

ULSTER COUNTY PLANNING BOARD

Minutes – Wednesday, January 3, 2024

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

The Executive Committee did not meet

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

- 1. ROLL CALL - Present:** R. Pecora, G. Gidaly, S. McCarthy, C. Lanzetta, M. Calimano, D. Boggess, T. Wilkin, M. Baden, J. Brown, J. Ferraro, V. Welton, M. Watkins, F. Almquist, V. Markowitz, M. Rudikoff, W. Murray, D. Doyle, R. Leibowitz, B. Samuelson, K. Wilson, M. Ananew
Absent: L. Molyneaux **Excused:** M. Cohen, D. Onderdonk, H. Hansen, A. Ruger, V. Messner, V. McLaughlin **Guests:** Elizabeth Stanzione-Castlemore Project/Esopus, David Krineger-Castlemore/Esopus, Hayden Cornell-Keystone Assoc., Derick Karabec-Castlemore/Esopus, Lorine Karabec-Castlemore/Esopus, Rich Meyer, Duane North-Castlemore/Esopus

Chairman Baden made note of the County's new policy that all County Boards record meetings and have recordings posted on the County's website.

2. APPROVAL OF MINUTES

The December 6, 2023 minutes were approved.

Motion made by Mr. Gidaly, seconded by Ms. Pecora. All were in favor.

3. EDUCATION & TRAINING OPPORTUNITIES

Chairman Baden noted there are handouts for NYS Department of State Division of Local Government Services for various Webex seminars on Wednesday evenings in January.

4. COMMUNITY REPORTS

Mr. Brown stated that demolition has begun on the Tillson school in Town of Rosendale.

Mr. Baden reported that OSI, with Colucci Construction, revamped 3.5 miles of the O&W Rail Trail. One section is in Town of Rochester and runs from Town Hall in Accord to the Kerhonkson Fire House and the other section is in Town of Wawarsing and runs to Ellenville. He added that the project was funded through the Legislature with ARPA funding.

5. PLANNING BOARD REPORTS

a. Chairperson Report - Charter Amendment Update

Chairman Baden informed the Board that after the public hearing on December 6, sponsors of the Local Law made changes allowing the County Planning Board to provide up to 5 names in the event of a vacancy in the Planning Director's position but had no mandate that one of those names be selected by the County Executive. Mr. Baden stated he went to another meeting on the 18th and then a special meeting on the 21st. An amendment was made to refer the law back to committee but failed. Then it went to the floor of the Legislature and that failed. Mr. Baden stated for now the Local Law has failed as presented, and since the sponsors of the law are no longer on the Legislature, the law will need to be re-referred. The Chairman noted he plans to stay on top of this.

b. Committee Reports

None

6. PLANNING DEPARTMENT REPORTS

a. Financial Report

Mr. Doyle informed the Board that the department's 2024 budget was approved.

b. Environmental Notice Bulletin & Grant Opportunities

No Member Comment

c. Communications

Mr. Doyle made note of a house on St James Street, Kingston that was added to the National Historic Register.

d. Director/Staff Reports

Mr. Doyle informed the Board that our new Deputy Planning Director is here tonight and asked her to introduce herself. Kristen Wilson stated she has lived in Kingston since 2008, has worked for City of Kingston, Cornell Cooperative Extension and RUPCO. Ms. Wilson stated she is currently working on rail trails, brownfields, the Ag Plan and the Esopus Creek Management Plan.

Mr. Doyle stated the County is conducting a wage study to look at fairness in compensation. He added they are looking at 440 titles in both management and non-management for cost of labor and in relation to the peer community.

7. SPECIAL TOPICS DISCUSSION

Mr. Doyle informed the Board that the Shandaken Rail Trail is in the design phase. He noted that the first TAC meeting was well attended and thanked Ms. Wilson for arranging that meeting. Mr. Doyle stated we are looking at design completion by the end of this year with construction beginning in 2025. He noted that we are working out ending points and access points with DEC and working on a waterline that ORDA uses on the trail that needs to be replaced.

Mr. Doyle stated all construction work is finished and we will be doing a final walk-through next week on the Kingston Rail Trail, which will also be renamed. The trail runs from Washington Avenue to Route 209. Mr. Doyle noted this is not your typical straight rail trail. He added there are two formal access points: one on Route 209 by the Esopus Creek Bridge and another at Washington Avenue opposite Ulster Savings Bank. There is also an informal access at the old Freeman Building. Mr. Doyle noted the owners of that building were adamant that the trail would be built and finished, and they would have a connection to it. They would also like the building renamed as the O&W Building at the Rail Trail.

Mr. Doyle stated this will be an extremely busy year for the department as there will be a number of studies and programs to implement. Mr. Doyle added that he appreciates the Board's support for last year.

Mr. Doyle informed the Board of the Bridge NY solicitation, stating it is out there to fund a number of local bridges and noted interested parties should reach out to Brian Slack or himself. There is also a lot of other funding available on the UCTC resource page. He added that CDBG funds should be out from the state for housing soon.

Chairman Baden made note of the 2024 meeting schedule and stated our July meeting falls on the 3rd and asked if the Board wanted to change the date to the next week.

Mr. Watkins made a motion to change the meeting date to July 10th. Seconded by Mr. Markowitz. All were in favor.

8. PUBLIC COMMENT

No comment

9. ZONING REFERRALS – *See Separate Zoning Minutes*

10. ADJOURNMENT

The meeting adjourned at 8:46 PM. All were in favor.

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1/3/2024

Esopus

Referral Number **2024016** Received: 12/21/2023
Name: **Castlemore Holdings Mima LLC** Type of Referral: **Special Permit**
Description: 39 short-term occupancy cabins (47 bedrooms) on a 39-acre lot.
Project Location: 38 Hudson Lane
Recommendation: **Required Modifications** Abstentions:
Motion: Boggess
Second: Calimano Recusals: Pecora
Vote: Yes No

Esopus

Referral Number **2024017** Received: 12/21/2023
Name: **Castlemore Holdings Mima LLC** Type of Referral: **Site Plan Review**
Description: 39 short-term occupancy cabins (47 bedrooms) on a 39-acre lot.
Project Location: 38 Hudson Lane
Recommendation: **Required Modifications** Abstentions:
Motion: Boggess
Second: Calimano Recusals: Pecora
Vote: Yes No

Lloyd

Referral Number **2024007** Received: 12/7/2023
Name: **Romeo** Type of Referral: **Site Plan Review**
Description: Add second story to existing garage to construct two one-bedroom apartments with lower level covered to five storag
Project Location: 25-27 Church St.
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Calimano Recusals: McCarthy
Vote: Yes No

Lloyd

Referral Number **2024008** Received: 12/7/2023
Name: **Sal Cusa Duplex** Type of Referral: **Special Permit**
Description: New Two-Family Home
Project Location: 104 North Rd
Recommendation: **No County Impact** Abstentions:
Motion: Watkins
Second: Pecora Recusals: McCarthy
Vote: Yes No

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Lloyd

Referral Number **2024009** Received: 12/7/2023
Name: **Sal Cusa Duplex** Type of Referral: **Site Plan Review**
Description: New Two-Family Home
Project Location: 104 North Rd
Recommendation: **No County Impact** Abstentions:
Motion: Watkins
Second: Pecora
Vote: Yes **15** No **0** Recusals: McCarthy

Lloyd

Referral Number **2024015** Received: 12/29/2023
Name: **Local Law D of 2023** Type of Referral: **Zoning Statute Amendment**
Description: Short-Term Rental Law
Project Location: Townwide
Recommendation: **Required Modifications** Abstentions:
Motion: Lanzetta
Second: Watkins
Vote: Yes **15** No **0** Recusals: McCarthy

Marbletown

Referral Number **2024003** Received:
Name: **Lexington Center Medical Office** Type of Referral: **Special Permit**
Description: Re-use of former office space for outpatient/ambulatory health care services office
Project Location: 10-14 Gagnon Drive Stone Ridge
Recommendation: **Required Modifications** Abstentions:
Motion: Calimano
Second: Welton
Vote: Yes **16** No **0** Recusals:

Marbletown

Referral Number **2024004** Received:
Name: **Lexington Center Medical Office** Type of Referral: **Site Plan Review**
Description: Re-use of former office space for outpatient/ambulatory health care services office
Project Location: 10-14 Gagnon Drive Stone Ridge
Recommendation: **Required Modifications** Abstentions:
Motion: Calimano
Second: Welton
Vote: Yes **16** No **0** Recusals:

Marlborough

Referral Number **2024011** Received: 12/20/2023
Name: **Cannabis Retail Sales and Lounges Law** Type of Referral: **Zoning Statute Amendment**
Description: Cannabis Retail Sales and Lounges Law
Project Location: Townwide
Recommendation: **Required Modifications** Abstentions:
Motion: Brown
Second: Welton
Vote: Yes **15** No **0** Recusals: Lanzetta

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Marlborough

Referral Number **2024012** Received: 12/12/2023
Name: **Miscellaneous Zoning Updates** Type of Referral: **Zoning Statute Amendment**
Description: Miscellaneous Zoning Updates
Project Location: Townwide
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: McCarthy Recusals: Lanzetta
Vote: Yes No

Plattekill

Referral Number **2024001** Received: 11/28/2023
Name: **Modena Developers** Type of Referral: **Special Permit**
Description: 451,000 square foot warehouse/distribution center
Project Location: 2021 Route 44/55
Recommendation: **Required Modifications** Abstentions:
Motion: McCarthy
Second: Watkins Recusals:
Vote: Yes No

Plattekill

Referral Number **2024002** Received: 11/28/2023
Name: **Modena Developers** Type of Referral: **Site Plan Review**
Description: 451,000 square foot warehouse/distribution center
Project Location: 2021 Route 44/55
Recommendation: **Required Modifications** Abstentions:
Motion: McCarthy
Second: Watkins Recusals:
Vote: Yes No

Rochester

Referral Number **2024014** Received: 12/29/2023
Name: **Local Law C of 2024** Type of Referral: **Zoning Statute Amendment**
Description: Regulation of adult use cannabis dispensaries, consumption facilities, microbusinesses, and registered organization
Project Location: Townwide
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Welton Recusals: Baden
Vote: Yes No

Ulster

Referral Number **2024005** Received: 12/14/2023
Name: **Bread Alone** Type of Referral: **Site Plan Review**
Description: 2 new flour silos for existing commercial building. 35' tall, 8' in diameter.
Project Location: 2121 Ulster Avenue/Route 9W
Recommendation: **No County Impact** Abstentions:
Motion: Calimano
Second: Boggess Recusals: Almquist
Vote: Yes No

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Wawarsing

Referral Number **2024010** Received: 12/4/2023
Name: **Machaneh Trust Camp** Type of Referral: **Site Plan Review**
Description: Construction of new buildings at existing camp including synagogue, kitchen and dining hall, gym, pool house, and w
Project Location: Synagogue Rd and Weiner Rd.
Recommendation: **Required Modifications** Abstentions:
Motion: Welton
Second: Wilkin
Vote: Yes No Recusals: Markowitz

Wawarsing

Referral Number **2024013** Received: 12/22/2023
Name: **Short-Term Rental Law** Type of Referral: **Zoning Statute Amendment**
Description: Regulation of short-term rentals
Project Location: Townwide
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Boggess
Vote: Yes No Recusals: Baden