

ULSTER COUNTY PLANNING BOARD
Minutes – Wednesday, March 6, 2019

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

The Executive Committee Will Meet 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. Geary, K. Brueckner, J. Konior, D. Proctor, C. Lanzetta, M. Calimano, T. Wilkin, M. Baden, J. Brown, R. Hlavaty, V. Welton, M. Watkins, F. Almquist, V. Markowitz, M. Rudikoff, W. Murray, G. Gagliardi, D. Doyle, R. Leibowitz, B. Samuelson **Absent:** J. Bonavita-Goldman **Excused:** L. Mance, D. Boggess, H. Grant, J. Winer, V. McLaughlin **Guests:** John Ivankovic (proposed new alternate member from Rosendale), Patrick Walsh

2. APPROVAL OF MINUTES

The February minutes were corrected to show that Frank Almquist was excused.

Motion to approve corrected minutes made by Ms. Pecora, seconded by Mr. Wilkin. All were in favor.

Chairman Calimano welcomed new member Dan Proctor, representing the Town of Marbletown, and asked him to say a few things about himself.

John Ivankovic, proposed alternate member for Rosendale was also in attendance and gave some information on himself.

3. EDUCATION & TRAINING OPPORTUNITIES

Chairman Calimano mentioned that the SEQRA training last month was well attended.

Mr. Baden noted the Planning Federation training being held at the end of April.

4. COMMUNITY REPORTS

Mr. Wilkin mentioned an article in the Association of Towns magazine on 5G telecommunication towers and FCC regulations for redoing them. He thought the current cell tower laws were outdated and need to be updated. Mr. Doyle stated that was a good point and added the 5G would be done by corridor coverage, not regional coverage.

Mr. Murray stated he'd been to a Seminar on the legislation of cannabis.

Mr. Baden asked if the Pave NY funding for municipalities was funded in Governor's budget. Mr. Doyle said he hasn't seen anything yet, but offered to get back to Mr. Baden. He added that by June of this year, about \$7.5 billion in rescissions is coming in FHWA funding. The Federal government will ask the State to identify projects that were supposed to be constructed in 2019, but weren't, and will ask states to return non-obligated funds for those projects. The funding will be swept back in September.

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

5. PLANNING BOARD REPORTS

a. Chairperson Report

The Chairman informed the board that he had blank mileage forms and noted that we try to turn them in quarterly.

b. Committee Reports

Mr. Doyle addressed the board stated that in the Executive Committee meeting it was asked that the Rules & Procedures be amended. Last month the Chair and Vice Chair were not available and the Secretary was not able to run the meeting. We'd like to remedy how to handle the meeting if all three are absent. We'd also like to remedy how to have the proper number and who the appointing authority is for the Executive Committee makeup. Mr. Doyle stated that we'd email the Rules & Procedures out to the Board for comment.

Mr. Doyle stated that one other thing to explore would be members of staff and some of the Board visiting local boards. We have met with Marlborough and Lloyd. We'd like the opportunity to discuss policies, procedures, answer questions, etc. Mr. Doyle added that we don't like to invite ourselves so we'd need an invitation and asked the Board to spread the word to their local boards.

Mr. Doyle noted we also propose having round table discussions with local board chairs to discuss challenges, best practices and other topics that might come up on the local level. Mr. Doyle asked the Board to bring the idea back to their communities and see if there is any interest.

Mr. Doyle also stated that we have added a number of new board members in the past few months, and some older members and staff would like an update. Starting next month we'd like to have a Board Orientation discussion starting at 6:30 to discuss precedence, recusal needs, interaction between staff and board, etc. He noted that we'd like to limit the discussion to half an hour in order to start the meeting on time. We'd hold these sessions for a few months in a row and Board members will get educational credit for these sessions. Attendance will be voluntary.

6. PLANNING DEPARTMENT REPORTS

a. Financial Report

Mr. Doyle informed the board that we discuss the operating budget for the Planning Division. He added that the board does not have a fiscal responsibility for the budget, but it is shown for transparency purposes. You do not see the capital projects that the department has responsibility for maintaining or the Economic Development budget.

b. Environmental Notice Bulletin & Grant Opportunities

No Member Comment

c. Communications

It was noted that the Ashokan Field Campus Historic District, 477 Beaverkill Rd, Olive Bridge, NY has been listed on the NYS Register of Historic Places and nominated to the National Register of Historic Places.

d. Director/Staff Reports

- 2019 Agricultural Additions

Mr. Samuelson stated that March 29th is the last day that applications will be accepted for Ag District inclusions. No applications have been received yet, but there have been a few phone calls for some big tracts of land.

Mr. Doyle stated the County received a \$600,000 award from CDBG for housing rehab, which will run thru RUPCO as sub-recipient. He added that since the State was late getting the 2018 award out we now have a NOFA (Notice of Funding Availability) for this year and the County will reapply for CDBG funds. A public hearing will be held on April 9th.

Mr. Baden asked if there was an update on the BOA (Brownfields Opportunity Area). Mr. Leibowitz stated we sent draft finals to DOS at the end of 2018, they got comments back to us and the consultants are supposed to deliver the final to us on Friday. We have extended the end date for state contract in order to complete the work. Mr. Doyle added that it was disappointing when we received comments back from the State as we were in a late stage of the project and they created the most extensive comments for review.

7. SPECIAL TOPICS DISCUSSION

- Trails Update – Chris White, Deputy Director
Chris White gave a presentation to the Board of trails under construction and under design. Mr. White invited the Board to the Public Meeting for the Ulster County Midtown Linear Park on March 20th, further details are on our website.

8. PUBLIC COMMENT
No Public Comment

9. ZONING REFERRALS – *See Separate Zoning Minutes*

10. ADJOURNMENT

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

Ulster County Planning Board Minutes



3/6/2019

Kingston City

Referral Number **2019034** Received: 2/25/2019
Name: **537 Broadway** Type of Referral: **Zoning Map Amendment**
Description: Petition to re-zone a property from M1 to C2
Project Location: 537 Broadway
Recommendation: **Advisory Comments** Abstentions:
Motion: Pecora
Second: Watkins
Vote: Yes No Recusals:

Marbletown

Referral Number **2019042** Received: 2/25/2019
Name: **Boice Subdivision** Type of Referral: **Subdivision**
Description: 2-lot subdivision
Project Location: 2387 Lucas Avenue
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Baden
Vote: Yes No Recusals: Proctor

Marlborough

Referral Number **2019038** Received: 2/25/2019
Name: **Smith Subdivision** Type of Referral: **Subdivision**
Description: 5-lot residential subdivision
Project Location: First Street
Recommendation: **Required Modifications** Abstentions:
Motion: Baden
Second: Markowitz
Vote: Yes No Recusals: Lanzetta

Rosendale

Referral Number **2019041** Received: 2/22/2019
Name: **The Cube** Type of Referral: **Site Plan Review**
Description: Food truck with seating area on vacant lot.
Project Location: Main Street Rosendale
Recommendation: **Advisory Comments** Abstentions:
Motion: Pecora
Second: Baden
Vote: Yes No Recusals: Brown
NO: Watkins

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Saugerties Town

Referral Number **2019035** Received: 2/26/2019
Name: **Catskill Animal Sanctuary** Type of Referral: **Special Permit**
Description: Construct welcome center and pavillion (9,000 and 1,800 square feet respectively.) New sewage disposal and storm
Project Location: Old Stage Rd
Recommendation: **Required Modifications** Abstentions:
Motion: Baden
Second: Almquist Recusals: Hlavaty
Vote: Yes No

Saugerties Town

Referral Number **2019036** Received: 2/26/2019
Name: **Catskill Animal Sanctuary** Type of Referral: **Site Plan Review**
Description: Construct welcome center and pavillion (9,000 and 1,800 square feet respectively.) New sewage disposal and storm
Project Location: Old Stage Rd
Recommendation: **Required Modifications** Abstentions:
Motion: Baden
Second: Almquist Recusals: Hlavaty
Vote: Yes No

Saugerties Village

Referral Number **2019039** Received: 2/19/2019
Name: **Trinity Church** Type of Referral: **Subdivision**
Description: 2-lot subdivision to sell 1.7 acre parcel located north of the church
Project Location: 32 Church Street/9W
Recommendation: **No County Impact** Abstentions:
Motion: Watkins
Second: Pecora Recusals:
Vote: Yes No

Wawarsing

Referral Number **2019040** Received: 2/25/2019
Name: **Camp Chaviva Amended Site Plan** Type of Referral: **Site Plan Review**
Description: Expansion of existing camp - bunk houses and on-site housing.
Project Location: 1106 Ulster Heights Rd
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Baden Recusals:
Vote: Yes No

Woodstock

Referral Number **2019043** Received: 2/26/2019
Name: **Balentine Timber Harvest** Type of Referral: **Special Permit**
Description: Selective timber harvest
Project Location: 3664 Route 212 Shady, NY
Recommendation: **Required Modifications** Abstentions:
Motion: Pecora
Second: Proctor Recusals:
Vote: Yes No

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Woodstock

Referral Number **2019044**
Name: **Balentine Timber Harvest**
Description: Selective timber harvest
Project Location: 3664 Route 212 Shady, NY
Recommendation: **Required Modifications**
Motion: Pecora
Second: Proctor
Vote: Yes No

Received: 2/26/2019
Type of Referral: **Site Plan Review**

Abstentions:

Recusals: