

**ULSTER COUNTY PLANNING BOARD**  
***Minutes – Wednesday, July 7, 2021***

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

**Meeting Location: SUNY Ulster  
College Lounge in Vanderlyn Hall  
481 Cottekill Road, Stone Ridge, NY 12484**

**The Executive Committee did not meet**

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

- 1. ROLL CALL – Present:** G. Gidaly, L. Mance, S. McCarthy, H. Hansen, C. Lanzetta, M. Calimano, D. Boggess, T. Wilkin, M. Baden J. Brown, M. Watkins, F. Almquist, V. Markowitz, M. Rudikoff, R. Travers, V. McLaughlin, D. Doyle, R. Leibowitz, B. Samuelson **Absent: Excused:** R. Pecora, M. Cohen, J. Konior, A. Gotto, R. Hlavaty, V. Welton, W. Murray, G. Gagliardi
  
- 2. APPROVAL OF MINUTES**  
The June minutes were approved. Motion made by Mr. McLaughlin, seconded by Mr. Gidaly. All were in favor. (Mr. Almquist and Mr. Watkins were not in attendance for the approval of the minutes.)
  
- 3. EDUCATION & TRAINING OPPORTUNITIES**  
Mr. Baden stated that Dutchess County Planning Federation had some training on their website. Ms. Mance stated the Committee on Open Government is having a training on Open Meetings Law on the 20<sup>th</sup>. Mr. Doyle asked her to send it into the office to share.
  
- 4. COMMUNITY REPORTS**  
Mr. Hansen stated that Town of Marbletown has received a major subdivision application. He noted it was an unforeseen development on the recently passed accessory apartments law. The project is for 6 lots on a property with accessory apartments. It has been referred to Town Board to see if they would like to tweak the law before the applicant can do a workaround to double the density for the zone. Mr. Doyle stated the accessory use would have to be smaller than the principal use. Mr. Hansen stated they believe they would be nanny units over the garage, which to them seems like a work around. He added they would be long-term rentals, but did not believe they would be considered affordable housing.

Mr. Baden stated that Town of Rochester got notice from the Local Government Records Management Improvement Fund that the Town has secured a \$61,000 grant for digitizing 50 years of paper records.

Mr. McLaughlin stated that the Village of Saugerties had been notified they will receive \$390,000 from the stimulus bill.

Mr. Wilkin stated that Town of Plattekill ZBA is meeting tomorrow night on the proposed drag strip, which should be interesting as both parties have hired attorneys and the Town is expecting a lawsuit.

KEY: (f) = handout will be in folder at meeting  
(m) = handout included in the mailing

Mr. Markowitz asked about a lawsuit regarding affordable housing with the Kingstonian project. Mr. Doyle answered that he hasn't heard anything about an affordable housing lawsuit, but rather of the IDA being sued on their process for the PILOT.

Mr. Wilkin reminded the Board to use odometer readings when calculating mileage reimbursement. Mr. Doyle added that forms were available and are submitted quarterly.

Harry Hansen representing Town of Marbletown introduced himself and gave some background information.

Glenn Gidaly requested that the Board should not "reply all" to email sent from county planning staff, but rather they should just "reply" back to the planning office.

Richard Travers representing Ellenville, introduced himself and gave some background information.

## **5. PLANNING BOARD REPORTS**

### **a. Chairperson Report – No Report**

### **b. Committee Reports**

Mr. McLaughlin asked what happened with the committee that was supposed to look at the by-laws and rules. Mr. Doyle stated he believed they reported back with no need for change. Mr. Baden stated it was about a year or more ago and added that about 8 or more years ago there were changes to the Rules and Laws. Mr. Wilkin noted they were not accepted as by-laws so they are called rules & procedures, and changes were done about 2012. Mr. McLaughlin stated he got on the board in 2015, Kris Lovelett was chair. Mr. Wilkin stated it was about who would run the meeting in the absence of the Chair and Vice Chair, and Mr. Baden found that the wording was already included. Mr. McLaughlin requested the Rules & Procedures be sent to the Board, to be sure everyone had a copy. Mr. Doyle stated we would send them around again.

## **6. PLANNING DEPARTMENT REPORTS**

### **a. Financial Report**

Mr. Doyle informed the Board that we are in good shape. We have been drawing down from Fees for Professional Services. He noted that approximately \$17,000 is to be used for reapportionment software, we are taking on a contract financially to help out the Mental Health Department and are using \$113,000 for a resiliency study run by the Transportation Council. Mr. Doyle noted that the department has savings from not having a Deputy Director this year, but we are in the process of bringing someone on board soon. He added that the County is not in dire straits, but we are looking to maintain a budget no larger than 2019's. Mr. Doyle stated that the County has settled a contract with CSEA, so Civil Service staff will be getting a raise this year. He noted that the County Executive put recommendation in before the Legislature for use of the American Recovery Funds. They include: housing, economic development, mental health, infrastructure and some for the non-profits. Mr. Doyle stated that we are also in the midst of doing Capital Programming. We are having trouble with encumbering a lot of funding, which will create backlogs with respect to staffing and processing the program into 2022-23.

Mr. Boggess asked if the County has a document on how towns can use the recovery money. Mr. Doyle stated there are restrictions on things you can't do by agency. For example, the community college got \$3.5 million, but it can't be used for athletics. Mr. Baden stated that guidance is out for counties, cities and municipalities above a certain population. He noted that City of Kingston's Mayor

Noble got a 120-page book. The town level is waiting for the federal treasury to send something. The broad categories are established with lee-ways of what it can be used for, but there are specific things it can't be used it for.

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

c. Communications – *No member Comment*

d. Director/Staff Reports

Mr. Samuelson stated that Ag District 1 was recertified and was received well. He noted that one farmer on the Agriculture and Farmland Protection Board asked us to take a more sophisticated look at the ag district. We used remote sensing data, derived from satellites that US Dept of Ag uses, and we were able to show that in Marlborough and parts of Lloyd the area of orchards grew from 2013-2019. There were also signs of growth for other crops, which is a positive sign that development of agriculture is on the uptick.

**7. SPECIAL TOPICS DISCUSSION**

Mr. Doyle informed the Board that the Midtown Linear Park, which runs from Cornell Street to the Kingston Plaza, is under construction. He noted that progress on the Kingston Rail Trail is being held up by a single landowner. The County requested the court set a deadline for a decision to be made before we move ahead with eminent domain proceedings. Mr. Doyle stated that the Transportation Council (UCTC) continues its work pace, noting that he mentioned the resiliency study earlier he added that we are also gearing up to do a traffic count program this fall. Mr. Wilkin noted that there had been strips out across his road two weeks apart about a month ago. Mr. Doyle stated that NYSDOT has been out doing counts and it could also be for road reclassification counts.

**8. PUBLIC COMMENT**

No Public Comment

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

**10. ADJOURNMENT**

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

# Ulster County Planning Board Minutes



7/7/2021

## Ellenville

Referral Number **2021149** Received: 6/25/2021  
Name: **Business District** Type of Referral: **Zoning Map Amendment**  
Description: Rezone parcel residence/office to Central Business.  
Project Location: Canal ST/Liberty SQ/Bogardus Place  
Recommendation: **Required Modifications** Abstentions:  
Motion: Wilkin  
Second: McCarthy Recusals:  
Vote: Yes  15 No  0

## Esopus

Referral Number **2021134** Received: 6/22/2021  
Name: **Local Law #8 of 2021** Type of Referral: **Amend Zoning Statute**  
Description: Repeal and replace Zoning Chapter (based on public and agency comments)  
Project Location: Townwide  
Recommendation: **Advisory Comments** Abstentions:  
Motion: McLaughlin  
Second: Calimano Recusals:  
Vote: Yes  15 No  0

## Esopus

Referral Number **2021135** Received: 6/22/2021  
Name: **Local Law #12 of 2021** Type of Referral: **Other Special Authorization**  
Description: Noise control law  
Project Location: Townwide  
Recommendation: **Advisory Comments** Abstentions:  
Motion: Calimano  
Second: Baden Recusals:  
Vote: Yes  15 No  0

## Gardiner

Referral Number **2021128** Received: 5/4/2021  
Name: **BE Venture Capital** Type of Referral: **Subdivision**  
Description: 3-lot subdivision  
Project Location: Every Avenue  
Recommendation: **No County Impact** Abstentions:  
Motion: Calimano  
Second: McCarthy Recusals:  
Vote: Yes  15 No  0

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## Gardiner

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Referral Number      **2021146**      Received:      6/22/2021  
Name:      **Dressel Lot Line Revision**      Type of Referral:      **Subdivision**  
Description:      Lot line adjustment  
Project Location:      1064-1092 Old Ford Road  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      McCarthy  
Second:      McLaughlin  
Vote:      Yes  No       Recusals:

## Gardiner

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Referral Number      **2021147**      Received:      6/21/2021  
Name:      **Milk Street**      Type of Referral:      **Subdivision**  
Description:      Lot-line adjustment to consolidate road frontage lots on Route 44/55  
Project Location:      Route 44/55 (1300' east of Sand Hill Road)  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      McLaughlin  
Second:      Mance  
Vote:      Yes  No       Recusals:

## Gardiner

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Referral Number      **2021148**      Received:      6/21/2021  
Name:      **Osprey**      Type of Referral:      **Subdivision**  
Description:      2-lot subdivision. 2 and 4.66 acres respectively. No proposals for either property at this time.  
Project Location:      Osprey Lane Extension  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Calimano  
Second:      Baden  
Vote:      Yes  No       Recusals:

## Kingston City

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Referral Number      **2021152**      Received:      6/28/2021  
Name:      **Edgewood Terrace**      Type of Referral:      **Site Plan Review**  
Description:      Convert property with two structures to 12-room hotel with restaurant and 2 apartment units.  
Project Location:      132 Lindsley Avenue  
Recommendation:      **Advisory Comments**      Abstentions:  
Motion:      Wilkin  
Second:      Calimano  
Vote:      Yes  No       Recusals:

## Lloyd

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Referral Number      **2021136**      Received:      6/18/2021  
Name:      **Rover Contracting**      Type of Referral:      **Site Plan Review**  
Description:      9,800 sf warehouse for storage and maintenance equipment. Attached two-story office and file storage annex, 3,000 SF.  
Project Location:      550 N. Riverside Rd  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Lanzetta  
Second:      McLaughlin  
Vote:      Yes  No       Recusals:      McCarthy

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## Lloyd

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Referral Number      **2021137**      Received:      6/18/2021  
Name:      **Selux Corp Array**      Type of Referral:      **Special Permit**  
Description:      750 KW solar array for vacant portion of parcel.  
Project Location:      5 Lumen lane  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Watkins  
Second:      Calimano  
Vote:      Yes  No       Recusals:      McCarthy

## Lloyd

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Referral Number      **2021138**      Received:      6/18/2021  
Name:      **Selux Corp Array**      Type of Referral:      **Site Plan Review**  
Description:      750 KW solar array for vacant portion of parcel.  
Project Location:      5 Lumen lane  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Watkins  
Second:      Calimano  
Vote:      Yes  No       Recusals:      McCarthy

## Lloyd

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Referral Number      **2021141**      Received:      6/22/2021  
Name:      **Villages Assisted Living Facility**      Type of Referral:      **Special Permit**  
Description:      120,000 sf assisted living facility  
Project Location:      3679 Route 9W, Highland NY 12528  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Calimano  
Second:      McLaughlin  
Vote:      Yes  No       Recusals:      McCarthy

## Lloyd

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Referral Number      **2021142**      Received:      6/22/2021  
Name:      **Villages Assisted Living Facility**      Type of Referral:      **Site Plan Review**  
Description:      120,000 sf assisted living facility  
Project Location:      3679 Route 9W, Highland NY 12528  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Calimano  
Second:      McLaughlin  
Vote:      Yes  No       Recusals:      McCarthy

## Marbletown

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Referral Number      **2021153**      Received:      6/30/2021  
Name:      **Upstate Taco**      Type of Referral:      **Special Permit**  
Description:      Conversion of building for restaurant use  
Project Location:      4293 Route 209  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Watkins  
Second:      Baden  
Vote:      Yes  No       Recusals:      Hansen

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## Marbletown

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Referral Number      **2021154**      Received:      6/30/2021  
Name:      **Upstate Taco**      Type of Referral:      **Site Plan Review**  
Description:      Conversion of building for restaurant use  
Project Location:      4293 Route 209  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Watkins  
Second:      Baden  
Vote:      Yes  No       Recusals:      Hansen

## New Paltz Village

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Referral Number      **2021130**      Received:      6/16/2021  
Name:      **85 N. Chestnut St**      Type of Referral:      **Special Permit**  
Description:      Remove existing auto-repair shop and construct 3-story mixed-use building.  
Project Location:      85 N. Chestnut St  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      McLaughlin  
Second:      Baden  
Vote:      Yes  No       Recusals:

## New Paltz Village

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Referral Number      **2021131**      Received:      6/16/2021  
Name:      **85 N. Chestnut St**      Type of Referral:      **Site Plan Review**  
Description:      Remove existing auto-repair shop and construct 3-story mixed-use building.  
Project Location:      85 N. Chestnut St  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Baden  
Second:      McLaughlin  
Vote:      Yes  No       Recusals:

## New Paltz Village

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Referral Number      **2021143**      Received:      6/23/2021  
Name:      **Accessory Dwelling Units**      Type of Referral:      **Zoning Statute Amendment**  
Description:      Amendments to accessory dwelling unit regulations.  
Project Location:      Village-wide  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Baden  
Second:      Watkins  
Vote:      Yes  No       Recusals:

## New Paltz Village

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Referral Number      **2021144**      Received:      6/23/2021  
Name:      **Changes to B2 Zone**      Type of Referral:      **Zoning Statute Amendment**  
Description:      Amendments to the B-2 zoning district/Downtown area.  
Project Location:      Village-Wide  
Recommendation:      **Advisory Comments**      Abstentions:  
Motion:      McLaughlin  
Second:      Baden  
Vote:      Yes  No       Recusals:

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## New Paltz Village

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Referral Number      **2021150**      Received:      6/25/2021  
Name:      **5 Plattekill Ave**      Type of Referral:      **Special Permit**  
Description:      Outdoor café/restaurant to replace existing retail.  
Project Location:      5 Plattekill Avenue  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      McLaughlin  
Second:      McCarthy      Recusals:  
Vote:      Yes  **16** No  **0**

## New Paltz Village

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Referral Number      **2021151**      Received:      6/25/2021  
Name:      **5 Plattekill Ave**      Type of Referral:      **Site Plan Review**  
Description:      Outdoor café/restaurant to replace existing retail.  
Project Location:      5 Plattekill Avenue  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      McLaughlin  
Second:      Baden      Recusals:  
Vote:      Yes  **16** No  **0**

## Rochester

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Referral Number      **2021139**      Received:      6/11/2021  
Name:      **Cusack Subdivision**      Type of Referral:      **Subdivision**  
Description:      7-lot subdivision.  
Project Location:      Upper Cherrytown Rd/Ridgeview Rd.  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Watkins  
Second:      Calimano      Recusals:  
Vote:      Yes  **16** No  **0**

## Rochester

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Referral Number      **2021155**      Received:      7/2/2021  
Name:      **Local Law #3 of 2021**      Type of Referral:      **Zoning Statute Amendment**  
Description:      Short-term transient rental law  
Project Location:      Townwide  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      McCarthy  
Second:      Boggess      Recusals:      Baden  
Vote:      Yes  **15** No  **0**

## Saugerties Town

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Referral Number      **2021122**      Received:      6/17/2021  
Name:      **Guardian Self Storage**      Type of Referral:      **Site Plan Review**  
Description:      1,425 sf climate controlled self-storage addition to existing self-storage facility  
Project Location:      2902 Route 9W  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Calimano  
Second:      Baden      Recusals:  
Vote:      Yes  **16** No  **0**

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## Saugerties Village

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Referral Number      **2021123**      Received:      6/18/2021  
Name:      **75 North Street**      Type of Referral:      **Site Plan Review**  
Description:      5,000 sf addition to existing 52,300 building. 25,000 sf metal storage building, single story.  
Project Location:      75 North Street  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Baden  
Second:      McLaughlin      Recusals:  
Vote:      Yes  No

## Saugerties Village

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Referral Number      **2021124**      Received:      6/18/2021  
Name:      **18-20 Russell Street**      Type of Referral:      **Special Permit**  
Description:      New 3-family residence  
Project Location:      18-20 Russell St  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      McLaughlin  
Second:      Calimano      Recusals:  
Vote:      Yes  No

## Saugerties Village

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Referral Number      **2021125**      Received:      6/18/2021  
Name:      **18-20 Russell Street**      Type of Referral:      **Site Plan Review**  
Description:      New 3-family residence  
Project Location:      18-20 Russell St  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      McLaughlin  
Second:      Baden      Recusals:  
Vote:      Yes  No

## Ulster

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Referral Number      **2021129**      Received:      6/11/2021  
Name:      **Moonburger**      Type of Referral:      **Area Variance**  
Description:      99.25 sf wall sign on existing. (12.5 sf allowed)  
Project Location:      5 Powell Lane  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Lanzetta  
Second:      McLaughlin      Recusals:      Almquist  
Vote:      Yes  No       NO: Calimano

## Ulster

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Referral Number      **2021133**      Received:      6/7/2021  
Name:      **Regulation of Digital Signs**      Type of Referral:      **Zoning Statute Amendment**  
Description:      Regulation of digital signs  
Project Location:      Townwide  
Recommendation:      **Advisory Comments**      Abstentions:  
Motion:      McCarthy  
Second:      Markowitz      Recusals:      Almquist  
Vote:      Yes  No

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### Ulster

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Referral Number      **2021140**      Received:      6/22/2021  
Name:      **The Crossing Apartments**      Type of Referral:      **Site Plan Review**  
Description:      Two buildings for multi-family use on mixed-use site. 24 one-bedroom apartments.  
Project Location:      400-416 Old Neighborhood Road  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      McLaughlin  
Second:      Calimano  
Vote:      Yes  No       Recusals:      Almquist

### Woodstock

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Referral Number      **2021145**      Received:      6/25/2021  
Name:      **Moratorium**      Type of Referral:      **Other Special Authorization**  
Description:      Moratorium on transient lodging and conversion of residential property to commercial.  
Project Location:      Town-Wide  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Calimano  
Second:      McLaughlin  
Vote:      Yes  No       Recusals:      NO: Markowitz