

ULSTER COUNTY PLANNING BOARD
Minutes – Wednesday, June 1, 2022

The Ulster County Planning Board Meeting 7:00 p.m.

REMOTE MEETING ONLY - WEB or CALL IN ONLY

Join Zoom Meeting: Webinar ID: 875 6300 3273 Password: 834223

MEMBERS OF THE PUBLIC INVITED TO LISTEN IN

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, M. Cohen, H. Hansen, C. Lanzetta, A. Gotto, D. Boggess, T. Wilkin, M. Baden, J. Brown, J. Ferraro, V. Welton, M. Watkins, F. Almquist, V. Markowitz, M. Rudikoff, R. Travers, W. Murray, V. McLaughlin, D. Doyle, R. Leibowitz, B. Samuelson **Absent:** G. Gidaly, S. McCarthy **Excused: Guests:** Deacon Bill Mennenga, Charlie Thompson-HVCU, Paul Lozito, Victoria Messner, Suzanne Cahill – City of Kingston, Phil Erner – Dist 6, Diane Hull, Roger Keating, Erin Enouen – Town of Rochester, Will D’Avella, Bruce Chamberlin, Johanna Winer - Village of Ellenville

2. APPROVAL OF MINUTES

The May minutes were approved. Motion made by Mr. McLaughlin, seconded by Mr. Baden. All were in favor.

3. EDUCATION & TRAINING OPPORTUNITIES

No Report

4. COMMUNITY REPORTS

Mr. McLaughlin stated that Central Hudson is doing a gas line replacement project in Village of Saugerties that will take four months to complete

Mr. Baden stated the Town of Rochester adopted a resolution to create a housing advisory committee. He added that tomorrow night they should be adopting the accessory dwelling law and he also anticipates the 6-month moratorium being adopted.

Mr. Boggess informed the Board that on May 10th the Town of Olive adopted the short-term rental law that was before our Board last month.

Mr. Almquist stated that RUPCO is at the Town of Ulster’s public hearing tonight on reuse of the old motel.

Mr. Wilkin asked how much more time we’d be meeting on zoom. Mr. Doyle answered that the emergency proclamation ends June 15th so we will plan on meeting in person in July unless we hear otherwise.

5. PLANNING BOARD REPORTS

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

6. PLANNING DEPARTMENT REPORTS

- a. Financial Report

Mr. Doyle stated that we are in good shape. He informed the Board that we are starting to plan next year’s operating budget and Capital Program. The 2023 budget should be similar to this year. Mr. Doyle mentioned various Transportation Council

projects and informed the Board that traffic counters are out in approximately 80 locations. Funding for website development and the Housing Smart Communities Initiative are currently in contract.

- b. Environmental Notice Bulletin & Grant Opportunities– No member comment
- c. Communications – No member comment
- d. Director/Staff Reports – No Report

7. SPECIAL TOPICS DISCUSSION

Mr. Doyle stated the Federal Government is having us redo environmental work on the Kingston Rail Trail and we hope to get approval by next month. Contractors are working to finish the Midtown Linear Park but continue to have issues with the staircase at Elmendorf Street. Mr. Doyle noted that we are in the process of looking for a site for the Government Operations Center and have a resolution before the Legislature to acquire lands in New Paltz. Ulster County has funded demolition of the former County Jail, which is on tonight’s agenda. Mr. Doyle informed the Board that the State’s Consolidated Funding Application (CFA) is out and urged members to go to their communities to see what they are eligible for. Mr. Leibowitz noted there is funding for Brownfield Nomination studies. Mr. Doyle stated the County did a pre-nomination study on several Brownfield areas and are currently having conversations with Pattern for Progress to move one of the pre-nomination properties (Kingston, Rochester, Ellenville & Saugerties) into the nomination study. Mr. Doyle stated the Housing Smart Communities Initiative (HSCI) is engaged and should have a site rollout by end of July or August. The UCTC is updating the Transportation Improvement Program (TIP), adding that there was no call for additional projects. Mr. Doyle mentioned the groundbreaking for the Veteran’s Cemetery in New Paltz. He also noted that we continue working on tower sites in various locations.

Mr. McLaughlin asked how long until the project is done once the old jail is demolished. Mr. Doyle answered the project is on our agenda tonight so he would have the consultant answer.

Mr. Baden asked if communities should reach out to Pattern for Progress regarding the brownfields study. Mr. Doyle answered if you are interested in being part of the study to reach out to him for information.

8. PUBLIC COMMENT

No Public Comment

9. ZONING REFERRALS

Scott Dutton, Architect, with Attorney Michael Moriello, gave a presentation on the Kingstonian project in City of Kingston.

Will D’Avella, Developer for Pennrose, Bruce Chamberlain, Sr. Associate/Architect for WRT Planning & Design & Roger Keating, Sr. Civil Engineer for LaBella Associates gave a presentation for the Golden Hill Housing project in City of Kingston.

10. ADJOURNMENT

The meeting adjourned at 10:00PM. All were in favor.

Ulster County Planning Board Minutes



6/1/2022

Ellenville

Referral Number **2022087** Received: 5/19/2022
Name: **Dolly's** Type of Referral: **Site Plan Review**
Description: Retail Store and restaurant
Project Location: 3-5 Clinton Avenue near Center Street
Recommendation: **Required Modifications** Abstentions:
Motion: McLaughlin
Second: Baden
Vote: Yes 18 No 0
Recusals:

Ellenville

Referral Number **2022088** Received: 5/19/2022
Name: **KOSD 23 Market Street, LLC** Type of Referral: **Site Plan Review**
Description: Adaptive re-use of historic structure for mixed-use purposes.
Project Location: 23 Market Street
Recommendation: **Advisory Comments** Abstentions:
Motion: Baden
Second: Welton
Vote: Yes 18 No 0
Recusals:

Esopus

Referral Number **2022083** Received: 5/2/2022
Name: **Hopf Realty, LLC** Type of Referral: **Special Permit**
Description: Convert site for commercial events space venue to host weddings.
Project Location: Kellar Lane off Old Route 32
Recommendation: **Required Modifications** Abstentions:
Motion: Baden
Second: McLaughlin
Vote: Yes 17 No 0
Recusals: Pecora

Esopus

Referral Number **2022084** Received: 5/2/2022
Name: **Hopf Realty, LLC** Type of Referral: **Site Plan Review**
Description: Convert site for commercial events space venue to host weddings.
Project Location: Kellar Lane off Old Route 32
Recommendation: **Required Modifications** Abstentions:
Motion: Baden
Second: McLaughlin
Vote: Yes 17 No 0
Recusals: Pecora

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Esopus

Referral Number **2022090** Received: 5/25/2022
Name: **Headless Horseman** Type of Referral: **Site Plan Review**
Description: Construct 24' x 24' building for storage and site entry for overflow parking. 20' x 40' building for storage.
Project Location: 778 Route 9W
Recommendation: **No County Impact** Abstentions:
Motion: McLaughlin
Second: Welton
Vote: Yes No Recusals: Pecora

Esopus

Referral Number **2022095** Received: 5/26/2022
Name: **Local Law #1 of 2022** Type of Referral: **Zoning Statute Amendment**
Description: Revision to Accessory Marina Campground Law
Project Location: Waterfront
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Baden
Vote: Yes No Recusals: Pecora

Kingston City

Referral Number **2022067** Received: 4/20/2022
Name: **Kingstonian** Type of Referral: **Special Permit**
Description: Mixed-used structure - 427 car garage, 143 apartments, 32 hotel rooms, and 8,000 SF retail.
Project Location: 9-17 & 21 North Front Street, Fair St Ext
Recommendation: **Required Modifications** Abstentions:
Motion: Baden
Second: Watkins
Vote: Yes No Recusals:

Kingston City

Referral Number **2022068** Received: 4/20/2022
Name: **Kingstonian** Type of Referral: **Site Plan Review**
Description: Mixed-used structure - 427 car garage, 143 apartments, 32 hotel rooms, and 8,000 SF retail.
Project Location: 9-17 & 21 North Front Street, Fair St Ext
Recommendation: **Required Modifications** Abstentions:
Motion: Baden
Second: Watkins
Vote: Yes No Recusals:

Kingston City

Referral Number **2022082** Received: 5/18/2022
Name: **Golden Hill** Type of Referral: **Site Plan Review**
Description: 164 residential apartment complex with 5,000 sq. ft. community building.
Project Location: 63 Golden Hill Drive
Recommendation: **Required Modifications** Abstentions:
Motion: McLaughlin
Second: Cohen
Vote: Yes No Recusals:

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Ulster

Referral Number **2022089** Received: 5/16/2022
Name: **Harbor Freight Wall Sign** Type of Referral: **Area Variance**
Description: Proposed 216 sq. ft. wall sign requires an 116 sq. ft. area variance
Project Location: 25 Boices Lane
Recommendation: **Advisory Comments** Abstentions:
Motion: Watkins
Second: Baden
Vote: Yes No Recusals:

Ulster

Referral Number **2022094** Received: 5/13/2022
Name: **Uncle B's Warehouse** Type of Referral: **Site Plan Review**
Description: 13,550 sq. ft. warehouse building and 24x40 ft maintenance garage
Project Location: 400-416 Old Neighborhood Road
Recommendation: **Required Modifications** Abstentions:
Motion: McLaughlin
Second: Welton
Vote: Yes No Recusals: Almquist