

ULSTER COUNTY PLANNING BOARD
Minutes – Wednesday, July 6, 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, G. Gidaly, 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, W. Murray, V. McLaughlin, D. Doyle, R. Leibowitz **Absent:** R. Travers **Excused:** M. Rudikoff **Guests:** Emily Hamilton-RUPCO

2. APPROVAL OF MINUTES

The June minutes were approved. Motion made by Mr. McLaughlin, seconded by Mr. Almquist. Mr. Gidaly abstained. All were in favor.

3. EDUCATION & TRAINING OPPORTUNITIES

Mr. Doyle stated if the Board had ideas for a seminar we can after the Housing Smart work is finished by the end of July. Mr. McLaughlin suggested doing a procedures and policies training for the benefit of the new members. Mr. Doyle stated we could do something like that via Zoom for an hour.

4. COMMUNITY REPORTS

Mr. Boggess stated the Olive Town Board approved a sewer use law and creation of the Shokan Sewer District pending a referendum on September 24th. He added that they've also started a phase 1 of the comprehensive plan. Mr. Boggess also noted that the intersection of Routes 28A and 28 in Boiceville has been reconfigured from a Y to a T.

Mr. Hansen stated the Marbletown Town Board passed a community preservation plan, which will be put to the voters, preserving environmental farming and historic preservation funded with taxes on real estate purchases over a certain amount. Chairman Boggess noted that Gardiner did the same thing. Ms. Lanzetta asked if the plan requires approval from the state legislature. Mr. Hansen stated he assumed so. There was some discussion on community preservation plans and the amounts involved. Ms. Gotto noted that the amount in New Paltz changes every year based on median sales price of homes in Ulster County from the previous year.

Mr. McLaughlin stated construction for gas main replacement project in the Village of Saugerties is continuing it will be a while before it is done.

Mr. Baden stated the Town of Rochester adopted the Accessory Dwelling Unit Law and moratorium this board reviewed recently. He noted that tonight's agenda includes 6 new local laws. Mr. Baden added that the Town will also be creating two new ambulance districts to serve Rochester.

Mr. Murray noted that he is on the Covid-19 Commemoration Commission the County Executive assembled. They would like to create a place for people to go and reflect on

what transpired during Covid and remember those who lost their lives. The Commission is looking for a location that can be a destination site outside of Kingston. Mr. Doyle thanked Mr. Murray and asked the Board to think of locations in their communities that are publicly accessible.

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 have begun work on next year’s budget that includes a minor increase from this year.
- b. Environmental Notice Bulletin & Grant Opportunities
No Comment
- c. Communications
No Comment
- d. Director/Staff Reports
Mr. Doyle informed the Board that Mr. Samuelson is working on Ag District 4 in the Saugerties/Lower Esopus area. Mr. Doyle noted that we are seeing farmers have issues with the cost of fuel and fertilizer, so the County is exploring ways to help farmers get through this year and providing additional support navigating grants. Planning submitted an application for a Farmland Protection grant and we hope to see an award soon and begin work by the end of the year.

Mr. Doyle stated the County Transportation Council completed a study in the Shandaken area for a trail from Belleayre to Big Indian. We put in an application to fund the first phase from Highmount to the Day Use Area on Route 28. We received notice that the project was funded and we’ve been awarded \$3.9 million. Mr. Boggess asked if there is any foreseeable trail connection to Olive. Mr. Doyle answered maybe down to Big Indian, but once down to Phoenicia there is a mile or more where the track is in the stream. Mr. Doyle continued there might be a connection to Kingston, but that is currently blocked by CMRR in the right-of-way, which continues to be a challenge.

7. SPECIAL TOPICS DISCUSSION

Mr. Doyle informed the Board that the NYS Health Department has a Filtration Avoidance Determination (FAD), which was last updated in 2017 and is due for an update. The Board has been provided with comments we’d like to submit. Mr. Doyle stated our comments are directed at economic vitality, community character of the area, sewer, recreational activities, flood buyout and community planning program, and downstream impacts on the Lower Esopus. He added we are in support of study. The comments were due July 1st and have asked for an extension.

Chairman Boggess stated he liked the comments and added that DEP doesn’t pay attention to historical buildings deemed not to be of historical significance. Mr. McLaughlin stated they were excellent comments adding the Village of Saugerties has been negatively impacted by the releases downstream.

Mr. Baden made a motion for Planning Board to authorize the comments and have them submitted. Mr. Watkins seconded the motion.

Mr. Baden asked if they need a public hearing when the comments are renewed. Mr. Doyle stated he was not sure will check with Ms. LaValle. Chairman Boggess called for a vote. All were in favor and he stated the Motion carries and we will send this in. The Chairman asked Mr. Doyle to sign the letter on his behalf.

8. PUBLIC COMMENT

There was no public comment

9. ZONING REFERRALS – See separate zoning minutes.

Emily Hamilton from RUPCO gave a presentation for the Adaptive Reuse of the Quality Inn in Town of Ulster.

10. ADJOURNMENT

Mr. Baden noted the subject of sustainability comes up a lot in our referrals and he offered to put together a training with other Board members if anyone was interested. Mr. Doyle said he thought that was a good idea and added that he has tasked Amanda LaValle to write a white paper on sustainability so if she were included that would be great.

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

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7/6/2022

Esopus

Referral Number **2022119** Received: 6/17/2022
Name: **Port Ewen Firehouse** Type of Referral: **Site Plan Review**
Description: Construct 26,643 sq. ft. firehouse.
Project Location: 288-290 Broadway
Recommendation: **Required Modifications** Abstentions:
Motion: McLaughlin
Second: Baden Recusals: Pecora
Vote: Yes No

Esopus

Referral Number **2022130** Received: 6/28/2022
Name: **Lighthouse Village Apartments** Type of Referral: **Variance-Area**
Description: 4-building, 80-unit apartment complex. 20-units/bld. 16 2-bedroom, 4, 1bedroom each. Needs variance of 10 units
Project Location: 159 Clay Road and Route 9W
Recommendation: **Required Modifications** Abstentions:
Motion: McLaughlin
Second: Wilkin Recusals: Pecora
Vote: Yes No

Gardiner

Referral Number **2022106** Received: 6/28/2022
Name: **Fitzpatrick** Type of Referral: **Site Plan Review**
Description: Add two retail food trucks, 2 signs, 2 picnic tables to site.
Project Location: 144 Main Street
Recommendation: **Required Modifications** Abstentions:
Motion: Baden
Second: Welton Recusals:
Vote: Yes No

Hurley

Referral Number **2022105** Received: 6/2/2022
Name: **Keeping of Chickens and Bees Law** Type of Referral: **Zoning Statute Amendment**
Description: Standards for keeping chickens and bees.
Project Location: Townwide
Recommendation: **Required Modifications** Abstentions:
Motion: McCarthy
Second: Welton Recusals: NO: Watkins, Wilkin
Vote: Yes No NO: McLaughlin

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Hurley

Referral Number **2022108** Received: 5/26/2022
Name: **Luke Levine** Type of Referral: **Special Permit**
Description: Rental of cabins and tents, 30-foot geodesic dome.
Project Location: 150 Morgan Hill Road
Recommendation: **No County Impact** Abstentions:
Motion: Watkins
Second: Welton
Vote: Yes No Recusals:

Hurley

Referral Number **2022109** Received: 5/26/2022
Name: **Luke Levine** Type of Referral: **Site Plan Review**
Description: Rental of cabins and tents, 30-foot geodesic dome.
Project Location: 150 Morgan Hill Road
Recommendation: **No County Impact** Abstentions:
Motion: McLaughlin
Second: Baden
Vote: Yes No Recusals:

Lloyd

Referral Number **2022103** Received: 6/21/2022
Name: **Chavez Garden Center** Type of Referral: **Special Permit**
Description: Convert former mini-golf/ice cream shop to garden center use.
Project Location: 288 Route 299
Recommendation: **No County Impact** Abstentions:
Motion: McLaughlin
Second: Baden
Vote: Yes No Recusals: McCarthy

Lloyd

Referral Number **2022104** Received: 6/21/2022
Name: **Chavez Garden Center** Type of Referral: **Site Plan Review**
Description: Convert former mini-golf/ice cream shop to garden center use.
Project Location: 288 Route 299
Recommendation: **No County Impact** Abstentions:
Motion: McLaughlin
Second: Baden
Vote: Yes No Recusals: McCarthy

Lloyd

Referral Number **2022107** Received: 6/16/2022
Name: **Guardian Self Storage** Type of Referral: **Site Plan Review**
Description: Expansion of existing self-storage facility. 11,675 square foot building.
Project Location: 50 N. Roberts Road
Recommendation: **Required Modifications** Abstentions:
Motion: Baden
Second: McLaughlin
Vote: Yes No Recusals: McCarthy

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Lloyd

Referral Number **2022120** Received: 6/21/2022
Name: **Rodeway Inn Solar Project** Type of Referral: **Special Permit**
Description: Install roof mounted solar.
Project Location: 660 Route 299
Recommendation: **No County Impact** Abstentions:
Motion: McLaughlin
Second: Baden
Vote: Yes No Recusals: McCarthy

Lloyd

Referral Number **2022121** Received: 6/21/2022
Name: **Rodeway Inn Solar Project** Type of Referral: **Site Plan Review**
Description: Install roof mounted solar.
Project Location: 660 Route 299
Recommendation: **No County Impact** Abstentions:
Motion: McLaughlin
Second: Baden
Vote: Yes No Recusals: McCarthy

Lloyd

Referral Number **2022126** Received: 6/28/2022
Name: **Local Law F of 2022** Type of Referral: **Zoning Statute Amendment**
Description: Cannabis/marijuana retail sales and lounges law.
Project Location: Townwide
Recommendation: **Required Modifications** Abstentions:
Motion: Baden
Second: Welton
Vote: Yes No Recusals: McCarthy

New Paltz Town

Referral Number **2022117** Received: 6/21/2022
Name: **Farmer's Choice Dispensary** Type of Referral: **Site Plan Review**
Description: Removal of existing single family home and construction of 5,000 sq. ft. marijuana dispensary.
Project Location: 1 Old Route 299
Recommendation: **Required Modifications** Abstentions:
Motion: Baden
Second: Watkins
Vote: Yes No Recusals: Gotto

New Paltz Town

Referral Number **2022118** Received: 6/21/2022
Name: **New Paltz Storage** Type of Referral: **Site Plan Review**
Description: Site plan amendment to reduce proposed building from three stories to a single story.
Project Location: 111 Henry W. DuBois Dr.
Recommendation: **No County Impact** Abstentions:
Motion: McLaughlin
Second: McCarthy
Vote: Yes No Recusals: Gotto

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New Paltz Village

Referral Number **2022096** Received: 6/14/2022
Name: **5 Plattekill Avenue** Type of Referral: **Other Special Authorization**
Description: Authorize rebuilding a pre-existing, nonconforming wall. (rear-yard setback)
Project Location: 5 Plattekill Ave
Recommendation: **No County Impact** Abstentions:
Motion: Baden
Second: Watkins
Vote: Yes No Recusals: Murray

New Paltz Village

Referral Number **2022123** Received: 6/27/2022
Name: **Rezoning** Type of Referral: **Zoning Statute Amendment**
Description: Rezoning of 92 parcels in the Village
Project Location: Village of New Paltz
Recommendation: **Required Modifications** Abstentions:
Motion: Baden
Second: McCarthy
Vote: Yes No Recusals: Murray

New Paltz Village

Referral Number **2022124** Received: 6/27/2022
Name: **Rezoning** Type of Referral: **Zoning Map Amendment**
Description: Rezoning of 92 parcels in the Village
Project Location: Village of New Paltz
Recommendation: **Required Modifications** Abstentions:
Motion: Welton
Second: McCarthjy
Vote: Yes No Recusals: Murray

Plattekill

Referral Number **2022127** Received: 6/22/2022
Name: **Michael Acevedo** Type of Referral: **Special Permit**
Description: Site plan for self storage and uhaul rental establishment
Project Location: 1157 Route 32 Plattekill
Recommendation: **Required Modifications** Abstentions:
Motion: Baden
Second: Welton
Vote: Yes No Recusals:

Plattekill

Referral Number **2022128** Received: 6/22/2022
Name: **Michael Acevedo** Type of Referral: **Site Plan Review**
Description: Site plan for self storage and uhaul rental establishment
Project Location: 1157 Route 32 Plattekill
Recommendation: **Required Modifications** Abstentions:
Motion: Baden
Second: Welton
Vote: Yes No Recusals:

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Plattekill

Referral Number **2022129** Received: 6/22/2022
Name: **Newburgh Fuel Distributors, Inc.** Type of Referral: **Site Plan Review**
Description: Demolish existing convenience store and construct 2,876 sq ft. mini-mart and fuel canopy.
Project Location: 16 & 18 Plattekill-Ardonia Rd
Recommendation: **Required Modifications** Abstentions:
Motion: Baden
Second: Welton Recusals:
Vote: Yes No

Rochester

Referral Number **2022110** Received: 6/6/2022
Name: **Local Law D of 2022** Type of Referral: **Zoning Statute Amendment**
Description: Added prohibited uses to prohibited uses list.
Project Location: Townwide
Recommendation: **No County Impact** Abstentions:
Motion: McCarthy
Second: Welton Recusals: Baden
Vote: Yes No

Rochester

Referral Number **2022111** Received: 6/22/2022
Name: **Local Law E of 2022** Type of Referral: **Zoning Statute Amendment**
Description: Repeal and replace Town's setback regulations.
Project Location: Townwide
Recommendation: **No County Impact** Abstentions:
Motion: McCarthy
Second: Watkins Recusals: Baden
Vote: Yes No

Rochester

Referral Number **2022112** Received: 6/22/2022
Name: **Local Law F of 2022** Type of Referral: **Zoning Statute Amendment**
Description: Replace "Animal Husbandry" section and replace with new section "Agricultural Use"
Project Location: Townwide
Recommendation: **Advisory Comments** Abstentions:
Motion: McCarthy
Second: Welton Recusals: Baden
Vote: Yes No

Rochester

Referral Number **2022113** Received: 6/27/2022
Name: **Local Law G of 2022** Type of Referral: **Zoning Statute Amendment**
Description: Replace "Agricultural Use" section and replace with new section "Animal Husbandry"
Project Location: Townwide
Recommendation: **Required Modifications** Abstentions:
Motion: Welton
Second: McCarthy Recusals: Baden
Vote: Yes No

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Rochester

Referral Number **2022114** Received: 6/22/2022
Name: **Local Law H of 2022** Type of Referral: **Zoning Statute Amendment**
Description: Add Wetlands and Stream Buffer requirements law.
Project Location: Townwide
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: McCarthy Recusals: Baden
Vote: Yes No

Rochester

Referral Number **2022115** Received: 6/22/2022
Name: **Local Law I of 2022** Type of Referral: **Zoning Statute Amendment**
Description: Amend nonconforming use and structures standards.
Project Location: Townwide
Recommendation: **No County Impact** Abstentions:
Motion: Watkins
Second: McLaughlin Recusals: Baden
Vote: Yes No

Rochester

Referral Number **2022116** Received: 6/14/2022
Name: **McCarthy Subdivision** Type of Referral: **Subdivision**
Description: 4-lot subdivision (portion in 100-year floodplain).
Project Location: Queens Highway and Route 209
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Baden Recusals:
Vote: Yes No

Saugerties Town

Referral Number **2022098** Received: 6/23/2022
Name: **Fehr Brothers** Type of Referral: **Special Permit**
Description: 760 kW ground-mounted solar array.
Project Location: 895 Kings Highway
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Welton Recusals:
Vote: Yes No

Saugerties Town

Referral Number **2022099** Received: 6/23/2022
Name: **Fehr Brothers** Type of Referral: **Site Plan Review**
Description: 760 kW ground-mounted solar array.
Project Location: 895 Kings Highway
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Welton Recusals:
Vote: Yes No

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Woodstock

Referral Number **2022102** Received: 6/1/2022
Name: **Local Law 1 of 2022** Type of Referral: **Zoning Statute Amendment**
Description: Addition of "cultural facility" and "library" to use table as well as defining them.
Project Location: Townwide
Recommendation: **No County Impact** Abstentions:
Motion: Baden
Second: Watkins Recusals:
Vote: Yes No

Woodstock

Referral Number **2022125** Received: 6/1/2022
Name: **Water District Wellhead Protection Overlay** Type of Referral: **Zoning Statute Amendment**
Description: Overlay District for wellhead protection
Project Location: Bearsville, eastward along Route 212 to Woodstock
Recommendation: **Advisory Comments** Abstentions:
Motion: Cohen
Second: Baden Recusals:
Vote: Yes No