

ULSTER COUNTY PLANNING BOARD
Minutes – Wednesday, June 3, 2020

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

The Executive Committee Meeting Did Not Meet

REMOTE MEETING ONLY - WEB or CALL IN ONLY
THE COUNTY BUILDING IS CLOSED

MEMBERS OF THE PUBLIC WERE INVITED TO LISTEN IN

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

1. **ROLL CALL – Present:** L. Geary, L. Mance, J. Konior, S. McCarthy, M. Calimano, D. Boggess, T. Wilkin, M. Baden, J. Brown, R. Hlavaty, V. Welton, M. Watkins, F. Almquist, V. Markowitz, M. Rudikoff, J. Winer, W. Murray, V. McLaughlin, G. Gagliardi, D. Doyle, R. Leibowitz, B. Samuelson
Absent: J. Bonavita-Goldman **Excused:** R. Pecora, D. Proctor, C. Lanzetta **Guests:** John Furst, Patty Brooks

2. **APPROVAL OF MINUTES**
The May minutes were approved. Motion made by Mr. McCarthy, seconded by Mr. Konior. All were in favor.

3. **EDUCATION & TRAINING OPPORTUNITIES**
Mr. Calimano stated there is a training by the DEC on the 16th and mentioned that he forwarded another one from Hudsonia to Mr. Doyle.

4. **COMMUNITY REPORTS**
Mr. Konior stated the Town of Kingston will hold their first virtual meeting on the 850 Route 28 project on June 15th.

Ms. Mance stated that the Article 78 action brought about in Hurley against the Twin Lakes project was dismissed with the exception of the Judge asking for a classification of the units. The matter was referred to ZBA for interpretation.

Mr. McLaughlin asked if anyone knew when the executive order expires. Mr. Doyle replied he did not know.

5. **PLANNING BOARD REPORTS**
 - a. Chairperson Report – No report
 - b. Committee Reports – No report

6. **PLANNING DEPARTMENT REPORTS**
 - a. Financial Report
No Report

 - b. Environmental Notice Bulletin & Grant Opportunities– *No member comment*

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

- c. Communications
No member comment

- d. Director/Staff Reports

Mr. Doyle stated the State accelerated siting law passed relative to the ability of local governments to regulate solar at a particular size. He added that the original proposal from the Governor was for 10 MW and the adopted revision is 20 MW. NYS will also be identifying properties around the state to find appropriate solar sites and possibly go through the approval process with environmental work at the local level and then offer the sites to solar providers.

Mr. Doyle stated there have been conversations with municipalities and boards regarding reopening of restaurants and retail around the region. Phase 2 allows for outdoor dining for restaurants and many communities are working on it as there will need to be a decrease in capacity due to health and safety issues. We have received minimum guidance and are looking at an Executive order from the local level to allow outdoor dining. Mr. McLaughlin asked if a press release was going out. Mr. Doyle stated an announcement has gone out through the Department of Economic Development and the Chamber of Commerce. Mr. Doyle noted that there have been conference calls focusing on guidance and street closures. Mr. McLaughlin asked if the business community understands this is temporary. Mr. Doyle stated in some instances, communities may want to encourage outdoor dining and make it more permanent through a permitting process, and he gave City of Kingston as an example. Mr. Leibowitz is looking into studies on how other communities are instituting outdoor dining.

Ms. Winer asked if restaurants in Ellenville are thinking of moving into the street if that would have to come to the board. Mr. Doyle replied no it would not.

Mr. Doyle stated we are actively engaged in UCTC projects: Wallkill Valley Rail Trail (WVRT) opportunities study, wayfinding work in Ellenville, a U&D corridor study in Shandaken, road safety analysis county wide and sidewalk work. Mr. Doyle noted that staff have been working diligently from home.

Mr. Doyle stated that the County has repurposed a portion (\$150,000) of the Community Development Block (CDBG) program toward emergency rental assistance. This is for low to moderate income to pay for 3 months of rent. Funding is not allowed to help people within City of Kingston as they have their own funding source. Mr. Doyle stated that we anticipate getting money out by the end of June. A lottery system is proposed and it is anticipated that funding can assist 50 households. We are also looking for other sources of funding. Mr. Doyle thanked Mr. Samuelson for getting the behind the scenes work done.

Mr. McLaughlin asked if people who qualify for Section 8 housing could qualify for the CDBG. Mr. Doyle answered no they can't because as income goes down the government subsidy goes up.

Mr. Samuelson stated the agricultural site visits begin tomorrow and run through the 23rd. We received 16 applications for 15 properties, with over 620 acres. Mr. Samuelson stated that people are growing rice, grains and making health & beauty products. We have a very diverse group this year, many are young and some are organic farmers.

7. SPECIAL TOPICS DISCUSSION

No

8. PUBLIC COMMENT

John Furst stated he is an attorney representing Mark Owen Sanderson who has a proposed project in Town of Lloyd. He wanted to comment on the Town of Lloyd's proposed PRRD (Planning Residential Retirement Development) regulations. Mr. Furst informed the board that Mr. Sanderson has a proposed mixed-use senior housing project on 53 acres in Lloyd just south of the bridge on 9W. Mr. Sanderson's proposal fit under the existing CCRC (Continuing Care Retirement Community) regulations as an aging in place community. Mr. Furst stated the proposed PRRD regulations are inconsistent with the Town's Comprehensive Plan and a study by Pattern for Progress, which both forecast the Town's senior population to increase significantly in the next several years. The PRRD only allows for 172 senior units. Existing CCRC regulations allow for 29 beds per acre, PRRD is proposing 8 beds per acre. Other districts in the town, PUD (Planned Unit Development) and PRD (Planned Residential Development), allow for much higher density without restrictions for age. He noted that the front yard setbacks are also inconsistent and added that the inconsistency in the PRRD regulations is almost disfavoring instead of promoting Senior Housing in the Town of Lloyd.

Patty Brooks, Surveyor, stated she concurs with what Mr. Furst has said, and she also doesn't agree with the legislative findings of the Town Board, saying the amendment is not consistent with the comprehensive plan and existing zoning. The CCRC (Continuing Care Retirement Community) regulation is listed as a Special Use Permit, which makes it an allowed use with special conditions that is reviewed by the Planning Board. The PRRD would require review by the Planning Board and Town Board. She added that she doesn't know that PRRD district is even needed in the Town at this time. Ms. Brooks encouraged the board to vote against this proposal.

9. ZONING REFERRALS – *See Separate Zoning Minutes*

10. ADJOURNMENT

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

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6/3/2020

Esopus

Referral Number **2020047** Received: 5/25/2020
Name: **Cuney Ranch Holdings** Type of Referral: **Area Variance**
Description: New construction requires minimum lot and minimum lot width variances on pre-existing, non-conforming lot..
Project Location: 377 Route 9W
Recommendation: **Required Modifications** Abstentions:
Motion: Baden
Second: Konior
Vote: Yes No Recusals:

Gardiner

Referral Number **2020050** Received: 5/22/2020
Name: **Mountain Brauhaus Lot Expansion** Type of Referral: **Site Plan Review**
Description: To convert the existing vacant area into a gravel parking lot for an existing restaurant
Project Location: 3123 Route 44-55
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Konior
Vote: Yes No Recusals:

Kingston City

Referral Number **2020043** Received: 5/18/2020
Name: **Resolution 86 of 2020** Type of Referral: **Zoning Statute Amendment**
Description: Zoning amendment - affordable housing and amendments to the Mixed-Use Overlay District
Project Location: Mixed Use Overlay District/City Wide
Recommendation: **Required Modifications** Abstentions:
Motion: Welton
Second: Winer
Vote: Yes No Recusals: Gagliardi

Lloyd

Referral Number **2020056** Received: 5/18/2020
Name: **Local Law B of 2020** Type of Referral: **Zoning Statute Amendment**
Description: Amendments to retirement community standards/adopt PRD standards and amend standards for second floor apart
Project Location: Townwide
Recommendation: **Required Modifications** Abstentions:
Motion: Baden
Second: Welton
Vote: Yes No Recusals: McCarthy
Gagliardi

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Rosendale

Referral Number **2020052** Received: 5/22/2020
Name: **Stone Ridge Subdivision** Type of Referral: **Subdivision**
Description: Three lot subdivision (156 acres, 9 acres, and 2.3 acres)
Project Location: 290 Hickory Bush Road
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Calimano Recusals: Brown
Vote: Yes No

Saugerties Village

Referral Number **2020053** Received: 5/29/2020
Name: **World of Dance** Type of Referral: **Special Permit**
Description: Reduce size of office space and convert to office space (800 square feet).
Project Location: 172 Burt Street
Recommendation: **No County Impact** Abstentions:
Motion: Watkins
Second: McLaughlin Recusals:
Vote: Yes No

Saugerties Village

Referral Number **2020054** Received: 5/29/2020
Name: **World of Dance** Type of Referral: **Site Plan Review**
Description: Reduce size of office space and convert to office space (800 square feet).
Project Location: 172 Burt Street
Recommendation: **No County Impact** Abstentions:
Motion: Watkins
Second: McLaughlin Recusals:
Vote: Yes No

Saugerties Village

Referral Number **2020055** Received: 5/29/2020
Name: **146 Lighthouse Drive** Type of Referral: **Area Variance**
Description: 4.5' side-yard variance for 12x11 structure
Project Location: 146 Lighthouse Drive
Recommendation: **No County Impact** Abstentions:
Motion: Baden
Second: McCarthy Recusals:
Vote: Yes No

Ulster

Referral Number **2020044** Received: 5/13/2020
Name: **All About Construction** Type of Referral: **Site Plan Review**
Description: 2,304 square foot warehouse/workshop for existing construction company
Project Location: 950 Old Route 9W
Recommendation: **No County Impact** Abstentions:
Motion: Gagliardi
Second: Baden Recusals: Almquist
Vote: Yes No

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Referral Number **2020045** Received: 5/13/2020
Name: **Catskill Park Storage** Type of Referral: **Site Plan Review**
Description: Construct 222 self-storage units (27,000 square feet) on existing gravel pad/disturbed area with existing curb cut.
Project Location: 436-448 Route 28
Recommendation: **Required Modifications** Abstentions:
Motion: Gagliardi
Second: McLaughlin Recusals: Almquist
Vote: Yes No

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Referral Number **2020046** Received: 5/14/2020
Name: **Cross Point Fellowship Digital Sign** Type of Referral: **Variance-Use**
Description: 36 square foot digital sign installation (Formerly Coleman's Sign from Across the Street)
Project Location: 459 Hurley Avenue
Recommendation: **Required Modifications** Abstentions:
Motion: Gagliardi
Second: Baden Recusals: Almquist
Vote: Yes No NO: Mance