar information will be emailed to the Board as it comes in and please send us anything to share.

4. COMMUNITY REPORTS

Mr. McLaughlin stated the Village of Saugerties has been doing damage control regarding the recent newspaper articles. He added that after the last article the Village was accused of not being in favor of affordable housing, which he stated was not the truth. Mr. Doyle explained that we’ve been working with a lot of municipalities on the Housing Smart Communities Initiative. There was a miscommunication with the Village of Saugerties of what the program is and how it works. As a result, there have been numerous newspaper articles implying the Village being upset with the County. Mr. Doyle stated we will be before the Village Board to explain the program and hopefully we will clear up the concerns. Mr. Doyle noted that we previously discussed providing a training on Housing Smart Communities for local boards and added that Mr. McLaughlin indicated we could make a presentation to our Board at the August meeting. Mr. Doyle stated that we could include some of the basics of the other housing programs being rolled out; the Affordable Rental Upgrade Program and the ADU program. He added that the ADU program will be previewed tomorrow night at the Maritime Museum in Kingston.

Mr. Doyle stated that with the Board’s permission we will add a housing presentation to next month’s agenda. The Board was in favor.

Mr. Baden stated that Rochester received a letter from the County's ARPA office for a grant opportunity for \$100,000 with respect to park projects. Mr. McLaughlin said the Village of Saugerties submitted a packet for ARPA funding. Mr. Boggess stated the Town of Olive put in application and received a grant to replace fencing for Davis Park. He added that Supervisor Sofranko was approached by the telephone company for a small substation on Bostock Road and got a generator on-site that the police will use. The Town is also installing a wheelchair lift on the Town Hall.

Mr. Wilkin stated that under Communications the Town of Plattekill sent in a notice of intent for lead agency/SEQR for the Cedar Ridge campground. He stated maybe we were sent the wrong paperwork because they already had the public hearing. He added that Scenic Hudson and Native American people came to the public hearing with concerns for the site. Mr. Leibowitz stated we did not receive a Site Plan for Cedar Ridge. Mr. Wilkin also noted that someone else wants to put a warehouse on a 50-acre parcel. The project has been downsized to 80 loading docks and will need to come here for variance approval. He was curious about such a large warehouse in a rural setting. Mr. Doyle noted that we look for an opportunity to do what Town of Gardiner did with a small industrial complex at Steve's Lane as it has been quite successful.

Mr. Watkins stated the Town of Shawangunk is starting a scoping session for Blue Chip.

Ms. Pecora Town of Esopus hired a new planner and attorney. She added there is a lot of controversy in Esopus.

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 are in the middle of the 2024 budget and have submitted our first draft with the budget office. We've held our budget nearly constant and have asked for a bit more money for the Housing Smart Communities Program for consultant work with the towns. We have hired a new Deputy Director, Kristen Wilson, who has an environmental background and has extensive experience working with NYSDOT and RUPCO. Ms. Wilson will be starting on Monday, and we will bring her in to meet the Board once she is settled.

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

- c. Communications

Mr. Doyle noted that we received a communication regarding the appellate court decision on the Town of Hurley Dunkin' Donuts. It reaffirmed the fact that the County Gateway Meeting was legal and affirms that we did not violate open meetings law. Mr. Baden noted how important gateway meetings are and explained for the benefit of new members that at the request of the community, the county invites all pertinent agencies to participate in resolving concerns and smoothing out the referral process before the project is reviewed.

Mr. Doyle stated this is a good time put in an application for grants as there are many being offered. He gave several examples of communities receiving transportation and brownfield grants and noted that the County could assist municipalities through the Department of Economic Development.

Mr. Doyle stated that housing is a very important topic and noted the Affordable Dwelling Unit (ADU) project and Affordable Rental Upgrade Project should roll out by the end of the month. He also informed the Board that the Legislature is considering, at the request of the County Executive, to put the fund balance in a reserve fund for tax stabilization purposes. The County is considering \$15 million for a housing trust fund. They are also considering changes to transfer tax and room tax to continue to add to the housing trust fund. Mr. Doyle also informed the Board of the current emergency housing issue.

Mr. Doyle stated the Midtown Linear Park was unable to complete on time because of supply issues, but construction is now essentially complete, and we are still need to get cameras installed. Construction on the Kingston Rail Trail (KRT) began in May. He noted that Central Hudson has been very cooperative with access for construction purposes. KRT should finish by end of September. The Shandaken Rail Trail, runs from Highmount to Giggle Hollow, is currently working through survey work with construction beginning in 2025.

Mr. McLaughlin asked for an update on the Government Operations Center (GOC). Mr. Doyle stated we are currently in design phase, the County is scheduled to take the property in late summer and anticipate moving the project forward. Ms. Colan asked if cell phone repeaters would be installed along rail trails for 911 purposes. Mr. Doyle stated that all trails, except U&D in Pine Hill, have adequate service, and a small tower rather than a repeater would be used if necessary.

Mr. Gidaly asked about the status of shoulders on Route 299. Mr. Doyle answered they are in ROW acquisition mode with construction expected in 2025.

Ms. Colan asked if the County could get crosswalks and sidewalks in Hurley across Wynkoop and Main Street to get to the trail. Mr. Doyle stated we could have that conversation and asked Ms. Colan to send him an email.

Mr. Doyle stated the Transportation Council (UCTC) is doing a Route 9W study in the Town of Ulster from Aldi's to Tractor Supply. We are looking at current and future conditions and there is a survey out. Mr. Doyle noted we are also working on Ag Farmland Plan with a survey underway. He added that the County is the fiscal agent for an order on consent for Lower Esopus Stream Management Plan and that survey is out and work is being run thru Department of Environment.

d. Director/Staff Reports – No Report

7. SPECIAL TOPICS DISCUSSION

Mr. Doyle noted that the draft resolution establishing a transit demand policy has been postponed so it isn't pressing at this time.

8. PUBLIC COMMENT

Margie Leopold stated she wanted to talk about the Spalding Lane project. She is one of the co-coordinators for housing smart communities task force in Saugerties. Statistics from 2010-2018 show an increase in the number of seniors in Saugerties. She noted that she contacted 155 Main Street (senior residence) and the Mill and both have waiting lists.

9. ZONING REFERRALS – See Separate Zoning Minutes

The Villa Residence in Saugerties referrals were reviewed first.
UCPB Referral #2023-093 & 2023-094

10. ADJOURNMENT

The meeting adjourned at 9:15PM. All were in favor.

Ulster County Planning Board Minutes



7/12/2023

Kingston Town

Referral Number **2023095** Received: 6/21/2023
Name: **Galderisi/SJS Equities** Type of Referral: **Site Plan Review**
Description: 1,656 square foot warehouse structure - existing pool business storage of goods and materials.
Project Location: NYS Route 28 near Beesmer Rd.
Recommendation: **Required Modifications** Abstentions:
Motion: Baden
Second: Cohen
Vote: Yes No Recusals: Onderdonk
Molyneaux

Lloyd

Referral Number **2023089** Received: 6/9/2023
Name: **Peppino's Area Variance** Type of Referral: **Area Variance**
Description: 5% building coverage and 27% lot coverage variance. Proposed 70' x 165' building for produce storage.
Project Location: 304 Station Road
Recommendation: **No County Impact** Abstentions:
Motion: McLaughlin
Second: Gidaly
Vote: Yes No Recusals:

Lloyd

Referral Number **2023090** Received: 6/9/2023
Name: **Peppino's Site Plan** Type of Referral: **Site Plan Review**
Description: 11,550 sq ft steel framed building on existing pad for commercial food supply business.
Project Location: 304 Station Road
Recommendation: **Required Modifications** Abstentions:
Motion: Cohen
Second: McLaughlin
Vote: Yes No Recusals:

Marbletown

Referral Number **2023098** Received: 6/27/2023
Name: **Meadowlark 2023** Type of Referral: **Special Permit**
Description: Agricultural Event with average daily attendance of 500 persons. Live music, farmers market, artisan fair, and on-site
Project Location: 3012 State Route 213
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Markowitz
Vote: Yes No Recusals: Hansen

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Marlborough

Referral Number **2023074** Received: 5/19/2023
Name: **Mazzola Holdings, LLC** Type of Referral: **Site Plan Review**
Description: Change former vehicle sales and service facility to office and parking for fuel oil service business. Fenced storage ar
Project Location: 1871 Route 9W Milton
Recommendation: **Required Modifications** Abstentions:
Motion: Baden
Second: McLaughlin Recusals:
Vote: Yes No

Marlborough

Referral Number **2023088** Received: 6/13/2023
Name: **Zoning Map Amendment** Type of Referral: **Zoning Map Amendment**
Description: Re-zone 4 parcels to R-1 and I to R zone
Project Location: Dock Street and Hudson Way
Recommendation: **Required Modifications** Abstentions:
Motion: Cohen
Second: Pecora Recusals:
Vote: Yes No

Marlborough

Referral Number **2023091** Received: 6/9/2023
Name: **Zelda Matilda, Inc.** Type of Referral: **Site Plan Review**
Description: Re-use of existing 7,000 square foot building formerly used as a juice bottling plant for warehouse use and whole dist
Project Location: 255 Milton Cross Road
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Cohen Recusals:
Vote: Yes No

Marlborough

Referral Number **2023096** Received: 6/27/2023
Name: **Site Plan for Todd DiOrio** Type of Referral: **Site Plan Review**
Description: Expansion of restaurant portion of building from 448 square feet to 1232 square feet
Project Location: 25 Western Avenue
Recommendation: **No County Impact** Abstentions:
Motion: Watkins
Second: Baden Recusals:
Vote: Yes No

Rochester

Referral Number **2023101** Received: 7/11/2023
Name: **Inness** Type of Referral: **Special Permit**
Description: Add utility/storage building to existing resort. 1,800 sq. ft. No improvements for lighting, water/sewer, parking, or plum
Project Location: 10 Bank St
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: McLaughlin Recusals: Baden
Vote: Yes No

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Rochester

Referral Number **2023102** Received: 7/11/2023
Name: **Inness** Type of Referral: **Site Plan Review**
Description: Add utility/storage building to existing resort. 1,800 sq. ft. No improvements for lighting, water/sewer, parking, or plum
Project Location: 10 Bank St
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: McLaughlin
Vote: Yes No Recusals: Baden

Saugerties Town

Referral Number **2023087** Received: 6/21/2023
Name: **Archtop Fiber, LLC** Type of Referral: **Site Plan Review**
Description: Centralized hub site - 25' x 25' easement with 9' x 15' shelter to house utility equipment and generator on separate co
Project Location: 165 Old Route 32
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Watkins
Vote: Yes No Recusals:

Saugerties Town

Referral Number **2023093** Received: 6/24/2023
Name: **The Villa Residences** Type of Referral: **Zoning Map Amendment**
Description: Zoning Petition - LDR to HDR for 122-unit, 130-bedroom affordable senior housing development
Project Location: 49 Spaulding Lane
Recommendation: **No County Impact** Abstentions:
Motion: McLaughlin
Second: Molyneaux
Vote: Yes No Recusals:

Saugerties Town

Referral Number **2023094** Received: 6/24/2023
Name: **The Villa Residences** Type of Referral: **Site Plan Review**
Description: 122-unit, 130-bedroom affordable senior housing development.
Project Location: 49 Spaulding lane
Recommendation: **Required Modifications** Abstentions:
Motion: McLaughlin
Second: Baden
Vote: Yes No Recusals:

Saugerties Village

Referral Number **2023086** Received: 6/13/2023
Name: **310 Main Street** Type of Referral: **Special Permit**
Description: Convert existing structure to hotel use
Project Location: 310 Main Street
Recommendation: **Advisory Comments** Abstentions:
Motion: Watkins
Second: Cohen
Vote: Yes No Recusals: NO: McLaughlin

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Saugerties Village

Referral Number **2023092** Received: 6/22/2023
Name: **105-107 Partition Street, LLC** Type of Referral: **Special Permit**
Description: Three-story addition to rear of existing structure with first floor commercial and four apartments on 2nd and third stor
Project Location: 105-107 Partition Street
Recommendation: **Required Modifications** Abstentions:
Motion: McLaughlin
Second: Baden
Vote: Yes **16** No **0** Recusals:

Shandaken

Referral Number **2023099** Received: 6/29/2023
Name: **Fence Variance** Type of Referral: **Area Variance**
Description: 4' tall fence 17' off center line of Oliverea Road
Project Location: 457 Oliverea Rd
Recommendation: **No County Impact** Abstentions:
Motion: McLaughlin
Second: Baden
Vote: Yes **16** No **0** Recusals:

Shawangunk

Referral Number **2023100** Received: 7/3/2023
Name: **Debra and Stephen DeEntremont** Type of Referral: **Area Variance**
Description: Renovate detached garage to a bedroom and bath with breezeway. Lot area area 5.448, lot width 42.52 rear yard of 5
Project Location: 123 Clark Road
Recommendation: **No County Impact** Abstentions:
Motion: McLaughlin
Second: Baden
Vote: Yes **15** No **0** Recusals: Watkins

Wawarsing

Referral Number **2023085** Received: 6/2/2023
Name: **Camp Regulations** Type of Referral: **Zoning Statute Amendment**
Description: Amendments to camp regulations in the Town
Project Location: Townwide
Recommendation: **No County Impact** Abstentions:
Motion: Watkins
Second: Ivankovic
Vote: Yes **15** No **0** Recusals: Markowitz

Wawarsing

Referral Number **2023097** Received: 6/27/2023
Name: **Colonial Motel** Type of Referral: **Site Plan Review**
Description: Renovation/Reconstruction due to fire. Two, 2-story, 8-unit buildings for motel upgrade. Septic to be updated.
Project Location: 6812 Route 209
Recommendation: **Required Modifications** Abstentions:
Motion: Cohen
Second: McLaughlin
Vote: Yes **15** No **0** Recusals: Markowitz