

ULSTER COUNTY PLANNING BOARD
Minutes – Wednesday, April 3, 2019

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

Board Orientation at 6:30 PM

Chairman Calimano called the meeting to order and Mr. Leibowitz read the roll call

1. **ROLL CALL – Present:** R. Pecora, L. Mance, J. Konior, D. Proctor, C. Lanzetta, M. Calimano, D. Boggess, T. Wilkin, M. Baden, J. Brown, R. Hlavaty, V. Welton, M. Watkins, F. Almquist, V. Markowitz, V. McLaughlin, G. Gagliardi, D. Doyle, R. Leibowitz **Absent:** J. Bonavita-Goldman **Excused:** L. Geary, M. Rudikoff, J. Winer, W. Murray, B. Samuelson **Guests:** Stuart Mesinger, Chazen, Kathie Beinkafner, Alternate member-Town of Plattekill

2. **APPROVAL OF MINUTES**
The March minutes were approved as submitted. Motion by Ms. Pecora, seconded by Mr. Konior. All were in favor.

3. **EDUCATION & TRAINING OPPORTUNITIES**
Mr. Doyle stated that training opportunities from Dutchess and Orange Counties were emailed out to the board. Mr. Baden stated that the Dutchess County seminar still has room to register anyone that is interested.

4. **COMMUNITY REPORTS**
Mr. Wilkin stated he asked for the schedule of fees that Planning Department staff collected from around the county and they were emailed to him. He added that there is a lot of information.

Dan Proctor asked what comprises a community report. Chairman Calimano stated it is a general term for what is going around in the members' local municipality. Mr. Doyle added it could be grant applications or something interesting to the board on an educational level. Mr. Leibowitz stated that it could be a new project in your community.

Ms. Lanzetta stated Marlborough is trying to set up an opportunity to have County Planning come down and speak to the local boards. She added that they would like to extend the invitation to local board members in the Southern Tier of Ulster County as well.

Mr. McLaughlin shared that some of the Fire Chiefs in Saugerties have expressed frustration with open burns going on around the County. He added that there is presently an open burning ban until May 15th.

5. **PLANNING BOARD REPORTS**
 - a. Chairperson Report
Chairman Calimano noted that this is the end of the first quarter so mileage reimbursements are due and blank forms are available.

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

b. Committee Reports

Mr. Baden updated the Board on the Rules & Procedures, which were adopted June 5, 2013. These updated rules show that the Secretary can perform all duties of the Chair & Vice Chair in their absence. It also addresses the membership of the Executive Committee. Mr. Baden added that Mr. Murray pointed out the start time of the meeting is incorrect. We may want to delete the sentence pertaining to start time. Also the Order of Business is not in the same order as we currently follow, which sentence could also be deleted. Mr. Baden offered to redo that portion of the rules. Chairman Calimano stated we could look at that section and get back to it.

6. PLANNING DEPARTMENT REPORTS

a. Financial Report

Mr. Doyle stated we are working on criteria for accessing the funding related to trail maintenance issues in our budget. The Transportation Council's Unified Planning Work Program (UPWP) runs on the State Fiscal Year and was approved at both the State and Federal levels in March. We will be undertaking four major studies as part of that UPWP this year. Mr. Doyle noted that we currently have an intern in the office doing some sidewalk work. We also have responsibilities to work on a Long Range Transportation plan in order to meet federal requirements as an MPO. Mr. Samuelson is putting together a draft outline application to the state to update the County's Ag Farmland Protection Plan.

Ms. Lanzetta asked if there was news about TAP (Transportation Alternatives Program)? Mr. Doyle answered we have heard no news about the awards, and are hoping to see another application come out soon.

b. Environmental Notice Bulletin & Grant Opportunities

No member comment

c. Communications

No member comment

d. Director/Staff Reports

Mr. Leibowitz stated the follow-up for the Brownfield's Opportunity Area study will be to have the communities comment on the documents once we receive them.

Mr. Baden asked to see the draft documents.

7. SPECIAL TOPICS DISCUSSION

Mr. Doyle spoke about the Bus Integration effort and noted the result would be a single bus system if this occurs. He added that we are working to expand and change bus routes within the city and anticipate that changes will be more efficient. Mr. McLaughlin asked if there was any plan to layoff drivers from the City. Mr. Doyle answered that from the County's perspective we will need all the drivers. Mr. Gagliardi asked if the City will have to come to the County for special festival service. Mr. Doyle answered that the County has a festival policy that includes payment of operating cost. The City may have some remaining buses to provide service.

Mr. Wilkin asked if the County will be doing traffic counts soon. Mr. Doyle answered that we have contracted with Tri-State Traffic Data and planned on doing spring

counts, but don't have a date yet. If not spring, counts will be done in the fall. He added that the County will also be doing camera counts associated with a traffic study and trail counts.

8. PUBLIC COMMENT

No Public Comment

Mr. Doyle asked to have the City of Kingston - 200 North Street/Brickyard referral presented first as there was a representative for that project in the audience.

9. ZONING REFERRALS – *See Separate Zoning Minutes*

10. ADJOURNMENT

The meeting adjourned at 8:45. All were in favor.

Ulster County Planning Board Minutes



4/3/2019

Esopus

Referral Number **2019037** Received: 2/25/2019
Name: **Comprehensive Plan Update** Type of Referral: **Comprehensive Plan**
Description: Townwide comprehensive plan update
Project Location: Townwide
Recommendation: **Advisory Comments** Abstentions:
Motion: Baden
Second: Konior
Vote: Yes 17 No 0 Recusals:

Esopus

Referral Number **2019045** Received: 3/19/2019
Name: **208 Broadway** Type of Referral: **Site Plan Review**
Description: Construction 2-story office building.
Project Location: 208 Broadway Port Ewen
Recommendation: **Required Modifications** Abstentions:
Motion: McLaughlin
Second: Konior
Vote: Yes 16 No 0 Recusals: Pecora

Gardiner

Referral Number **2019058** Received: 3/27/2019
Name: **Get Wild for Water, LLC** Type of Referral: **Zoning Map Amendment**
Description: Re-zone from RA to HC
Project Location: Route 44/55
Recommendation: **Advisory Comments** Abstentions:
Motion: Baden
Second: Watkins
Vote: Yes 17 No 0 Recusals:

Gardiner

Referral Number **2019059** Received: 3/27/2019
Name: **Get Wild for Water, LLC** Type of Referral: **Site Plan**
Description: Construct 2-story structure for well drilling shop and apartment use
Project Location: Route 44/55
Recommendation: **Required Modifications** Abstentions:
Motion: Pecora
Second: McLaughlin
Vote: Yes 17 No 0 Recusals:

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Kingston City

Referral Number **2019047** Received: 3/20/2019
Name: **59 Greenkill** Type of Referral: **Site Plan Review**
Description: Add second story to existing building for office and workshop use.
Project Location: 59 Greenkill Avenue
Recommendation: **No County Impact** Abstentions:
Motion: Baden
Second: McLaughlin
Vote: Yes No Recusals:

Kingston City

Referral Number **2019048** Received: 3/20/2019
Name: **65 John & 42 Crown** Type of Referral: **Site Plan Review**
Description: Addition to existing structure for restaurant/bar use
Project Location: 65 John & 42 Crown Street
Recommendation: **No County Impact** Abstentions:
Motion: McLaughlin
Second: Pecora
Vote: Yes No Recusals:

Kingston City

Referral Number **2019049** Received: 3/1/2019
Name: **200 North Street - Brickyard** Type of Referral: **Special Permit**
Description: Site plan amendment - Upgrades to access at Brickyard Site
Project Location: 200 North Street
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Konior
Vote: Yes No Recusals:

Kingston City

Referral Number **2019050** Received: 3/1/2019
Name: **200 North Street - Brickyard** Type of Referral: **Site Plan Review**
Description: Site plan amendment - Upgrades to access at Brickyard Site
Project Location: 200 North Street
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Konior
Vote: Yes No Recusals:

Kingston City

Referral Number **2019051** Received: 3/20/2019
Name: **602 Broadway** Type of Referral: **Site Plan Review**
Description: Two-story addition to existing building for theater, retail, office space, and studio space
Project Location: 602 Broadway @ Field Court
Recommendation: **Required Modifications** Abstentions:
Motion: Baden
Second: Konior
Vote: Yes No Recusals: NO: Almquist

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Marbletown

Referral Number **2019052** Received: 3/11/2019
Name: **Christ the King Episcopal Church Addition** Type of Referral: **Site Plan Review**
Description: 1,200 square foot addition and new parking lot with lighting and landscaping for existing church
Project Location: 3021 Route 213
Recommendation: **No County Impact** Abstentions:
Motion: McLaughlin
Second: Gagliardi Recusals: Proctor
Vote: Yes No

New Paltz Town

Referral Number **2019053** Received: 3/25/2019
Name: **Route 299 Gateway Area** Type of Referral: **Comprehensive Plan**
Description: Update to Comprehensive Plan For Route 299/Gateway Area
Project Location: Route 299 Interchange Area
Recommendation: **Advisory Comments** Abstentions:
Motion: Pecora
Second: Baden Recusals: NO: Brown
Vote: Yes No

New Paltz Town

Referral Number **2019054** Received: 3/25/2019
Name: **Route 299 Gateway Area Rezoning** Type of Referral: **Zoning Map Amendment**
Description: Establishes Gateway Business Overlay District, Gateway Hamlet, MSMU, and Planned Resort Overlay Districts in Ro
Project Location: Route 299 Gateway Area by I-87 Interchange
Recommendation: **Advisory Comments** Abstentions:
Motion: Pecora
Second: Baden Recusals: NO: Brown
Vote: Yes No

New Paltz Town

Referral Number **2019055** Received: 3/25/2019
Name: **Route 299 Gateway Area Rezoning** Type of Referral: **Zoning Statute Amendments**
Description: Standards for Route 299/Gateway Area zoning districts
Project Location: Route 299 Gateway Area by I-87 Interchange
Recommendation: **Advisory Comments** Abstentions:
Motion: Pecora
Second: Baden Recusals:
Vote: Yes No

Saugerties Town

Referral Number **2019056** Received: 3/26/2019
Name: **ELP Myer Solar, LLC** Type of Referral: **Special Permit**
Description: 3-megawatt community solar facility.
Project Location: 18 Warren Myer Road
Recommendation: **Required Modifications** Abstentions:
Motion: Almquist
Second: Baden Recusals: Hlavaty
Vote: Yes No

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Saugerties Town

Referral Number **2019057** Received: 3/26/2019
Name: **ELP Myer Solar, LLC** Type of Referral: **Site Plan Review**
Description: 3-megawatt community solar facility.
Project Location: 18 Warren Myer Road
Recommendation: **Required Modifications** Abstentions:
Motion: Almquist
Second: Baden Recusals: Hlavaty
Vote: Yes No

Ulster

Referral Number **2019046** Received: 3/21/2019
Name: **Kleeschulte Car Wash** Type of Referral: **Area Variance**
Description: Front-yard setback variance (20')
Project Location: 660 Washington Avenue
Recommendation: **No County Impact** Abstentions:
Motion: Baden
Second: McLaughlin Recusals: Almquist
Vote: Yes No

Woodstock

Referral Number **2019060** Received: 2/13/2019
Name: **Short-Term Rental Law** Type of Referral: **Zoning Statute Amendment**
Description: Short-term rental regulations for entire town.
Project Location: Townwide
Recommendation: **Advisory Comments** Abstentions:
Motion: Watkins
Second: Konior Recusals:
Vote: Yes No