

ULSTER COUNTY PLANNING BOARD
Minutes – Wednesday, January 4, 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 Met at 6:30PM

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

- 1. ROLL CALL- Present:** M. Cohen, S. McCarthy, 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, W. Murray, D. Doyle, R. Leibowitz, B. Samuelson **Excused:** R. Pecora, G. Gidaly, D. Onderdonk, V. McLaughlin **Guests:** Lee Molyneaux-proposed member for City of Kingston

- 2. APPROVAL OF MINUTES**

Chairman Boggess explained that we did not have a quorum last month, so both the November 2nd and December 7th minutes need to be approved tonight.

Motion to approve the November and December minutes made by Mr. Baden, seconded by Mr. Cohen. Ms. Welton abstained. The remainder were in favor.

- 3. EDUCATION & TRAINING OPPORTUNITIES**

Chairman Boggess stated there is an Overview of Planning Boards webinar on Jan 18th from 6:00-8:00PM. Check your email for registration and more information.

Mr. Baden was looking at March for his Decision Process training.

Mr. Wilkin noted that Town of Plattekill was holding their reorganization meeting tonight. He said he would continue to attend until he was replaced.

- 4. COMMUNITY REPORTS**

Mr. Boggess stated that last year the Town of Olive began working on their Comprehensive Plan, doing data collection and they applied for a grant through the State. They have been awarded \$54,000 for Phase 2 work and hope to be done by the end of the year.

Mr. Baden stated the Open Space Institute presented planned updates to the O&W trail between Accord Town Hall and Kerhonkson at the Town of Rochester's December meeting. OSI is also doing a piece in Wawarsing. OSI is looking to get bids in spring and start construction in June. Mr. Baden stated that a potentially large project may be coming to Accord. It is currently an abandoned mill at the intersection of Granite and Tow Path Road. Investors are looking to do a facility called "the Grainery" that will be a small inn, bike shop, community workspace, coffee shop etc. The project requires zoning change. He added that there was a gateway meeting with UC Planning over the summer and the project changed considerably since then.

Mr. Watkins stated there is a proposal for the Blue Chip farms in Shawangunk, a proposed destination spot with 69 homes, a 12 hole golf course, tree houses, a great picture overall. He added he is looking forward to working with them.

Mr. Markowitz stated that OSI is purchasing 1,000 acres on Sportsman's Road in Wawarsing. Mr. Doyle added this is being done for habitat protection and to strengthen the connection from the Shawangunks to the Catskills.

Ms. Gotto stated that New Paltz is excited to be getting the County Emergency Response Center. Mr. Doyle explained that the County identified a need for an emergency operation center in the Capital Program. 15-20 sites were looked at, the Legislature asked us to do additional work, and New Paltz was still the preferred site.

5. PLANNING BOARD REPORTS

a. Chairperson Report

Chairman Boggess brought the 2023 meeting schedule to Boards attention. The April and July meetings were flagged for possible conflicts. After some discussion between staff and the Board, Chairman Boggess said we will change both the April and July dates to the 12th of the month and will send out a new meeting schedule.

b. Committee Reports

- Nominating Committee – Election of 2023 Officers

Mr. Wilkin stated the committee decided to keep the same officers for 2023 – Mr. Boggess for Chair, Mr. Baden for Vice Chair and Ms. Lanzetta for Secretary.

Mr. Watkins made a motion to approve, which was seconded by Mr. Cohen. All were in favor. Motion passed.

6. PLANNING DEPARTMENT REPORTS

a. Financial Report

Mr. Doyle informed the Board that the 2023 Budget was left unchanged until the last minute. The Legislature amended our budget by adding \$1.5 million for housing, as a landlord assistance program. Mr. Doyle stated this is part of the Housing Smart Communities Initiative and we are looking at late spring to get things worked out.

Mr. Doyle stated we were given \$400,000 to do energy retrofits in conjunction with the ARPA program. It is a work training program with Citizens for Local Power and RUPCO using ARPA money. It is essentially a PILOT program to show how to do energy retrofits. With that in place, we'd like to show how this type of program can be done using private sector money.

b. Environmental Notice Bulletin & Grant Opportunities

Mr. Doyle stated for communities interested in transportation and broadband projects, there is money available through the Infrastructure Investment and Jobs Act. Mr. Baden asked about broadband. Mr. Doyle stated the FCC has produced maps of underserved areas and have asked for a review, coordinated through the State assembly office. Mr. Baden stated that he is on the Comptroller's committee looking at underserved areas in the County.

Ms. Lanzetta stated that Hudson River Valley Greenway now has an online grants platform and the deadline for planning grants is February 3rd.

Mr. Doyle talked about the Bridge NY Program, noting that money is being allocated to the individual MPOs (Metropolitan Planning Organization) through the state. The Transportation Council has over \$8 million in funding for this. He asked the Board

to talk to their Highway Supervisors and Town Supervisors to be sure they know about the program. Mr. Watkins asked about the bridge/dam on Borden Road that goes to the Borden Estate. Mr. Doyle recommended talking to Brian Slack.

c. Communications
None

d. Director/Staff Reports
Mr. Doyle informed the Board that UCTC is currently an existing MPO that gets federal funds. The federal requirement is a minimum urbanized population of 50,000 people. The 2020 Census changed how urbanized areas are counted and there was concern of how those changes could affect the Kingston Metropolitan Area status. This is important because we are an MPO and get \$500,000 per year for planning studies. Mr. Doyle stated the Census Bureau numbers came out last Friday and the City of Kingston Metropolitan Area has a population of 50,254. Of note the City of Kingston gets CDBG money and we also get transit money based on that population.

7. SPECIAL TOPICS DISCUSSION

Mr. Doyle made note of the handout for the Housing Smart Communities Initiative and the communities listed who are already bronze certified. He added that we would be happy to talk about the benefits to communities that have not already joined. Mr. Baden asked for a model resolution. Mr. Doyle said to contact Mr. Lord-Farmer.

Ms. Lanzetta stated she listened to Andrea Cousins, Senate Majority Leader, and in her speech to the Senate this afternoon and she said that affordable housing was going to be the number one priority this year.

Mr. Doyle stated there is a grant program available for accessory dwelling units (ADU), which provides funding for homeowners to build ADUs and requires them to be rented as affordable for 5 years. We coordinated with City of Kingston and RUPCO and applied for \$2 million of ADU construction grants and got notice of an award for \$1.75 million.

Mr. Doyle stated that Ms. LaValle found a grant application for energy efficiency for affordable housing, to help make sure affordable housing was green and to reduce or solidify rents. We applied for funding for the amount of money needed to install solar systems for the Golden Hill project. We were awarded \$1.6 million to close the funding gap and make sure the Golden Hill project would be green.

8. PUBLIC COMMENT

No Public comment

9. ZONING REFERRALS –See Separate Zoning Minutes

Mr. Leibowitz explained that some of these referrals are from last month since we didn't have a quorum in January.

10. ADJOURNMENT

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

Ulster County Planning Board Minutes



1/4/2023

Gardiner

Referral Number **2023003** Received: 12/21/2022
Name: **Full Circle** Type of Referral: **Site Plan Review**
Description: Multi-tenant/multi-building commercial development
Project Location: Route 44/55 and Bruynswick Rd
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Baden
Vote: Yes No Recusals:

Kingston City

Referral Number **2022195** Received: 11/22/2022
Name: **Kingston Meadows** Type of Referral: **Site Plan**
Description: 60 senior housing-unit development.
Project Location: 199,203,205 Hurley Ave 493-495 Washington Ave
Recommendation: **Required Modifications** Abstentions:
Motion: Baden
Second: McCarthy
Vote: Yes No Recusals:

Kingston City

Referral Number **2023001** Received: 12/21/2022
Name: **311 Wall Street** Type of Referral: **Site Plan Review**
Description: Use existing building as assembly/event space, two retail spaces, updates to parking.
Project Location: 311 Wall Street
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Markowitz
Vote: Yes No Recusals:

Marbletown

Referral Number **2023004** Received: 12/22/2022
Name: **Ulster Savings Bank Stone Ridge Branch** Type of Referral: **Site Plan Review**
Description: 8,600 square foot banking facility with two stories.
Project Location: 3885 Main Street
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Cohen
Vote: Yes No Recusals: Hansen

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Shandaken

Referral Number **2023007** Received: 12/27/2022
Name: **Full Moon** Type of Referral: **Site Plan Review**
Description: Expansion of Existing Resort - Pool House and Storage Building
Project Location: 5-43 Valley Road/CR-47
Recommendation: **Required Modifications** Abstentions:
Motion: McCarthy
Second: Cohen
Vote: Yes No Recusals:

Shawangunk

Referral Number **2022194** Received: 11/18/2022
Name: **Local Law 7 of 2022** Type of Referral: **Zoning Map & Statute Amendme**
Description: Amendments to the Town's Hamlet Gateway Zoning District.
Project Location: Route 208 and Route 300 Intersection Area
Recommendation: **Required Modifications** Abstentions:
Motion: Cohen
Second: Welton
Vote: Yes No Recusals: Watkins

Shawangunk

Referral Number **2023005** Received: 12/27/2022
Name: **One Stop Shop Supplies** Type of Referral: **Area Variance**
Description: 33.4' rear yard and impervious surface coverage of 41%. Variances needed as part of change of use.
Project Location: 3050 NYS Route 208
Recommendation: **No County Impact** Abstentions:
Motion: Baden
Second: Welton
Vote: Yes No Recusals: Watkins

Wawarsing

Referral Number **2023008** Received: 12/27/2022
Name: **Planned Resort Development Somerset** Type of Referral: **Zoning Statute Amendment**
Description: Establish new zoning district - Planned Resort Development Somerset
Project Location:
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: McCarthy
Vote: Yes No Recusals: