

**ULSTER COUNTY PLANNING BOARD**  
***Minutes – Wednesday, August 1, 2018***

The Ulster County Planning Board Meeting  
**7:00 p.m.** – Surrogate Courtroom, 3<sup>rd</sup> Floor  
County Office Building

**The Executive Committee Did Not Meet**

Chairman Lovelett welcomed the board and asked Mr. Leibowitz to read the roll call.

- 1. ROLL CALL – Present:** F. Zimmer, Geary, K. Lovelett, C. Lanzetta, M. Calimano, D. Boggess, T. Wilkin, M. Baden, J. Brown, A. Bruno, V. Welton, M. Watkins, F. Almquist, V. Markowitz, M. Rudikoff, J. Winer, D. Doyle, R. Leibowitz, B. Samuelson **Absent:** D. Whitaker, J. Bonavita-Goldman **Excused:** J. Leverich, R. Pecora, J. Konior, P. Brooks, R. Hlavaty, W. Murray, V. McLaughlin, G. Gagliardi
- 2. APPROVAL OF MINUTES**  
The July minutes were approved. Motion by Mr. Baden, seconded by Mr. Calimano. All were in favor.
- 3. PUBLIC COMMENT**  
No public comment.
- 4. EDUCATION & TRAINING OPPORTUNITIES**  
Mr. Baden passed around a handout From Law of the Land Blog: “Fichera vs. NYS DEC: NY Appellate Court Holds that Failure to Refer Variance to County Planning Board was a Jurisdictional Defect.”

Mr. Leibowitz informed the Board that IS has given us access to DropBox. He added that he will be sending out invites for training local staff on the referral process and an introduction to using electronic submittals. Mr. Leibowitz noted that we can extend this to planning board members for training credit.

Mr. Doyle stated that the County has been in contact with Supervisors in an effort to locate Air BNBs. Mr. Baden said he received the letter. Mr. Doyle informed the Board that the County hired STR Helper who uses algorithms to scrub the web for short term rental listings. The County is provided with a list of active short term rentals that is updated monthly. There have been over 1,000 properties located to date. The property owners will be getting letters asking them to register with the County and they will begin paying room tax if they are not already. Mr. Doyle stated that the Planning Department is working on a presentation that will offer ways communities can regulate short term rentals. He added that we are also looking for regulations of eco-cottages and tiny houses. There was also a discussion on glamping and commercial event venues on private properties. Chairman Lovelett asked to have an open discussion type format if we decide to do a seminar on this topic, as he felt more information was being distributed than at a sit-down presentation.

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

**5. COMMUNITY REPORTS**

Ms. Welton stated that Shandaken planning board approved the ropes course. She added that the UCPB comments were considered. Ms. Welton noted that Shandaken had a public hearing on a proposed bicycle & motorized scooter rental business being run out of a private homeowner's garage in Phoenicia. The neighbors complained about the parking situation, which was resolved. The big issue was about the business classification that was questioned and debated by the planning board. It was originally called a "Class 2 Home Occupation," but the Planning Board decided to call it "Other Commercial Recreation and Amusement Facilities." Mr. Lovelett asked if that was determined by the Code Enforcement Officer. Ms. Welton stated that the Code Enforcement Officer was present at the meeting and participated in the discussion. Mr. Baden and Mr. Lovelett suggested having the decision documented in the minutes. Ms. Welton stated there is a proposal in Woodland Valley for a 33 foot statue of Sri Chinmoy on a six foot base on private property. The property owner did not apply for a permit and Woodland Valley homeowner's association had a meeting because they were concerned about the lack of permit and that people may begin congregating at the property as a pilgrimage site. The Shandaken planning board will discuss if the statue is considered a structure and subject to restrictions and how to permit it as there is nothing in the code about statues.

Mr. Baden stated that the Accord bridge is open. He is concerned because the state has the speed posted at 50 mph on the bridge. On one end of the bridge the road has a 40 mph zone and at the other side of the bridge is a stop light then a 45 mph zone. Mr. Baden asked who he should contact about this matter. Mr. Doyle said to send him a note and we can get it resolved.

**6. PLANNING BOARD REPORTS**

- a. Chairperson Report – No Report
- b. Committee Reports – No Report

**7. PLANNING DEPARTMENT REPORTS**

a. Financial Report

Mr. Doyle stated we are in budget season. Our proposed 2019 budget requested was similar to this year's. We have had a discussion asking for more funding for marketing and outreach efforts for the Census which comes out in 2020. The other is to provide capacity building assistance to open space organizations.

b. Environmental Notice Bulletin & Grant Opportunities

Mr. Doyle noted that the Heartwood project in Gardiner is in the ENB. Amendments to SEQRA have been finalized and will go into effect on January 1<sup>st</sup>.

Mr. Doyle asked if any communities applied for a CFA. Mr. Baden stated that Town of Rochester has applied for revitalization & rebuilding of Town Park for Rondout creek access, baseball field, playground, soccer field, etc. Ms. Lanzetta stated that Marlborough put in three CFAs related to Milton Park. Mr. Doyle stated that Supervisor Lanzetta was at the UCTC meeting and brought up the issue with the CSX tracks. The UCTC Chair will provide a letter to NYSDOT to act/intervene with the railroad crossing in Milton Park and the crossing at Boices Lane.

- c. Communications – No report

d. Director/Staff Reports – Reported during Education & Training Opportunities

**8. SPECIAL TOPICS DISCUSSION**

No Discussion

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

**10. ADJOURNMENT**

The meeting adjourned at 8:20PM. All were in favor.



# ~Ulster County Planning Board Minutes~

## Marlborough

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Referral Number      **2018114**      Received:      7/17/2018  
Name:      **Zoning Map Amendment**      Type of Referral:      **Zoning Map Amendment**  
Description:      Re-zone two lots from R-1 to R-Ag-1  
Project Location:      Milton Tpk  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Calimano  
Second:      Baden  
Vote:      Yes  No       Recusals:      Lanzetta

## Marlborough

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Referral Number      **2018115**      Received:      7/17/2018  
Name:      **Zoning Statute Amendments**      Type of Referral:      **Zoning Statute Amendment**  
Description:      Various Zoning Amendments - Primarily relating to allowing residential above retail structures  
Project Location:      Townwide  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Calimano  
Second:      Baden  
Vote:      Yes  No       Recusals:      Lanzetta

## Rochester

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Referral Number      **2018118**      Received:      7/18/2018  
Name:      **Resort Development at Rondout Golf Club**      Type of Referral:      **Special Permit**  
Description:      Updated materials for Rondout Golf Course Resort - no changes to site plan  
Project Location:      Bank Street, Accord  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Watkins  
Second:      Calimano  
Vote:      Yes  No       Recusals:      Baden

## Rochester

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Referral Number      **2018119**      Received:      7/18/2018  
Name:      **Resort Development at Rondout Golf Club**      Type of Referral:      **Site Plan Review**  
Description:      Updated materials for Rondout Golf Course Resort - no changes to site plan  
Project Location:      Bank Street, Accord  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Watkins  
Second:      Calimano  
Vote:      Yes  No       Recusals:      Baden

## Rochester

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Referral Number      **2018120**      Received:      7/24/2018  
Name:      **Tri-State Hardwoods, LLC**      Type of Referral:      **Special Permit**  
Description:      Install de-barker at existing log yard on 40x40 pad.  
Project Location:      4706 Route 209 Accord  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Watkins  
Second:      Boggess  
Vote:      Yes  No       Recusals:

# ~Ulster County Planning Board Minutes~

## Rochester

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Referral Number      **2018121**      Received:      7/24/2018  
Name:      **Tri-State Hardwoods, LLC**      Type of Referral:      **Site Plan Review**  
Description:      Install de-barker at existing log yard on 40x40 pad.  
Project Location:      4706 Route 209 Accord  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Watkins  
Second:      Boggess  
Vote:      Yes  No       Recusals:

## Shawangunk

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Referral Number      **2018124**      Received:      7/12/2018  
Name:      **Solex-Catsmo**      Type of Referral:      **Special Permit**  
Description:      9.500 SF addition to connect two existing buildings for light industrial use. New access and pole barn.  
Project Location:      25 Myers Road Walkkill  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Baden  
Second:      Almquist  
Vote:      Yes  No       Recusals:      Watkins

## Shawangunk

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Referral Number      **2018125**      Received:      7/12/2018  
Name:      **Solex-Catsmo**      Type of Referral:      **Site Plan Review**  
Description:      9.500 SF addition to connect two existing buildings for light industrial use. New access and pole barn.  
Project Location:      25 Myers Road Walkkill  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Baden  
Second:      Almquist  
Vote:      Yes  No       Recusals:      Watkins

## Ulster

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Referral Number      **2018126**      Received:      7/3/2018  
Name:      **Prestige Hyundai Façade Improvements**      Type of Referral:      **Site Plan Review**  
Description:      Façade improvements for existing auto dealership  
Project Location:      768 E. Chester Bypass  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Baden  
Second:      Calimano  
Vote:      Yes  No       Recusals:      Almquist

## Ulster

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Referral Number      **2018127**      Received:      7/25/2018  
Name:      **Smoothie King**      Type of Referral:      **Site Plan Review**  
Description:      1590 SF restaurant and 3000 SF retail building at existing commercial plaza (development of pad site)  
Project Location:      1615-1621 Ulster Avenue  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Calimano  
Second:      Baden  
Vote:      Yes  No       Recusals:      Almquist