

ULSTER COUNTY PLANNING BOARD
Minutes – Wednesday, September 6, 2023

The Ulster County Planning Board Meeting
7:00 p.m. Legislative Chambers, 6th Floor
County Office Building

The Executive Committee Did Not Meet

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

- 1. ROLL CALL – Present:** M. Cohen, D. Onderdonk, S. McCarthy, H. Hansen, A. Ruger, D. Boggess, T. Wilkin, M. Baden, J. Ivankovic, J. Ferraro, V. Welton, M. Watkins, F. Almquist, V. Markowitz, W. Murray, L. Molyneaux, D. Doyle, R. Leibowitz, B. Samuelson **Absent:** R. Pecora, M. Rudikoff **Excused:** G. Gidaly, C. Lanzetta, J. Brown, V. McLaughlin **Guests:** Savannah Jordan – Montauk Catch Club, Andrew Messinger-Aero Petroleum, Michael North PE-AeroStar, Tariq Gujar – Aero Star Petroleum, Darin DeKoskie PE-Town of Esopus

2. APPROVAL OF MINUTES

The August 2nd minutes were approved. Motion made by Mr. Wilkin, seconded by Mr. Watkins. All were in favor.

3. EDUCATION & TRAINING OPPORTUNITIES

Mr. Baden stated the NY Planning Federation will be in Hyde Park next Tuesday. Mr. Doyle stated we have a training coming up next month on Wetlands. Mr. Baden stated the date is October 23rd. Mr. Doyle said we will send out the details to the Board. Mr. Boggess stated he has been participating in the Planning Federations lunch and learn and he found it interesting.

4. COMMUNITY REPORTS

Mr. Baden thanked the Planning Department, stating that members of Town of Rochester Housing Commission met with Mr. Lord-Farmer and have selected a consultant to identify areas of the community for housing. He added that Rochester will receive between \$35,000-\$40,000 worth of funding from the County for this effort.

Mr. Watkins stated Blue Chip has submitted their draft scope for positive dec.

Mr. Boggess stated Town of Olive’s zoning map is from 1975 and has never been altered. He noted that Heidi Emrich, who is on Olive’s planning board and works for the County, has taken that map and digitized it. Mr. Boggess added they aren’t changing anything, just modernizing it.

5. PLANNING BOARD REPORTS

a. Chairperson Report

Chairman Boggess stated it is the end of the 3rd quarter, so mileage is due. Mr. Wilkin noted that you can send the forms in digitally now.

b. Committee Reports - none

6. PLANNING DEPARTMENT REPORTS

a. Financial Report

Mr. Doyle stated we have been through our first round of budget work and have submitted something similar to last year. He added that we requested an increase in

funds for housing and have put in a request for title changes for some of the staff to reflect what they are doing more accurately. We have not heard anything from the County Executive's staff on the submittal and it will be reviewed by the Legislature for their comments/changes. The final budget will go to the Legislature for approval in December. Our Board will be reviewing the Capital Programming Budget again this year, which is required under the Charter. Mr. Doyle also gave an update on the trails and transportation projects. He noted the Affordable Rental Upgrade Program (ARUP) will be rolling out shortly, the ADU (Accessory Dwelling Unit) program has been receiving applications and we have been discussing extending the ADU program submittal date. He added there were over 20 submittals for the ADU design contest. The Legislature recently approved using \$15 million of the assigned fund balance for the housing action fund. We are in the process of setting up a committee and will put out a Notice of Funding Availability (NOFA) to make up to \$3 million available for housing purposes on a yearly basis. Mr. Doyle stated he believed staff are at their limit for what can be done.

b. Environmental Notice Bulletin & Grant Opportunities
No Member Comment

c. Communications

Mr. Doyle made note of the iPark 87 Lead Agency document and added we will be having a gateway meeting with them soon. Ms. Welton asked if the project site would be reviewed in any particular order. Mr. Doyle stated we don't know what the phasing is.

d. Director/Staff Reports – No Reports

7. **SPECIAL TOPICS DISCUSSION**

➤ NYS Constitutional Amendment – The "Green Amendment"

Mr. Doyle informed the Board that in November 2021 the people of the State of NY voted for the "green amendment" for clean air, water and a healthful environment. This has now been looked at in lower courts as having significant effects. Mr. Doyle spoke about a Supreme Court Case in Monroe County, NY where NYS DEC had been a reluctant participant in permitting for a large landfill and was sued by the neighbors. The Judge said the neighbors did not have to first exhaust administrative solutions; they could instead force the State to implement the green amendment portion of the Constitution. Mr. Doyle stated that we have been asked to analyze and provide comment on this amendment as it could impact local decisions. He advised the Board to Google "green amendment and case decisions" to learn more.

8. **PUBLIC COMMENT**

Michael North from North Engineers representing the Pine Hill Mobil stated a few people have raised questions about providing detail on the project. He added there is a lot of work to be done, but you can't do work without a permit. He offered to answer questions about the project.

Savannah Jordan, a resident of Rosendale representing Montauk Catch Club, described it as a New England style clam shack that has been operating in several different counties and farmer's markets since 2020. She stated that she is a CIA graduate, and her business partner is a fisherman. They will be renovating a building on Route 32 and making it into a retail seafood company with fresh fish and cooked food.

Andrew Messinger, a resident of Pine Hill wanted to comment on the proposed AeroStar petroleum station in Pine Hill. His observation was the community generally supports the project but would like the site to be safe and in keeping with the municipal code and would like to have the site become a valued addition to the hamlet. There are concerns about parking, traffic accidents, lighting, community character and environmental stress. He stated the applicant has told the Olive Planning Board that DOT has no objections, but he has not seen that in writing. He noted that the Town code which allows for hiring outside consultants, is being resisted by the Town Planning Board even though it would be at no cost to town. Mr. Messinger asked the County to offer guidance to the town on this project.

9. ZONING REFERRALS – *See Separate Zoning Minutes*

The Chairman asked to have the Rosendale and Olive referrals reviewed first.

10. ADJOURNMENT

The meeting adjourned at 8:30 PM. All were in favor.

Ulster County Planning Board Minutes



9/6/2023

Gardiner

Referral Number **2023136** Received: 8/25/2023
Name: **Full Circle Amended Site Plan** Type of Referral: **Site Plan Review**
Description: Modification of proposed site plan - rotation of two buildings, two additional buildings, and relocate bathrooms.
Project Location: 277-291 Bruynswick Road
Recommendation: **No County Impact** Abstentions:
Motion: Baden
Second: Welton
Vote: Yes 16 No 0
Recusals:

Gardiner

Referral Number **2023137** Received: 8/25/2023
Name: **Get Wild for Water** Type of Referral: **Site Plan Review**
Description: 2,546 square foot addition to existing building.
Project Location: 2235 Route 44/55
Recommendation: **No County Impact** Abstentions:
Motion: Welton
Second: Baden
Vote: Yes 16 No 0
Recusals:

Marbletown

Referral Number **2023139** Received: 9/1/2023
Name: **Chapel Farm Multi-Family** Type of Referral: **Special Permit**
Description: Two-family residence replacing existing single family (within same footprint) for employee housing at Mohonk Mountai
Project Location: 563 Mohonk Road
Recommendation: **No County Impact** Abstentions:
Motion: McCarthy
Second: Welton
Vote: Yes 15 No 0
Recusals: Hansen

Marbletown

Referral Number **2023140** Received: 9/1/2023
Name: **Wool and Folk Festival** Type of Referral: **Special Permit**
Description: Farmers Market and Artisan Fair
Project Location: 3012 State Route 213
Recommendation: **Required Modifications** Abstentions:
Motion: Wilkin
Second: Baden
Vote: Yes 15 No 0
Recusals: Hansen

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New Paltz Village

Referral Number **2023135** Received: 8/25/2023
Name: **98 N. Chestnut St.** Type of Referral: **Special Permit**
Description: Convert existing building and update site for use as a NYS sponsored Cannabis dispensery.
Project Location: 98 N. Chestnut T.
Recommendation: **No County Impact** Abstentions:
Motion: McCarthy
Second: Welton Recusals: Murray
Vote: Yes No

Rochester

Referral Number **2023141** Received: 8/10/2023
Name: **Moratorium Extension** Type of Referral: **Other Special Authorization**
Description: Moratorium on Actions Subject to Building Permit, Site Plan, Special Use Permits, or Subdivision Review"
Project Location: Townwide
Recommendation: **No County Impact** Abstentions:
Motion: Watkins
Second: Welton Recusals: Baden
Vote: Yes No

Rosendale

Referral Number **2023138** Received: 8/28/2023
Name: **Montauk Catch Club** Type of Referral: **Site Plan Review**
Description: Renovate existing structure for seafood market and dining/eating establishment.
Project Location: 2608 Route 32
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: McCarthy Recusals: Ivankovic
Vote: Yes No

Saugerties Town

Referral Number **2023130** Received: 8/21/2023
Name: **Toto** Type of Referral: **Special Permit**
Description: Large-scale solar facility 2.5 MW
Project Location: 280 Malden Tpke
Recommendation: **Required Modifications** Abstentions:
Motion: Baden
Second: McCarthy Recusals:
Vote: Yes No

Saugerties Town

Referral Number **2023131** Received: 8/21/2023
Name: **Toto** Type of Referral: **Site Plan Review**
Description: Large-scale solar facility 2.5 MW
Project Location: 280 Malden Tpke
Recommendation: **Required Modifications** Abstentions:
Motion: Baden
Second: McCarthy Recusals:
Vote: Yes No

~Ulster County Planning Board Minutes~

Saugerties Town

Referral Number **2023132** Received: 8/21/2023
Name: **Bronze Age** Type of Referral: **Special Permit**
Description: 1.5 MW solar array
Project Location: 895 Kings Highway
Recommendation: **Required Modifications** Abstentions:
Motion: Wilkin
Second: McCarthy Recusals:
Vote: Yes No

Saugerties Town

Referral Number **2023133** Received: 8/21/2023
Name: **Bronze Age** Type of Referral: **Site Plan Review**
Description: 1.5 MW solar array
Project Location: 895 Kings Highway
Recommendation: **Required Modifications** Abstentions:
Motion: Wilkin
Second: McCarthy Recusals:
Vote: Yes No

Shandaken

Referral Number **2023114** Received: 8/14/2023
Name: **Pine Hill Mobil** Type of Referral: **Special Permit**
Description: Demolish existing and construct convenience store with full service and Dunkin' Donuts drive-thru
Project Location: 9014-9022 Route 28 Pine Hill
Recommendation: **Required Modifications** Abstentions:
Motion: Baden
Second: Watkins Recusals: Welton
Vote: Yes No

Shawangunk

Referral Number **2023129** Received: 8/18/2023
Name: **Darla Hall** Type of Referral: **Use Variance**
Description: Second Story to detached garage for ADU use.
Project Location: Route 208 between Baumer and Chase Road
Recommendation: **Advisory Comments** Abstentions:
Motion: Wilkin
Second: Welton Recusals:
Vote: Yes No

Ulster

Referral Number **2023128** Received: 8/18/2023
Name: **New Kingdom Hall** Type of Referral: **Site Plan Review**
Description: Proposes to construct a new approx. 5,000 sq ft, one story building and associated infrastructure and parking for a ne
Project Location: 298 Memorial Drive
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Welton Recusals: Almquist
Vote: Yes No

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Wawarsing

Referral Number	2023134	Received:	8/22/2023
Name:	Camp Chaviva Expansion 2023	Type of Referral:	Site Plan Review
Description:	Relocation of approved summer camp elements and proposed expansion including more housing, a porch, and syna		
Project Location:	1106 Ulster Heights Rd		
Recommendation:	Required Modifications	Abstentions:	
Motion:	Watkins	Recusals:	Markowitz
Second:	Welton		
Vote:	Yes <input type="text" value="15"/>	No	<input type="text" value="0"/>