ULSTER COUNTY PLANNING BOARD

Minutes - Wednesday, February 5, 2020

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

The Executive Committee Did Not Meet

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

1. ROLL CALL — Present: R. Pecora, L. Mance, J. Konior, S. McCarthy, C. Lanzetta, A. Gotto, D. Boggess, T. Wilkin, M. Baden, J. Brown, V. Welton, M. Watkins, F. Almquist, V. Markowitz, M. Rudikoff, W. Murray, G. Gagliardi, D. Doyle, R. Leibowitz, B. Samuelson **Absent:** V. McLaughlin, J. Bonavita-Goldman **Excused:** L. Geary, D. Proctor, M. Calimano, R. Hlavaty, J. Winer **Guests:** Sarah Wenk, Clark Richters

2. APPROVAL OF MINUTES

Mr. Baden noted that the zoning minutes from December should show Mr. Murray recusing himself from the vote on referral #2019-214, Timber Solutions Site Plan from Village of New Paltz.

December minutes approved as amended. Motion made by Mr. Wilkin, seconded by Mr. Konior. All were in favor.

3. EDUCATION & TRAINING OPPORTUNITIES

Mr. Doyle asked the Board if they would like to have a Spring training session, and if so, what topics were they interested in.

Ms. Lanzetta asked about uses on agricultural properties. Mr. Baden asked if Bob Sommers (from NYS Ag & Markets) was still around. Mr. Doyle stated he thought Mr. Sommers had retired.

Mr. Doyle informed the Board of the "Out of Alignment" report from Pattern for Progress. The report addresses what is wrong in the economic demographic in the region and he said he'd like them to come give a presentation on the report. The report speaks to housing costs vs. jobs, things that are stressing individuals at median or moderate income levels, lack of housing, etc. There is also a community profile of Ulster County - where the region would like to go is not where the region is heading. What should we be thinking about regionally as well as locally.

Mr. Doyle stated that the County Legislature and our board have been immersed in discussions on affordable housing and housing in general. We could revisit recommendations from older reports to see where we are and where we were. We also have the Tri-County Housing Study and Priority Strategies for Housing in Ulster County. Ms. Lanzetta stated she thought this would help communities that are redoing their Comprehensive Plan.

Mr. Baden suggested training on tourism-based businesses: camping facilities, short term rentals, agri-tourism, food trucks, etc. Not a traditional review where you'd be looking at brick and mortar.

KEY: (f) = handout will be in folder at meeting

(m) = handout included in the mailing

Mr. Doyle said he'd take a look at those ideas and come up with recommendations.

Mr. Wilkin noted there were extra newsletters available from the NY Planning Federation if anyone was interested. Mr. Baden stated that a couple of his local board members were going to the NYPF conference in April.

4. COMMUNITY REPORTS

Mr. Murray stated that Village of New Paltz passed a fire sprinkler system law for new residential construction. He noted they also received a report from the police department that ped/car crash statistics have doubled. Mr. Murray stated that the Mayor met with NYSDOT who suggested an education program for the community. Mr. Doyle stated he and reps from UCTC were also at the meeting. Mr. Doyle also noted that we just hired a consultant to study traffic safety county-wide.

Mr. Boggess informed the Board that Town of Olive received funding from NY Rising after Hurricane Irene and he spoke about how the Bushkill Stream is being realigned going under the bridge, moving it away from County Route 42 to avoid flooding and erosion of the bank. Mr. Boggess also noted that there were four properties bought out that just closed. Mr. Doyle stated that properties to the north are well within the 100-year flood zone. He added that properties near the Onteora school are coming up for sale at the County tax auction. The community can ask the County to pull properties up for auction for municipal purposes.

Mr. Boggess noted that the Ashokan Rail Trail is very popular. Mr. Doyle stated that responsibility for those access areas to the trails is with NYCDEP and we anticipate having issues with parking in the warmer months.

Mr. Baden stated the Town of Rochester community solar went online in December and is not creating as much as they had hoped, but people are seeing billing credits as promised and the Town is getting rent for the land.

5. PLANNING BOARD REPORTS

- a. Chairperson Report no report
- b. Committee Reports no report

6. PLANNING DEPARTMENT REPORTS

a. <u>Financial Report</u>

Mr. Doyle stated we are in good shape.

b. Environmental Notice Bulletin & Grant Opportunities

Mr. Wilkin asked why there were Type 2 actions listed on the bulletin. Mr. Baden stated that DEC posts Type 2 actions and State agencies will also post them.

c. <u>Communications</u>

No member comment

d. Director/Staff Reports

Mr. Doyle stated Census 2020 is going to roll out soon and communities should be receiving packets. People will receive either a card to fill out electronically, a reminder or an actual paper form to fill out. Hard to count areas will get all three

notices. Mr. Doyle stressed that you are required by law to respond to the Census. Also, there is Federal money at stake as funding for programs is dependent upon the Census. Ulster County has an allocation for get out the counf from the State that we will be applying for next week. Approximately 75% of the funding will go to non-profits who will work with hard to count communities: seniors, Hispanics, children under 5 and farmers. Hard to count locations include: Wawarsing, Rochester, up in the mountains and New Paltz, due to off-site student housing, also portions of City of Kingston. The SUNY campuses each have someone assigned. Mr. Doyle noted there was a kick-off meeting on Tuesday with about 40 people attending. Mr. Doyle stated that we have a fairly robust campaign and asked the Board to alert their towns that the Census is coming and look to hold events. Mr. Doyle stated if you know anyone looking for work there are 1500 Census jobs in Ulster County. Mr. Doyle offered to email the census information packet and noted that there will be a short Census presentation in March.

Mr. Samuelson informed the board of two upcoming listening sessions put on by Cornell Cooperative Extension, which will be stake holder workshops geared toward farmers and those who work closely with them. Mr. Samuelson stated that information gained from the sessions will feed into a report that will go to the County Executive and hopefully into an agricultural plan. The first workshop will be on February 25th from 12:00pm – 3:00pm at Cornell Cooperative Extension office in Kingston and the second will be on March 5th from 11:00am – 2:00pm at the Hudson Valley Lab in Highland.

7. SPECIAL TOPICS DISCUSSION

No Member Comment

8. PUBLIC COMMENT

No Public Comment

9. ZONING REFERRALS – See Separate Zoning Minutes

10. ADJOURNMENT

The meeting adjourned at 9:10 PM. All were in favor.

Ulster County Planning Board Minutes

2/5/2020



Gardiner					
Referral Number Name:	2020009 Regulation of Tourism Accommodations	Received: Type of Referral:	1/13/2020 Zoning Statute Amendment		
Description: Project Location: Recommendation:	Regulation of certain tourism accommodation amendme Town wide Required Modifications				
Motion: Second:	Watkins Konior	Abstentions:			
Vote:	Yes 17 No 0	Recusals:			
Hurley					
Referral Number Name: Description: Project Location:	2020015 Jacob Myer Solar Install 10.6 KW solar array (32 panels) 216 Old Route 209	Received: Type of Referral:	1/27/2020 Special Permit		
Motion:	Pecora	Abstentions:			
Second: Vote:	Baden Yes 17 No 0	Recusals:			
Hurley					
Referral Number Name: Description: Project Location:	2020016 Jacob Myer Solar Install 10.6 KW solar array (32 panels) 216 Old Route 209	Received: Type of Referral:	1/27/2020 Site Plan Review		
	No County Impact Pecora Baden	Abstentions:			
Vote:	Yes 17 No 0	Recusals:			
Kingston City					
Referral Number Name:	2020001 36 O'Neil Street	Received: Type of Referral:	12/16/2019 Site Plan Review		
Description: Project Location:	3,265 square foot addition to existing building to expand existing dairy operation 36 O'Neil Street				
Recommendation: Motion: Second:	Unanimous	Abstentions:			
Vote:	Ves 17 No 0	Recusals:			

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	Kingston City				
	Referral Number Name: Description: Project Location: Recommendation: Motion: Second: Vote:	2020008 Hudson River Brickyard Trail 1.3 mile multi-use trail as part of the Empire State Trail 348-680,682-798 North Street & 280-362 Delaware Required Modifications Watkins Pecora Yes 16 No 0	Received: Type of Re Abstentions: Recusals: Aln	eferral:	12/20/2019 Site Plan Review
	Kingston City	<u> </u>			
	Referral Number Name: Description: Project Location: Recommendation: Motion: Second:	2020010 Kingstonian Development Group, LLC Petition to expand the Mixed-use Overlay District to a 0 9-21 North Front Street Required Modifications Baden McCarthy		eferral:	1/21/2020 Zoning Map Amendment
	Vote:	Yes 17 No	Recusals:		
	Kingston Towr	<u> </u>			
•	Referral Number Name: Description: Project Location:	2020011 425-64 Amendment Amend to provide provision to allow for alternates to the Town wide			1/21/2020 Zoning Statute Amendment
	Recommendation: Motion: Second:	No County Impact Pecora Markowitz	Abstentions: Recusals: Ko	nior	
	Vote:	Yes 15 No 1	NC): Bade	en
	Marbletown				
	Referral Number Name: Description: Project Location:	2020019 Special Use Permits Amendment to 200-75 Special Permits to transfer power Townwide			1/31/2020 Zoning Statute Amendment cial permits from ZBA to Planning B
	Recommendation: Motion:	Mance	Abstentions:		
	Second: Vote:	Konior Yes 17 No 0	Recusals:		
	Marlborough				
	Referral Number Name: Description: Project Location:	2020014 1417 Route 9W Gas Service Mart Previously approved 3/20/17. Site plan amendments wi 1417 Route 9W Marlboro			1/29/2020 Site Plan Review ble.
	Recommendation: Motion: Second:	Required Modifications Pecora Baden	Abstentions: Recusals: Lai	nzetta	
	Voto:	Voc. 16 No. 0			

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New Paltz Town 1/21/2020 Referral Number Received: 2020017 Type of Referral: Site Plan Review Name: Institute for Family Health Description: Exterior modifications to existing medical practice's call center. Project Location: 279 Main Street Recommendation: **No County Impact** Abstentions: Motion: Gagliardi Second: Konior Recusals: Gotto Vote: Yes 16 No **New Paltz Village** Received: 1/3/2020 Referral Number 2020007 Type of Referral: Site Plan Review Name: 2 Plattekill Avenue Description: Site plan amendments to become ADA compliant Project Location: 2 Plattekill Avenue Recommendation: No County Impact Abstentions: Gagliardi Motion: Second: Baden Recusals: Murray Vote: 16 0 Yes No **Plattekill** 1/24/2020 Referral Number 2020013 Received: Type of Referral: Use Variance Name: Brodhead Solar, LLC 2 MW solar energy facility on 25 acre tract of land. Community Distributed Generation (CDG) Program Description: 1970-1976 State Route 32 Modena Project Location: Recommendation: **Required Modifications** Abstentions: Motion: Pecora Second: McCarthy Recusals: Wilkin 15 0 Vote: Yes Nο NO: Markowitz Rochester Referral Number 2020006 Received: 12/20/2019 Type of Referral: Other Special Authorization Name: Sign permit Description: Permit for sign requiring planning board approval Project Location: Corner of 209 and Mettacahonts Recommendation: No County Impact Abstentions: Motion: Unanimous Second: Recusals: Vote: 17 0 Yes Nο Rosendale 11/27/2019 Referral Number 2020002 Received: Type of Referral: Area Variance Name: Pileggi Deck Description: Front-yard variance for deck. Project Location: 2649 Route 32 Recommendation: No County Impact Abstentions: Motion: Pecora Second: Konior Recusals: Brown Vote: 16 Yes No

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Saugerties Town							
	Referral Number Name:	2020004 Kiniry West #1	Received: Type of Referral:	12/13/2019 Site Plan Review			
	Description:						
	Project Location: 1740 Route 212						
	Recommendation: Motion:	Required Modifications Baden	Abstentions:				
	Second:	Konior					
	Vote:	Yes 17 No 0	Recusals:				
	vote.	res 17 NO U					
	Saugerties Tov	vn					
	Referral Number	2020005	Received:	12/13/2019			
	Name:	Kiniry West #2	Type of Referral:	Site Plan Review			
	Description:	Material Processing No new buildings or parking. No lig	hting or utilities.				
	Project Location:	1752 Route 212					
	Recommendation:	Required Modifications	Abstentions:				
	Motion:	Baden					
	Second:	Konior	Recusals:				
	Vote:	Yes 17 No 0					
	Shawangunk						
	Referral Number	2020003	Received:	11/27/2019			
	Name:	Comprehensive Plan	Type of Referral:	Comprehensive Plan			
	Description:	Town Comprehensive plan update					
	Project Location:	Town wide					
	Recommendation:	Required Modifications	Abstentions:				
	Motion:	Gagliardi					
	Second:	Konior	Recusals: Watkins				
	Vote:	Yes 16 No 0					
	Shawangunk						
	Referral Number	2020012	Received:	1/24/2020			
	Name:	Lorek	Type of Referral:	Site Plan Review			
	Description:	House relocation in the RS-1 district.					
	Project Location:	753 Upper Mountain Road, Pine Bush					
	Recommendation:	Required Modifications	Abstentions:				
	Motion:	Pecora					
	Second:	McCarthy	Recusals: Watkins				
	Vote:	Yes 16 No 0					
	Ulster						
	Referral Number	2020018	Received:	1/21/2020			
	Name:	Hudson River Brickyard Trail	Type of Referral:	Site Plan Review			
	Description:	1.3 mile multi-use trail as part of the Empire State Trail					
	Project Location:	North St/East Kingston					
	Recommendation:	Required Modifications	Abstentions:				
	Motion:	Watkins					
	Second:	Pecora	Recusals: Almquist				
	\/oto:	VAC I 161 NA I DI					