

ULSTER COUNTY PLANNING BOARD

Minutes – Wednesday, April 3, 2024

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

The Executive Committee Did Not Meet

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

- 1. ROLL CALL - Present:** R. Pecora, G. Gidaly, M. Cohen, D. Onderdonk, S. McCarthy, H. Hansen, A. Ruger, D. Boggess, T. Wilkin, M. Baden, J. Brown, J. Ferraro, C. Valianti, M. Watkins, F. Almquist, M. Rudikoff, V. Messner, W. Murray, V. McLaughlin, L. Molyneaux, H. Solomon, D. Doyle, R. Leibowitz, B. Samuelson **Absent:** V. Markowitz **Excused:** C. Lanzetta **Guests:** Regis Obijiski, Caylin Sanders, Pedro Santiago, Darlene Eisenhardt, Roger Yetzer, Rosanne Yetzer, Michael Mayone

Chairman Baden welcomed new member Chandra Valianti from Shandaken to introduce herself and say a few words to the Board. Mr. Baden also welcomed new member Victoria Messner representing Ellenville and she also spoke to the Board.

- 2. APPROVAL OF MINUTES**

The March 6, 2024 minutes were approved. Motion made by Ms. Pecora, seconded by Mr. McLaughlin. All were in favor.

- 3. EDUCATION & TRAINING OPPORTUNITIES**

Chairman Baden stated that Dutchess County has several seminars coming up. He added that New York Planning Federation has a conference April 7-9th in Saratoga. Mr. Baden asked the Board to please email any training opportunities or information to the planning office.

- 4. COMMUNITY REPORTS**

Mr. Gidaly stated the Town of Gardiner will appoint an advisory board for their community preservation fund on Tuesday.

Chairman Baden stated that Rochester just contracted with Greenplan to identify properties and the Town plans to move toward referendum ballot. Mr. Baden explained that Community Preservation is a law in the state that allows a community to tax up to 2% above the median County sale price. Funds maintained by the community and used to acquire important property such as agricultural, environmental, historic, etc. Property can be acquired outright or for development rights. He noted that currently Gardiner, New Paltz and Marbletown have done this in Ulster County. Mr. Baden mentioned that Marbletown used community preservation to purchase the Osterhoudt Flats from OSI. Mr. Baden stated a referendum ballot goes out in November. Mr. Doyle asked how often the median sale price is adjusted. Mr. Baden stated he believes every year, but it is by the entire county, not by community.

Mr. McLaughlin informed the Board that at the February meeting of the State Developmental Disabilities Planning Council there was an informative and interesting discussion on affordable housing. The NY Housing Resource Center and the NY Alliance for Inclusion and Innovation produced two large documents, the Housing Navigation Report and a supplemental report, which he gave to Mr. Doyle.

Mr. Boggess informed the Board that Towns can join up with the County for the Housing Smart Communities program. Town of Olive did and is now in contract with the County to update the Town's zoning regarding housing. He added they had a kickoff meeting last Thursday and should be finished in less than a year.

5. PLANNING BOARD REPORTS

a. Chairperson Report

Chairman Baden stated he and Mr. Leibowitz nominated Mr. Doyle for the NY Planning Federation's Heisenbuttal Award and they found out that he will be the recipient. Mr. Baden added that this is Doyle's 50th year in County government and his 20th year as Director of Planning. The Chairman thanked Glenn Gidaly, March Gallagher and Kevin O'Connor for sending letters of recommendation and keeping it a secret. Mr. Doyle will get the award on Monday right before the solar eclipse. Mr. Baden wanted to congratulate Mr. Doyle who he's known for 25 years and considers him to be his mentor. He added that this award is well deserved. Mr. Doyle stated he was shocked that staff would go behind his back and nominate him. He stated that there is a certain satisfaction, pride and an honor to have the respect of colleagues and added you don't get these kinds of awards without great staff and board members, and the support of the Legislature and County Executive. Mr. Doyle noted that he has worked with five different County Executives, he goes back to the original State Quality Review Act and flood plain statutes, moving on to how to be more transparent in the review process. Mr. Doyle stated that we make decisions, not in a vacuum, but by drawing in folks affected by the projects. He stated he felt fortunate to serve on the board of RUPCO and added that the County has more resources available now than it ever had. Mr. Doyle thanked Mike Baden and Rob Leibowitz and everyone else for making this happen.

Mr. Baden informed the Board of his resignation as Town Supervisor of Rochester. He added that the noise of social media makes it difficult to perform the day-to-day operations of running the community and had become such a drain that it got to be too much. Mr. Baden will remain on this board till the end of his term in 2025. He will also stay on other committees. Mr. Baden added that he hopes to continue with the UCPB in 2025.

Mr. Boggess informed the Board that Tongore park in Olivebridge is being renamed and dedicated to Berndt Leifeld who worked for the Town of Olive for 40 years and served as Town Supervisor for 26 consecutive years.

b. Committee Reports - None

6. PLANNING DEPARTMENT REPORTS

a. Financial Report

Mr. Doyle informed the Board that we have been working with the Finance office to straighten out the funds for a number of projects that spanned several years. In the past we rolled funds from one year to the next in a purchase order. That practice is being reviewed. He added that long term we are in good shape.

b. Environmental Notice Bulletin & Grant Opportunities

Chairman Baden stated Hudson River Valley Greenway has a grant for up to \$10,000 that is awarded four times per year. The current application is due early in May and can be used for comprehensive plans. He added that Rochester is using one for a community preservation plan. He noted there is a 100% match.

c. Communications – No Member Comment

d. Director/Staff Reports

- Referral Exception Agreement Update

The Chairman stated that Mr. Leibowitz emailed the exception agreement to everyone. He explained that municipal boards can sign the agreement that allows for them to not send in referrals that would be considered No County Impact. Mr. Leibowitz would like to amend the agreement to include Single family and 2 family homes and accessory solar up to 15Kw and some other solar related items. Vince, 2nd Drew. Chairman Baden stated this agreement allows residential projects to move forward. The PB, ZBA & Town Board all sign their own agreement. Majority have already signed on. If not signed everything needs to be sent. All in favor.

7. SPECIAL TOPICS DISCUSSION

Mr. Samuelson informed the Board on the status of the Ag Plan Update. He noted the 6 focus groups finished in February, the consultant created a SWOT analysis and themes emerged. Mr. Samuelson stated that Ulster County bucked the worldwide trend and saw an increase in farms adding that the consultant will start writing the plan this summer.

Mr. Samuelson informed the Board of this year's Ag District inclusions, having 11 operations submitting applications that involve 617 acres or 20 tax parcels. He noted there are large parcels of orchards in Lloyd, Highland and Shawangunk, maple syrup in Gardiner, forest raised pigs in Saugerties and a movie star in Woodstock. Mr. Doyle explained that the County does ag additions from March 1-30 each year that allows farmers to petition to be added to ag district by recommendation of the Ag Farmland Protection Bboard. Those recommendations are presented to the Legislature and then to the Commissioner of Agriculture of NYS for certification. Mr. Doyle noted that it has been surprising that there are people on an annual basis that want to join.

Mr. Doyle stated work for the Lower Esopus has money set aside by an order on consent from DEC for stream management plan. The County has been leading that effort and are currently working on implementation projects to be included in the Plan. Mr. Doyle stated we had a hybrid meeting at Ulster Town Hall recently with 95 in-person attendees and 100 more online. We continue to work with the consulting team toward completion this summer. Mr. Samuelson has been working on this with Deputy Kristen Wilson.

Mr. Doyle stated we have completed three trails and now we are onto the forth. Running from from Galli Curci Road in Highmount to the Belleayre Day Use area. We got through the environmental work and will be having a meeting at Shandaken Town Hall on April 9th. Mr. Doyle stated the County received a \$3.5 million grant for this trail.

Mr. Doyle informed the Board that the Kingston Rail Trail has been completed and now we are working to formalize a name for the trail. This trail runs from Washington Avenue in Kingston to the trail along Route 209. The difficulty for this project was with the trail ending and crossing at Washington Avenue, adding that there was a fatality at that crossing when the trail was a dirt path. We have applied for \$1.8 million in Transportation Alternatives Program (TAP) funding for improvements at that crossing, not sure if we'll get it or not.

Mr. Doyle state we are hopeful for housing money in the state budget. We received \$1.75 million for the Plus One program for accessory dwelling units that will run through a non-profit organization. Mr. Doyle state the State Legislature will make \$3 million available from housing action fund in first year. Encouraged the board to look at the Participate Ulster site for the Notice of Funding Availability (NOFA).

8. PUBLIC COMMENT

Caylin Sanders, a Town of Ulster resident, introduced herself and stated she was representing her Esopus Creek neighbors along Glenerie Lake Park and Lake Katrine, and TownofUlsterCitizens.org. She stated she and her neighbors enjoy swimming and boating in the summer and have a good quality of life. Ms. Sanders and some of her neighbors were in attendance regarding the proposed Bread Alone expansion. Ms. Sanders sent the board an email with concerns about the Central Hudson Training Facility and how they deforested acreage behind the community. Concerns for safety due to nearby CSX tracks and the extra lights and noise coming from 9W with the trees gone. She informed the Board that Bread Alone is adjacent to that parcel and they are suggesting expanding the parking lot and filling in a wetland. There will be added traffic and air pollution. There is already erosion and flooding due to Central Hudson. An oil spill was confirmed by DEC coming through the property of Central Hudson and Bread Alone and there has been a 2nd spill in the wetland that dumps into creek. Ms. Sanders stated they don't want t to suffer from over development and pollution from having two large projects in the same area.

Chairman Baden explained the rules for recusing from the vote for the benefit of new members present.

9. ZONING REFERRALS – See Separate Zoning Minutes

The Bread Alone referral from the Town of Ulster was reviewed first. Mr. Doyle explained that we are treating this as a regular referral, but we may see it again from the Town Board.

10. ADJOURNMENT

The meeting adjourned at 9:00PM. All were in favor.

Ulster County Planning Board Minutes



4/3/2024

Lloyd

Referral Number **2024039** Received: 2/22/2024
Name: **Local Law A of 20024** Type of Referral: **Zoning Map Amendment**
Description: Rezone parcel from R-1/4 to GB
Project Location: 111 Weeds Mill Road
Recommendation: **Disapprove** Abstentions:
Motion: Watkins
Second: Gidaly Recusals: McCarthy
Vote: Yes No

Rochester

Referral Number **2024053** Received: 3/26/2024
Name: **Big Net LLC** Type of Referral: **Special Permit**
Description: Convert portion (10,000 of 30,000 square feet) of existing building and utilize it for light industrial use. (Popcorn poppi
Project Location: 5164 Route 209
Recommendation: **No County Impact** Abstentions:
Motion: Cohen
Second: McLaughlin Recusals:
Vote: Yes No

Rochester

Referral Number **2024054** Received: 3/26/2024
Name: **Big Net LLC** Type of Referral: **Site Plan Review**
Description: Convert portion (10,000 of 30,000 square feet) of existing building and utilize it for light industrial use. (Popcorn poppi
Project Location: 5164 Route 209
Recommendation: **No County Impact** Abstentions:
Motion: Cohen
Second: McLaughlin Recusals:
Vote: Yes No

Rochester

Referral Number **2024055** Received: 3/19/2024
Name: **The Granary** Type of Referral: **Site Plan Review**
Description: Renovation of existing site (Anderson Feed Mill) for mixed-use development
Project Location: 2 Tow Path Rd
Recommendation: **Required Modifications** Abstentions:
Motion: Boggess
Second: Watkins Recusals: Baden
Vote: Yes No

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Rochester

Referral Number **2024058** Received: 3/18/2024
Name: **Local Law D of 2024** Type of Referral: **Zoning Map Amendment**
Description: Rezone from I to H
Project Location: 6 Samsonville Road
Recommendation: **No County Impact** Abstentions:
Motion: McLaughlin
Second: Molyneaux Recusals: Baden
Vote: Yes No

Saugerties Village

Referral Number **2024063** Received: 3/27/2024
Name: **166 Ulster Avenue** Type of Referral: **Area Variance**
Description: Proposed 1,312 sq. ft. 2-bay garage addition encroaches on side-yard setback.
Project Location: 166 Ulster Avenue
Recommendation: **Advisory Comments** Abstentions:
Motion: McLaughlin
Second: Cohen Recusals:
Vote: Yes No

Ulster

Referral Number **2024056** Received: 3/21/2024
Name: **Bread Alone Addition** Type of Referral: **Site Plan Review**
Description: 13,200 square foot addition to existing bakery.
Project Location: 2121 Ulster Avenue/Route 9W
Recommendation: **Required Modifications** Abstentions:
Motion: Boggess
Second: McCarthy Recusals: Almquist
Vote: Yes No

Ulster

Referral Number **2024057** Received: 3/14/2024
Name: **Firehouse Productions** Type of Referral: **Site Plan Review**
Description: Renovation of existing vacant building with loading dock addition.
Project Location: 505 Boices Lane
Recommendation: **No County Impact** Abstentions:
Motion: McLaughlin
Second: Boggess Recusals: Almquist
Vote: Yes No

Wawarsing

Referral Number **2024061** Received: 3/22/2024
Name: **Wawarsing East and West Solar Projects** Type of Referral: **Use Variance**
Description: Use variance for two, 5.0 mW large-scale solar facilities.
Project Location: 6750 Route 209
Recommendation: **Required Modifications** Abstentions:
Motion: McCarthy
Second: Boggess Recusals: NO: Cohen
Vote: Yes No

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Wawarsing

Referral Number **2024062** Received: 3/22/2024
Name: **Wawarsing East and West Solar Projects** Type of Referral: **Area Variance**
Description: Area variances for two, 5.0 mW large-scale solar facilities.
Project Location: 6750 Route 209
Recommendation: **Required Modifications** Abstentions:
Motion: McCarthy
Second: Boggess
Vote: Yes No Recusals: NO: Cohen

Woodstock

Referral Number **2024059** Received: 3/26/2024
Name: **Woodstock Gardens** Type of Referral: **Special Permit**
Description: Construction of seven-unit motel in five buildings.
Project Location: 1,3,5 Calamar Lane
Recommendation: **Required Modifications** Abstentions:
Motion: Cohen
Second: McLaughlin
Vote: Yes No Recusals:

Woodstock

Referral Number **2024060** Received: 3/26/2024
Name: **Woodstock Gardens** Type of Referral: **Site Plan Review**
Description: Construction of seven-unit motel in five buildings.
Project Location: 1,3,5 Calamar Lane
Recommendation: **Required Modifications** Abstentions:
Motion: Cohen
Second: McLaughlin
Vote: Yes No Recusals: