

# ULSTER COUNTY PLANNING BOARD

*Minutes – Wednesday, April 2, 2025*

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

The Executive Committee met at 6:00 pm in the Planning Office

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

- 1. ROLL CALL – Present:** R. Pecora, D. Kossar, S. McCarthy, H. Hansen, C. Lanzetta, D. Boggess, E. VanDeMark, M. Baden, J. Brown, J. Ferraro, C. Valianti, F. Almquist, V. Messner, W. Murray, L. Molyneaux, D. Doyle, R. Leibowitz, B. Samuelson **Excused:** D. Onderdonk, V. Markowitz, V. McLaughlin **Guests:** Raleigh Green-Kingston Wire, Al Varrone-Marlboro Warehouse
- 2. APPROVAL OF MINUTES**  
The March 5<sup>th</sup> minutes were approved. Motion made by Ms. Pecora, seconded by Mr. Molyneaux. All were in favor.
- 3. EDUCATION & TRAINING OPPORTUNITIES**  
Mr. Baden noted there was a list of trainings in tonight's folder. He added that he will be attending the Planning Federation conference this weekend.
- 4. COMMUNITY REPORTS**  
Ms. Lanzetta stated the Hudson Valley Greenway planning grants have increased to \$30,000 and she encouraged the Board to see if their community needs an updated Comprehensive Plan. Ms. Lanzetta informed the Board that she attended Hudson Valley Pattern for Progress' County Executive breakfast. County Executives from Sullivan, Ulster, Orange and Dutchess were talking about issues that were important to them. Our County Executive spoke about how Ulster is repurposing properties for affordable housing like at Golden Hill and economic development like the IBM property, approaching Towns to become part of affordable communities, encouraging innovative zoning like developing accessory use dwellings, studies for ag, able to find new ways to encourage sustainability and economic liability and with transportation like the success with free busing as well as ongoing studies to improve our transportation. She noted that other counties were looking toward Ulster County and Ms. Lanzetta stated this is all Ulster County Planning and the work they do. Mr. Doyle thanked Ms. Lanzetta and added work of the department was not done in a vacuum. It included the support of the County Executive and her staff, the Legislature and staff and multiple county departments.  
  
Ms. Messner noted that TOPS announced it was taking over the former ShopRite building in Wawarsing.
- 5. PLANNING BOARD REPORTS**
  - a. Chairperson Report  
The Chairman stated that there was an Executive Committee meeting tonight. He noted they discussed our role as board members. Mr. Baden said he wanted to remind everyone that they are representing the county but also their own community. Bring info to and from your communities. Our role is more than just referrals. If anyone has ideas for trainings, sessions, anything we can do to serve everybody better send an email to him or Marianne Ananew in the planning office.

Mr. Doyle stated the Executive Committee talked about what the board can do and how important it is for what we can do for the community. He also noted if a local board is upset by a zoning response, have them reach out to staff to see what we can do.

Mr. Doyle stated the office receives a lot of planning information and we are thinking about having a sheet of fun facts every month. Ms. Lanzetta stated that Hudson Valley Pattern for Progress is a research/data organization, and they have a lot of information on their website available to anyone.

- b. Committee Reports  
No Report

## **6. PLANNING DEPARTMENT REPORTS**

- a. Financial Report

Mr. Doyle stated we are early in the budget year. Work has begun on the Long-Range Transportation Plan and a number of housing studies are ongoing. We are currently working in Rochester, have begun work in Kingston and almost finished in Olive on the Housing Smart Communities program. You can reach out to Kai Lord-Farmer for help to develop a proposal to work with one of three pre-approved consultants. Mr. Murray stated the Village of New Paltz has been looking for a needs analysis of unhoused persons. Mr. Doyle stated there is a point in time homeless count from the Continuum of Care (CoC) that can provide a homeless count for possible need for shelter. He added that DSS has been trying to figure out where shelters are needed.

- b. Environmental Notice Bulletin & Grant Opportunities

Mr. Doyle noted Ms. Lanzetta speaking about the Greenway grant opportunity and added that this years Consolidated Funding Applications (CFA) would be starting soon.

- c. Communications - No member comments

- d. Director/Staff Reports

Mr. Doyle stated the Legislature held a public hearing on our Ag Plan and all comments received were positive. The Legislature is currently considering a resolution for its intent to act as lead agency for the plan. Mr. Doyle stated once the plan is adopted by the Legislature it will go to Commissioner of Agriculture for approval in June/July.

Mr. Doyle stated there is a resolution to hold a hearing to surplus the Elizabeth Manor property in Kingston to the Housing Development Corporation. That property was originally bought to develop emergency housing, but the Legislature balked at doing renovation work and challenged the County Executive to find a solution. A Request for Proposals (RFP) came back, and we are looking at two developers. Mr. Doyle noted we've begun discussing potential reuse for the property with the City of Kingston.

Mr. Samuelson informed the Board that we've received eight applications for agricultural additions. Two from Saugerties, two from Olive, two from Shawangunk and two from Wawarsing. He added that it is 17 parcels with almost 810 acres.

Mr. Doyle stated a Public Hearing for Ag District 3 will be held on the 15<sup>th</sup>. The Farmland Protection Board has recommended one parcel be removed.

Mr. Doyle stated we've received \$650,000 for a Community Development Block Grant (CDBG). The revenue contract made it through the Legislature and it is on to Rupco, as subrecipient, for housing rehab work.

Mr. Doyle stated we have a septic grant that we will see an announcement for soon to repair or replace septic systems. Homeowners are eligible for up to \$10,000.

Mr. Doyle stated we have a lead removal pilot program for rental properties with children. We are working with the Health Department on this.

Mr. Doyle made note of the Safe Streets for All grant. He added we are also looking at completing our route optimization transit study and will begin implementation in the summer.

Mr. Doyle informed the Board that we have hired someone for the Sr Transportation Planner position, he has a lot of the skill set that we were looking for and will start May 5<sup>th</sup>.

**7. SPECIAL TOPICS DISCUSSION**

Covered during Director/Staff Reports

**8. PUBLIC COMMENT**

No Public Comment

**9. ZONING REFERRALS – *See Separate Zoning Minutes***

**10. ADJOURNMENT**

The meeting adjourned at 8:17 p.m. All were in favor.

# Ulster County Planning Board Minutes



4/2/2025

## Esopus

Referral Number **2025045** Received: 3/25/2025  
Name: **Hendrik** Type of Referral: **Special Permit**  
Description: Conversion of existing building to residential/office mixed-use.  
Project Location: 137 Broadway  
Recommendation: **No County Impact** Abstentions: Pecora  
Motion: McCarthy  
Second: Boggess  
Vote: Yes ☒ 14 No ☐ 0 Recusals:

## Esopus

Referral Number **2025046** Received: 3/25/2025  
Name: **Hendrik** Type of Referral: **Site Plan Review**  
Description: Conversion of existing building to residential/office mixed-use.  
Project Location: 137 Broadway  
Recommendation: **No County Impact** Abstentions: Pecora  
Motion: McCarthy  
Second: Boggess  
Vote: Yes ☒ 14 No ☐ 0 Recusals:

## Kingston City

Referral Number **2025041** Received: 3/18/2025  
Name: **140-150 & 160 Boulevard** Type of Referral: **Site Plan Review**  
Description: Construct three multifamily buildings with eight units each (24) and associated parking and playground. Two-bedroom  
Project Location: 140-150 & 160 Boulevard  
Recommendation: **Approve** Abstentions:  
Motion: Pecora  
Second: Valianti  
Vote: Yes ☒ 15 No ☐ 0 Recusals:

## Kingston City

Referral Number **2025042** Received: 3/20/2025  
Name: **21 Bluestone** Type of Referral: **Subdivision**  
Description: 15-lot subdivision (Duplexes and Small Multiplexes)  
Project Location: 21 Bluestone Ct.  
Recommendation: **Required Modifications** Abstentions:  
Motion: Pecora  
Second: Boggess  
Vote: Yes ☒ 15 No ☐ 0 Recusals:

## ~Ulster County Planning Board Minutes~

### Kingston City

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Referral Number	<b>2025043</b>	Received:	3/20/2025
Name:	<b>21 Bluestone Point - Walkable Neighborhood PI</b>	Type of Referral:	<b>Site Plan Review</b>
Description:	Required walkable neighborhood plan as part of subdivision development.		
Project Location:	21 Bluestone Court		
Recommendation:	<b>Required Modifications</b>	Abstentions:	
Motion:	Pecora	Recusals:	
Second:	Boggess		
Vote:	Yes <input type="text" value="15"/> No <input type="text" value="0"/>		

### Kingston City

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Referral Number	<b>2025044</b>	Received:	3/21/2025
Name:	<b>Resolution 54 of 2025</b>	Type of Referral:	<b>Zoning Statute Amendment</b>
Description:	Miscellaneous Updates from Zoning Working Group		
Project Location:	City Wide		
Recommendation:	<b>No County Impact</b>	Abstentions:	
Motion:	Molyneaux	Recusals:	
Second:	Pecora		
Vote:	Yes <input type="text" value="15"/> No <input type="text" value="0"/>		

### Marlborough

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Referral Number	<b>2025038</b>	Received:	3/14/2025
Name:	<b>Flex Office/Warehouse Facility</b>	Type of Referral:	<b>Site Plan Review</b>
Description:	30,894 sq. ft. - 3 self-storage buildings.		
Project Location:	2021-2025 Route 9W		
Recommendation:	<b>Required Modifications</b>	Abstentions:	Lanzetta
Motion:	McCarthy	Recusals:	
Second:	Molyneaux		
Vote:	Yes <input type="text" value="14"/> No <input type="text" value="0"/>		

### New Paltz Town

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Referral Number	<b>2025047</b>	Received:	3/26/2025
Name:	<b>Castellanos Wetlands Permit</b>	Type of Referral:	<b>Other Special Authorization</b>
Description:	Wetlands Permit - remove cabin.		
Project Location:	2 Castle Mountain Rd		
Recommendation:	<b>No County Impact</b>	Abstentions:	
Motion:	McCarthy	Recusals:	
Second:	Boggess		
Vote:	Yes <input type="text" value="15"/> No <input type="text" value="0"/>		

### New Paltz Village

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Referral Number	<b>2025035</b>	Received:	3/20/2025
Name:	<b>Shorties</b>	Type of Referral:	<b>Special Permit</b>
Description:	New Restaurant/Café with mixed use building to remain. Renovating existing 1560 sq. ft. building. Outdoor seating re		
Project Location:	81-83 N. Chestnut St.		
Recommendation:	<b>No County Impact</b>	Abstentions:	Murray
Motion:	Pecora		Baden
Second:	Molyneaux	Recusals:	
Vote:	Yes <input type="text" value="13"/> No <input type="text" value="0"/>		

## ~Ulster County Planning Board Minutes~

### **New Paltz Village**

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Referral Number	<b>2025036</b>	Received:	3/20/2025
Name:	<b>Shorties</b>	Type of Referral:	<b>Site Plan Review</b>
Description:	New Restaurant/Café with mixed use building to remain. Renovating existing 1560 sq. ft. building. Outdoor seating re		
Project Location:	81-83 N.Chestnut St.		
Recommendation:	<b>No County Impact</b>	Abstentions:	Murray
Motion:	Pecora		Baden
Second:	Molyneaux	Recusals:	
Vote:	Yes <input type="text" value="13"/> No <input type="text" value="0"/>		

### **New Paltz Village**

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Referral Number	<b>2025037</b>	Received:	3/17/2025
Name:	<b>Subdivision of Land Amendment</b>	Type of Referral:	<b>Other Special Authorization</b>
Description:	Amendment to make lot line adjustments, lot mergers, and natural subdivisions exempt from subdivision review and		
Project Location:	Village Wide		
Recommendation:	<b>No County Impact</b>	Abstentions:	Murray
Motion:	Pecora		Baden
Second:	Boggis	Recusals:	
Vote:	Yes <input type="text" value="13"/> No <input type="text" value="0"/>		

### **Rosendale**

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Referral Number	<b>2025033</b>	Received:	3/3/2025
Name:	<b>Williams Lake Project Major Subdivision</b>	Type of Referral:	<b>Subdivision</b>
Description:	34-lot subdivision phase of Williams Lake Project.		
Project Location:	Binnewater Road and Fifth Lake Road		
Recommendation:	<b>No County Impact</b>	Abstentions:	Brown
Motion:	McCarthy	Recusals:	
Second:	Molyneaux		
Vote:	Yes <input type="text" value="14"/> No <input type="text" value="0"/>		

### **Rosendale**

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Referral Number	<b>2025034</b>	Received:	3/3/2025
Name:	<b>Lands of Petras Minor Subdivision</b>	Type of Referral:	<b>Subdivision</b>
Description:	2-lot subdivision. 2.76 acre lot to be used for single-family home. Has health department approval.		
Project Location:	26 Tillson Road		
Recommendation:	<b>Required Modifications</b>	Abstentions:	Brown
Motion:	Vandermark	Recusals:	
Second:	Almquist		
Vote:	Yes <input type="text" value="14"/> No <input type="text" value="0"/>		

### **Saugerties Village**

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Referral Number	<b>2025048</b>	Received:	3/26/2025
Name:	<b>20 Mill Lane</b>	Type of Referral:	<b>Area Variance</b>
Description:	2' Variance for shed 18' x 10'.		
Project Location:	20 Mill Lane		
Recommendation:	<b>No County Impact</b>	Abstentions:	
Motion:	Pecora	Recusals:	
Second:	McCarthy		
Vote:	Yes <input type="text" value="15"/> No <input type="text" value="0"/>		

## ~Ulster County Planning Board Minutes~

### Shandaken

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Referral Number      **2025039**  
Name:                **Verizon Boiceville DT**  
Description:        160' Tall wireless facility.  
Project Location:   1466-1470 Wittenberg Rd./CR-40  
Recommendation: **Required Modifications**  
Motion:             Lanzetta  
Second:             Vandermark  
Vote:                Yes ☒ 14    No ☐ 0

Received:             3/6/2025  
Type of Referral: **Special Permit**

Abstentions:    Valianti

Recusals:

### Shandaken

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Referral Number      **2025040**  
Name:                **Verizon Boiceville DT**  
Description:        160' Tall wireless facility.  
Project Location:   1466-1470 Wittenberg Rd./CR-40  
Recommendation: **Required Modifications**  
Motion:             Lanazetta  
Second:             Vandermark  
Vote:                Yes ☒ 14    No ☐ 0

Received:             3/6/2025  
Type of Referral: **Site Plan Review**

Abstentions:    Valianti

Recusals: