

ULSTER COUNTY PLANNING BOARD

Minutes – Wednesday, May 1, 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, M. Cohen, S. McCarthy, H. Hansen, C. Brand, A. Ruger, D. Boggess, T. Wilkin, M. Baden, J. Brown, J. Ferraro, C. Vallanti, R. Barnhart, F. Almquist, V. Markowitz, M. Rudikoff, V. Messner, W. Murray, V. McLaughlin, L. Molyneaux, H. Solomon, D. Doyle, R. Leibowitz, B. Samuelson **Excused:** G. Gidaly, D. Onderdonk, C. Lanzetta, M. Watkins
Guests: Ernie VanDeMark - Town of Plattekill Planning Board member

2. APPROVAL OF MINUTES

Under Planning Board Reports (5.a) Mr. Baden clarified that he said he hoped to continue with UCPB after 2025, not to be back on the ballot in 2025.

The April 3rd minutes were approved as amended.

Motion made by Mr. McLaughlin, seconded by Mr. Molyneaux. All were in favor.

3. EDUCATION & TRAINING OPPORTUNITIES

Chairman Baden informed the Board that NY Planning Federation (NYPF) offers an hour long online "Learn at Lunch" and there are 5 or 6 coming up. He added if you don't get their email, you can go to the website at nyfpf.org and sign up as either from your local community or Ulster County.

The Chairman stated he saw a few of our members at the annual NYPF conference in Saratoga. Mr. Baden formally congratulated Mr. Doyle for his award that he brought with him this evening. Mr. Doyle thanked Chairman Baden and the Board.

Mr. Baden noted that NYPF will be doing their Summer training in Hyde Park.

4. COMMUNITY REPORTS

Mr. Boggess stated that Town of Olive, as part of their Comprehensive Plan effort, are doing Hamlet effort outreach. The first was last night and they will have four more.

Mr. Baden stated that OSI got funding from NYS last year from consolidated funding for an analysis of the O&W Corridor from Kingston to Port Jervis. They are holding regional open house meetings for comments.

Mr. McLaughlin stated that the Legislature approved an upgrade of the Village of Saugerties sewer plant which is in dire need of repair.

5. PLANNING BOARD REPORTS

a. Chairperson Report

Chairman Baden asked the Board to remember to track mileage and turn in reimbursement forms for April through June after the June meeting.

- b. Committee Reports - None

6. PLANNING DEPARTMENT REPORTS

- a. Financial Report

Mr. Doyle stated we are currently working on narratives for the 2025 budget. He noted that we may run a little short on some housing funds as we were unable to roll funds over from the previous year.

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

- c. Communications

Mr. Doyle stated the Town of Rochester has a public hearing May 13th on the Granary. This project has been before our Board twice and they are working with planning staff.

Mr. Doyle made note of a letter received from a neighboring property owner of the Shandaken Rail Trail and stated the County conducted a design study for a trail project that runs from Highmount/Galli Curci Road to Belleayre. A feasibility study was completed 2.5 to 3 years ago. He stated we recently had a well-attended meeting and received many comments from adjoining landowners. There will be two more public engagement meetings. Mr. Baden stated a citizen asked about drinking water in their letter and he wanted to know if that was factual. Mr. Doyle stated the tracks run above the springs that feed the Pine Hill Water Company. Mr. Doyle said we were aware of them in the original feasibility study of the trail and added that currently there are railroad ties with creosote that will be removed. Mr. Doyle noted that the trail is listed on the Participate Ulster website and we anticipate construction to start in 2025.

Mr. Rudikoff asked if there were any discussions regarding CMRR (Catskill Mountain Railroad) on the trailhead of the Ashokan Rail Trail (ART). Mr. Doyle stated that CMRR applied for PFRAP grants, which is a rail safety program available to all railroads and were awarded funding for an extension from Route 28A up to Basin Road including a facility in the Town of Woodstock. Mr. Doyle stated there is no current operating authority from the County to the railroad to do that work adding that there will be discussions. Mr. Doyle noted that CMRR also won a grant for clean diesel to upgrade their engine and allow it to burn biodiesel.

- d. Director/Staff Reports

Mr. Doyle stated from a work level we are at capacity, if not over capacity. We applied for and were awarded lead remediation grant (Leading with Lead). We have had conversations with the Health department and others to implement the project. The County also applied for a septic repair program grant. The grant would pay up to \$10,000 for septic repairs, we are also looking to the Health Department for assistance with that. He added the administrative amounts are fairly small making it difficult to implement using a third party.

Mr. Samuelson stated he has finished site visits for this year's ag additions and is beginning work on the presentation. He described some of the parcels that were viewed during the site visits. He noted the Ag Plan is divided into four reports and added if the board was interested to give input, he would forward the reports.

Mr. Doyle explained that the Planning Department was charged with providing the necessary support for the Ag Farmland Protection Board (AFPB) many years ago and Mr. Samuelson has been assigned that task. Article 12 of Ag & Markets Law provides that once a year farmers can petition the County Legislature to add parcel(s) to an agricultural district rather than wait for the 8-year review. The department accepts those applications, reviews them for viability under the statute, assists the AFPB with the recommendations and transmits them to the Legislature. Once the Legislature passes the resolution it is sent to the State Commissioner of Agriculture who makes the final decision. Mr. Doyle noted this work is an important responsibility. We have support from Soil and Water and Cornell personnel support as well. Mr. Doyle informed the Board that the Farmland Preservation Plan was last done in 1997. When finished it needs to be adopted by the Legislature as an official plan of the County.

Mr. Boggess noted that Towns have no authority over a parcel getting in but can state their concerns. Mr. Doyle stated that the AFPB considers concerns when drafting recommendations for adding parcels into the district. The board is careful of how parcels are added in that people are not just trying to avoid taxation. Mr. Doyle noted that Mr. Samuelson has been very good with guidance for the AFPB and notification to the Towns. The Chairman added that the notification is very smooth and timely since Mr. Samuelson took over the program.

Mr. Doyle informed the Board that the County Planning Department, with the Department of Environment, were tasked with developing a stream management plan for the Lower Esopus. He added that NYC provided funding by Order of Consent for environmental work and the plan. The plan is on the Participate Ulster website, it's a nice read and should be done by end of May or June.

7. SPECIAL TOPICS DISCUSSION

- Warehousing Facilities

Mr. Doyle stated that Mr. Leibowitz was tasked with compiling information for a Planner's Memo on warehousing facilities that was given to the Board. He noted that Town of Plattekill was looking at a proposed 400,000 SF facility on Route 44/55, between Routes 208 and 32, that led to a substantial amount of discussion/concern. Mr. Doyle stated we looked at Orange County and the history of warehousing facilities/distribution centers and the cautionary concern for us is that Orange County is running out of space. Mr. Doyle noted the challenge is to structure a zoning statute to restrict these facilities to a community scale while allowing for economic development. Chairman Baden stated the website contains many of these guidance memos that can be very helpful at the local level and suggested this could be added to the Community Design Manual. Mr. Doyle asked the Board to read what Mr. Leibowitz had to say and send him comments. He added that we'd like to elevate the discussion from the County Planning Board level to the local level. Mr. Leibowitz said the materials will be in the DropBox for review. The Chairman stated there will be an Executive Committee next month and they can go over any comments.

8. PUBLIC COMMENT - None

9. ZONING REFERRALS – *See Separate Zoning Minutes*

10. ADJOURNMENT

The meeting adjourned at 9:03PM. All were in favor.

Ulster County Planning Board Minutes



5/1/2024

Kingston City

Referral Number **2024064** Received: 4/19/2024
Name: **9 Prince Street** Type of Referral: **Site Plan Review**
Description: 3-story, 8 unit apartment building on property containing 2 existing buildings with 6 residential units.
Project Location: 9 Prince St
Recommendation: **Advisory Comments** Abstentions:
Motion: McCarthy
Second: Boggess
Vote: Yes 20 No 0 Recusals: Molyneaux

Marlborough

Referral Number **2024067** Received: 4/11/2024
Name: **Amendment to Section 155.41.1** Type of Referral: **Zoning Statute Amendment**
Description: Amendment to remove the prohibition on disturbances 50 feet in elevation of the ridgeline
Project Location: Townwide
Recommendation: **Disapprove** Abstentions:
Motion: Baden
Second: McLaughlin
Vote: Yes 20 No 0 Recusals: Brand

Olive

Referral Number **2024068** Received: 4/14/2024
Name: **Local Law #1 of 2024** Type of Referral: **Other Special Authorization**
Description: Subdivision of Land Amendments - Major Subdivisions
Project Location: Townwide
Recommendation: **Required Modifications** Abstentions:
Motion: Wilkin
Second: McLaughlin
Vote: Yes 20 No 0 Recusals: Boggess

Olive

Referral Number **2024069** Received: 4/14/2024
Name: **Local Law #2 of 2024** Type of Referral: **Zoning Statute Amendment**
Description: Amendments to Zoning to be consistent with changes proposed in Local Law #1 of 2024 (Subdivision of Land)
Project Location: Townwide
Recommendation: **No County Impact** Abstentions:
Motion: McLaughlin
Second: McCarthy
Vote: Yes 20 No 0 Recusals: Boggess

~Ulster County Planning Board Minutes~

Saugerties Town

Referral Number **2024065** Received: 3/20/2024
Name: **Alden Marion, LLC** Type of Referral: **Site Plan Review**
Description: 3,200 sq. ft. buliding to load and unload bulk materials delivered by railroad to existing business.
Project Location: 534 Glasco Tpk.
Recommendation: **No County Impact** Abstentions:
Motion: McLaughlin
Second: McCarthy Recusals:
Vote: Yes No

Shandaken

Referral Number **2024066** Received: 4/19/2024
Name: **APFU LLC** Type of Referral: **Use Variance**
Description: Use-variance for 7-unit multifamily structure
Project Location: Adjacent to 6280 Route 28
Recommendation: **Required Modifications** Abstentions:
Motion: Cohen
Second: McLaughlin Recusals:
Vote: Yes No