

ULSTER COUNTY PLANNING BOARD
Minutes – Wednesday, May 1, 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 asked Mr. Leibowitz to read the roll call

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

- 2. APPROVAL OF MINUTES**
The April minutes were approved. Motion by Mr. McLaughlin, seconded by Mr. Baden. All were in favor.

- 3. EDUCATION & TRAINING OPPORTUNITIES**
 - Town of Marlborough – Planning & Zoning Workshop – May 30th @ 6:30PM
Mr. Doyle stated that he will be speaking during a joint board meeting in Marlborough on the 30th. He added that we did not have a topic yet. Ms. Lanzetta stated they were hoping for Community Design Guidelines. Mr. Doyle informed the Board it will be for approximately an hour and a half to two hours. He asked Mr. Baden if he would speak about creating a good record and added that he would also like to say a few things about transportation. Mr. Doyle stated he would put an agenda together and send it out to the Board.

- 4. COMMUNITY REPORTS**
Mr. Baden stated that the Hudson Valley Resort/aka Granit Hotel, has been sold for \$4.4 Million. He added that there have been many rumors about the property, but the only thing he was told was that it would not be a religious institution.

Mr. McLaughlin informed the Board that the Village of Saugerties Planning Board will be holding a public hearing on the proposed Auto Zone Site Plan and Special Use Permit next Wednesday in the Fire Department conference room at 6:30PM.

- 5. PLANNING BOARD REPORTS**
 - a. Chairperson Report- No report

 - b. Committee Reports – No report

- 6. PLANNING DEPARTMENT REPORTS**
 - a. Financial Report
Mr. Doyle made note of the current studies the Transportation Council has begun: Hudson Valley Rail Trail Opportunities Plan in the Village of New Paltz, a traffic signal study in the City of Kingston and a wayfinding study in the Ellenville area.

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

He informed the Board that the bid for the Fire Training Center in Town of Ulster has gone out and is due back May 17th or 18th. Mr. Doyle noted that the rail trail bridge in the Town of Olive is under construction and added there is approximately \$20 million in Capital Projects running through the Planning Department.

Mr. Doyle stated that we have a new County Executive from the election last night.

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

c. Communications – *No Member Comment*

d. Director/Staff Reports

- 2020 Census New Construction Program

Mr. Leibowitz stated there is an ability to sign up for the program so everyone can keep track of building permits. Mr. Baden added that all Supervisors received the email and have been asked to track new construction. He added that 10 years ago one of the big issues was keeping track of new construction.

- 2018 Rental Housing Survey

Mr. Samuelson stated the Survey was released late last week and copies will be available at the next meeting. He gave the board some stats from the survey and noted that the document is posted on the website.

- 2019 Ag District Inclusions

Mr. Samuelson went with staff from Cornell to do the site visits. There were four applications, seven parcels or about 94 acres. He informed the Board of his observations on the proposed sites.

7. SPECIAL TOPICS DISCUSSION

No Discussion

8. PUBLIC COMMENT

Lynne Bailey stated she owns a house at 46 Walton Lane near the proposed Arizona/Twin Lakes project. Most neighbors didn't know about the project until they saw it in the newspaper. She stated the neighbors have concerns about water supply. They would like to see an in depth study of the aquifer and how it would affect the water supply. The property is currently Zoned R-1 not A-2.5, so it is a non-conforming use, which is continuing without expansion. She added she is worried about runoff from spills and/or accidents as they are very close to the side of the lake. Neighbors have not seen an environmental study. In conclusion, Ms. Bailey stated she would like to see a detailed traffic study and a detailed hydrology study.

Jordan Bern stated he is one of the new owners of Twin Lakes since November, he indicated that they are working on a traffic study and noted the project is a redevelopment, not a new development. He added they will be happy to comply with what the Board requests.

There was some discussion about the status of rezoning of the property. It was determined that the rezoning had not been completed yet.

9. ZONING REFERRALS – *See Separate Zoning Agenda*

10. ADJOURNMENT

Meeting adjourned at 9:15. All were in favor.

Ulster County Planning Board Minutes



5/1/2019

Hurley

Referral Number **2019061** Received: 4/19/2019
Name: **Arizona Hudson Valley** Type of Referral: **Special Permit**
Description: Renovate and expand existing resort and facilities. 54-units total.
Project Location: 198 Heritage Drive
Recommendation: **Required Modifications** Abstentions:
Motion: Baden
Second: McLaughlin Recusals: Mance
Vote: Yes No

Hurley

Referral Number **2019062** Received: 4/19/2019
Name: **Arizona Hudson Valley** Type of Referral: **Site Plan Review**
Description: Renovate and expand existing resort and facilities. 54-units total.
Project Location: 198 Heritage Drive
Recommendation: **Required Modifications** Abstentions:
Motion: Baden
Second: McLaughlin Recusals: Mance
Vote: Yes No

Kingston Town

Referral Number **2019063** Received: 4/17/2019
Name: **850 Route 28 LLC** Type of Referral: **Special Permit**
Description: Two, 120,000 square foot buildings for steel and precast concrete manufacturing
Project Location: 1586 Route 29 West Hurley
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Lanzetta
Vote: Yes No Recusals: NO: McLaughlin & Welton

Kingston Town

Referral Number **2019064** Received: 4/17/2019
Name: **850 Route 28 LLC** Type of Referral: **Site Plan Review**
Description: Two, 120,000 square foot buildings for steel and precast concrete manufacturing
Project Location: 1586 Route 29 West Hurley
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Lanzetta
Vote: Yes No Recusals: NO: McLaughlin & Welton

~Ulster County Planning Board Minutes~

Ulster

Referral Number **2019069** Received: 4/23/2019
Name: **AllSpace Storage** Type of Referral: **Site Plan Review**
Description: Construct two new self-storage buildings (24,259 square feet total).
Project Location: 1693 Ulster Avenue
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: McLaughlin Recusals: Almquist
Vote: Yes No

Ulster

Referral Number **2019070** Received: 4/23/2019
Name: **Lincoln Park Grid Support Center** Type of Referral: **Special Permit**
Description: Battery array to provide capacity and ancillary services to the regional electrical grid.
Project Location: Miron Lane and Frank Sottile Blvd
Recommendation: **Required Modifications** Abstentions:
Motion: Pecora
Second: McLaughlin Recusals: Almquist
Vote: Yes No

Ulster

Referral Number **2019071** Received: 4/23/2019
Name: **Lincoln Park Grid Support Center** Type of Referral: **Site Plan Review**
Description: Battery array to provide capacity and ancillary services to the regional electrical grid.
Project Location: Miron Lane and Frank Sottile Blvd
Recommendation: **Required Modifications** Abstentions:
Motion: Pecora
Second: McLaughlin Recusals: Almquist
Vote: Yes No

Woodstock

Referral Number **2019072** Received: 4/10/2019
Name: **Ruttenberg Barn** Type of Referral: **Special Permit**
Description: Post and beam barn on slab plus driveway and parking area for 12 cars for Veterinarian operation in scenic overlay
Project Location: 103 Beaver Ridge Rd
Recommendation: **Advisory Comments** Abstentions:
Motion: Pecora
Second: Baden Recusals:
Vote: Yes No

Woodstock

Referral Number **2019073** Received: 4/10/2019
Name: **Ruttenberg Barn** Type of Referral: **Site Plan Review**
Description: Post and beam barn on slab plus driveway and parking area for 12 cars for Veterinarian operation in scenic overlay
Project Location: 103 Beaver Ridge Rd
Recommendation: **Advisory Comments** Abstentions:
Motion: Pecora
Second: Baden Recusals:
Vote: Yes No