

# ULSTER COUNTY PLANNING BOARD

*Minutes – Wednesday, August 2, 2023*

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

## The Executive Committee Will 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. Colan, H. Hansen, C. Lanzetta, A. Ruger, D. Boggess, T. Wilkin, M. Baden, J. Ivankovic, J. Ferraro, V. Welton, F. Almquist, V. Markowitz, W. Murray, V. McLaughlin, L. Molyneaux, D. Doyle, R. Leibowitz, B. Samuelson, K. Lord-Farmer  
**Absent:** S. McCarthy, M. Watkins, M. Rudikoff **Excused:** M. Cohen, D. Onderdonk, J. Brown  
**Guests:** Anton & Lisa Stewart, Will Hermes, Anne Galperin- all for Village of New Paltz referrals 2023-105, 108 & 109. John Furst – The Villages in Lloyd 2023-115

- 2. APPROVAL OF MINUTES**

The July 12, 2023 minutes were approved. Motion made by Mr. McLaughlin, seconded by Mr. Gidaly. All were in favor.

- 3. EDUCATION & TRAINING OPPORTUNITIES**

No Discussion

- 4. COMMUNITY REPORTS**

No Discussion

- 5. PLANNING BOARD REPORTS**

a. Chairperson Report – No Report

b. Committee Reports – No Report

- 6. PLANNING DEPARTMENT REPORTS**

a. Financial Report

Mr. Doyle stated we've had our initial budget meeting and we are in good shape. There are no significant increases for next year. Mr. Doyle stated we are currently working on the Capital Program. He noted that we are applying for funding for geothermal installation and green infrastructure for some of the County buildings.

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

c. Communications – Mr. Doyle made note of the lead agency notice of intent for a multi-family building from Town of Plattekill.

d. Director/Staff Reports – No report

With permission of the Board, Public Comment and referrals of concern for the Town of Lloyd (2023-116) and Village of New Paltz (2023-105, 2023-108 & 2023-109) were taken out of order of prior to Special Topics Discussion.

- 7. SPECIAL TOPICS DISCUSSION**

➤ Housing Smart Communities Initiative Presentation

Senior Planner Kai Lord-Farmer introduced himself and gave a presentation on work being done with the Housing Smart Communities Initiative.

**8. PUBLIC COMMENT**

Lisa Stewart from 180 Main St in New Paltz was concerned about the project at 184 Main Street, specifically traffic congestion, ingress/egress, confusion, parking, trash removal/location of dumpster, rooftop bar, loud music and restaurant smells. She also mentioned the height of the building, views from the roof into their home and water flooding. Ms. Stewart also has concerns about the project at 43 Center Street as the new owner wants to knock down the existing building and build a new home. She is worried about this becoming a student rental.

Anton Stewart spoke about the 43 Center Street project and noted strenuous opposition. He and his wife own 180 Main Street. He believes the owner of 43 Center Street intends to use it as a rooming house as it is proposed to be an 8-bedroom single family home with a kitchen on the second floor. Mr. Stewart also had concerns regarding the project at 184 Main Street which is a proposed hotel with rooftop deck. He noted that he and his wife run an earth-based religion at their property and asked the board to step up to the plate. Mr. Stewart felt the project would be a violation of their privacy. He stated the building is out of character, it is a huge monolithic structure with inadequate parking and stormwater runoff.

Will Hermes stated he and his wife are neighbors to 43 Center Street and it is a residential street. They are concerned about the bar, noise and flooding. He added that many neighbors downhill from the site are concerned. Mr. Hermes also noted the traffic situation, adding that he was hit by a car in that area in 2020. Mr. Hermes stated there is significant concern with these two projects happening back-to-back.

**9. ZONING REFERRALS – *See Separate Zoning Minutes***

**10. ADJOURNMENT**

The meeting adjourned at 9:40PM. All were in favor.

# Ulster County Planning Board Minutes



8/2/2023

## Ellenville

Referral Number **2023111** Received: 7/20/2023  
Name: **Congregation Anshei Ellenville** Type of Referral: **Special Permit**  
Description: Renovation of existing structure for use as Shul and assembly space.  
Project Location: 211 S. Main Street  
Recommendation: **No County Impact** Abstentions:  
Motion: McLaughlin  
Second: Welton  
Vote: Yes  17 No  0  
Recusals:

## Ellenville

Referral Number **2023112** Received: 7/20/2023  
Name: **Congregation Anshei Ellenville** Type of Referral: **Site Plan Review**  
Description: Renovation of existing structure for use as Shul and assembly space.  
Project Location: 211 S. Main Street  
Recommendation: **No County Impact** Abstentions:  
Motion: McLaughlin  
Second: Welton  
Vote: Yes  16 No  1  
Recusals:  
NO: Markowitz

## Lloyd

Referral Number **2023116** Received: 6/12/2023  
Name: **Village in the Hudson Valley** Type of Referral: **Site Plan Review**  
Description: 197 Independent Living Cottages for residents 62 years and older  
Project Location: 3679 Route 9W  
Recommendation: **Required Modifications** Abstentions:  
Motion: McLaughlin  
Second: Colan  
Vote: Yes  17 No  0  
Recusals:

## New Paltz Village

Referral Number **2023103** Received: 7/10/2023  
Name: **5 Prospect** Type of Referral: **Site Plan Review**  
Description: Replace two-family structure with new two-family structure  
Project Location: 5 Prospect St  
Recommendation: **No County Impact** Abstentions:  
Motion: Lanzetta  
Second: Pecora  
Vote: Yes  14 No  2  
Recusals: Murray  
NO: McLaughlin, Colan

## ~Ulster County Planning Board Minutes~

### **New Paltz Village**

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Referral Number **2023104** Received: 7/10/2023  
Name: **7 Prospect** Type of Referral: **Site Plan Review**  
Description: Addition to single-family structure to covert to two-family.  
Project Location: 7 Prospect St  
Recommendation: **No County Impact** Abstentions:  
Motion: Pecora  
Second: Baden  
Vote: Yes  No   
Recusals: Murray  
NO: McLaughlin, Colan

### **New Paltz Village**

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Referral Number **2023105** Received: 7/10/2023  
Name: **43 Center St** Type of Referral: **Site Plan Review**  
Description: Remove existing single-family residence and construct new residence  
Project Location: 43 Center St  
Recommendation: **Advisory Comments** Abstentions:  
Motion: Baden  
Second: Gidaly  
Vote: Yes  No   
Recusals: Murray

### **New Paltz Village**

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Referral Number **2023106** Received: 7/10/2023  
Name: **137 N. Chestnut St** Type of Referral: **Area Variance**  
Description: 123.4' side-yard variance  
Project Location: 137 N. Chestnut Street  
Recommendation: **No County Impact** Abstentions:  
Motion: Molyneaux  
Second: Pecora  
Vote: Yes  No   
Recusals:  
NO: McLaughlin

### **New Paltz Village**

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Referral Number **2023107** Received: 7/10/2023  
Name: **145 N Chestnut St** Type of Referral: **Area Variance**  
Description: 17.1 area variance for side-yard (north) and 13' variance for southern side-yard variance.  
Project Location: 145 N. Chestnut  
Recommendation: **No County Impact** Abstentions:  
Motion: Baden  
Second: Colan  
Vote: Yes  No   
Recusals:  
NO: McLaughlin

### **New Paltz Village**

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Referral Number **2023108** Received: 7/10/2023  
Name: **184 Main Street** Type of Referral: **Special Permit**  
Description: 3-story building with restaurant and 2 floor hotel (14 beds)  
Project Location: 184 Main Street  
Recommendation: **Required Modifications** Abstentions:  
Motion: Baden  
Second: Colan  
Vote: Yes  No   
Recusals: Murray  
NO: McLaughlin

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## **New Paltz Village**

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Referral Number      **2023109**      Received:      7/10/2023  
Name:      **184 Main Street**      Type of Referral:      **Site Plan Review**  
Description:      3-story building with restaurant and 2 floor hotel (14 beds)  
Project Location:      184 Main Street  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Baden  
Second:      Colan  
Vote:      Yes  No       Recusals:      Murray  
                               NO: McLaughlin

## **Plattekill**

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Referral Number      **2023113**      Received:      7/13/2023  
Name:      **Cedar Ridge Campground**      Type of Referral:      **Site Plan Review**  
Description:      30-space campground  
Project Location:      501 Huckleberry Turnpike  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      McLaughlin  
Second:      Almquist  
Vote:      Yes  No       Recusals:

## **Rochester**

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Referral Number      **2023127**      Received:      7/26/2023  
Name:      **Local Law A of 2023**      Type of Referral:      **Other Special Authorization**  
Description:      Subdivision of Land Amendments - Repeal/Replace  
Project Location:      Townwide  
Recommendation:      **Advisory Comments**      Abstentions:  
Motion:      McLaughlin  
Second:      Welton  
Vote:      Yes  No       Recusals:      Baden

## **Rosendale**

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Referral Number      **2023124**      Received:      7/19/2023  
Name:      **Logging**      Type of Referral:      **Special Permit**  
Description:      Selective Timber Harvest  
Project Location:      821 4th Binnewater  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Pecora  
Second:      Welton  
Vote:      Yes  No       Recusals:      Ivankovic

## **Saugerties Town**

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Referral Number      **2023125**      Received:      7/19/2023  
Name:      **Tienken**      Type of Referral:      **Subdivision**  
Description:      2-lot subdivision  
Project Location:      Mike Krout Road  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      McLaughlin  
Second:      Baden  
Vote:      Yes  No       Recusals:

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## Saugerties Village

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Referral Number      **2023122**      Received:      6/28/2023  
Name:      **12 Jane Street**      Type of Referral:      **Area Variance**  
Description:      Side-yard variance for proposed deck  
Project Location:      12 Jane Street  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Baden  
Second:      McLaughlin  
Vote:      Yes  No       Recusals:

## Shawangunk

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Referral Number      **2023115**      Received:      7/20/2023  
Name:      **Local Law #2 of 2023**      Type of Referral:      **Zoning Statute Amendment**  
Description:      Codification of existing laws and amendments over past twenty years. No substantive changes proposed.  
Project Location:      Town Wide  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      McLaughlin  
Second:      Molyneaux  
Vote:      Yes  No       Recusals:

## Ulster

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Referral Number      **2023123**      Received:      7/12/2023  
Name:      **Kingston-Rhinecliff Self Storage**      Type of Referral:      **Site Plan Review**  
Description:      Expansion to existing self-storage facility  
Project Location:      1151 Flatbush Rd  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Molyneaux  
Second:      McLaughlin  
Vote:      Yes  No       Recusals:      Almquist

## Ulster

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Referral Number      **2023126**      Received:      7/13/2023  
Name:      **Verizon Wireless**      Type of Referral:      **Site Plan Review**  
Description:      100' monopole tower with 25 x 25 fenced in compound  
Project Location:      709 Old Flatbush Rd  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      McLaughlin  
Second:      Colan  
Vote:      Yes  No       Recusals:      Almquist

## Wawarsing

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Referral Number      **2023110**      Received:      6/27/2023  
Name:      **Eatery 52**      Type of Referral:      **Zoning Map Amendment**  
Description:      Add former restaurant for same use to Town's Adaptive Reuse Overlay district  
Project Location:      7257 Route 52 Greenfield, Park  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      McLaughlin  
Second:      Baden  
Vote:      Yes  No       Recusals:      Markowitz

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### Wawarsing

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Referral Number      **2023117**      Received:      7/24/2023  
Name:      **Colonial Motel**      Type of Referral:      **Site Plan Review**  
Description:      Two-story 8-unit structure to replace fire-lost single-story, 4-unit structure for existing hotel.  
Project Location:      6812 Route 209  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      McLaughlin  
Second:      Baden  
Vote:      Yes  No       Recusals:      Markowitz

### Wawarsing

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Referral Number      **2023118**      Received:      7/24/2023  
Name:      **East Side Speed Shop**      Type of Referral:      **Special Permit**  
Description:      Moving 16'x12' Dyno Room from inside to outside building behind shop. 40' x 8 shipping container for dry storage of p  
Project Location:      8081 Route 209  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      McLaughlin  
Second:      Welton  
Vote:      Yes  No       Recusals:      Markowitz

### Wawarsing

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Referral Number      **2023119**      Received:      7/24/2023  
Name:      **East Side Speed Shop**      Type of Referral:      **Site Plan Review**  
Description:      Moving 16'x12' Dyno Room from inside to outside building behind shop. 40' x 8 shipping container for dry storage of p  
Project Location:      8081 Route 209  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      McLaughlin  
Second:      Welton  
Vote:      Yes  No       Recusals:      Markowitz

### Wawarsing

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Referral Number      **2023120**      Received:      7/26/2023  
Name:      **Flying Goose**      Type of Referral:      **Special Permit**  
Description:      Renovate for restaurant use  
Project Location:      323-331 Main Street Kerhonkson  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      McLaughlin  
Second:      Colan  
Vote:      Yes  No       Recusals:      Markowitz

### Wawarsing

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Referral Number      **2023121**      Received:      7/26/2023  
Name:      **Flying Goose**      Type of Referral:      **Site Plan Review**  
Description:      Reuse of existing building for restaurant use  
Project Location:      323-331 Main Street Kerhonkson  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      McLaughlin  
Second:      Colan  
Vote:      Yes  No       Recusals:      Markowitz