

**ULSTER COUNTY PLANNING BOARD**  
***Minutes – Wednesday, May 5, 2021***

**The Ulster County Planning Board Meeting 7:00 p.m. on Zoom**

**The Executive Committee did not Meet**

**REMOTE MEETING ONLY - WEB or CALL IN ONLY**  
**PLEASE DO NOT SHOW UP TO THE COUNTY BUILDING – IT IS CLOSED**

**MEMBERS OF THE PUBLIC ARE INVITED TO LISTEN IN**

**Join Zoom Meeting: Webinar ID: 875 6300 3273 Password: 834223**

**On Web** <https://us02web.zoom.us/j/87563003273?pwd=RXI6TnVNZXplb2FJVWp3Y2N6Q2R6Zz09>

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

- 1. ROLL CALL – Present:** G. Gidaly, M. Cohen, J. Konior, S. McCarthy, H. Hansen, C. Lanzetta, A. Gotto, D. Boggess, T. Wilkin, M. Baden, J. Brown, R. Hlavaty, V. Welton, M. Watkins, F. Almquist, V. Markowitz, M. Rudikoff, W. Murray, V. McLaughlin, G. Gagliardi, D. Doyle, R. Leibowitz, B. Samuelson **Excused:** R. Pecora, R. Travers **Guests:** J. Winer, Emily Svenson – Attorney representing group of residents in Plattekill

- 2. APPROVAL OF MINUTES**

Mr. Samuelson corrected the April 7<sup>th</sup> staff report to show that farmer Kelder asked for a more sophisticated analysis on cropland changes a few years ago.

Mr. Wilkin noted a typo on page 2 in the Community Reports where it said “Mr. Watkins asked why they county” should read “Mr. Watkins asked why the County.”

The April minutes were approved with corrections. Motion made by Mr. McLaughlin and seconded by Mr. Gidaly. Mr. Hlavaty excused himself. The rest of the Board voted in favor.

- 3. EDUCATION & TRAINING OPPORTUNITIES**

Chairman Brown stated that NY Planning Federation (NYPF) has put out quite a few offerings. Mr. Cohen stated he has been having trouble with the internet platform that NYPF is using.

Mr. Doyle stated that he hopes to have a Housing Action Plan seminar presented by the consultants sometime in the middle of June or July.

- 4. COMMUNITY REPORTS**

Mr. McLaughlin informed the Board that the old, long-vacant Dragon Inn in Saugerties has been sold. The Orpheum Theatre in Saugerties has been sold also.

Mr. Baden stated the Town of Rochester is searching for a new Planning Board and ZBA secretary if anyone knows of anyone.

Mr. Murray stated the firehouse in New Paltz is underway. They are a couple weeks behind schedule due to reductions in supply of building materials. Mr. Murray added that the New Paltz Village Board has approved the Short Term Rental (STR) master plan.

KEY: (f) = handout will be in folder at meeting  
(m) = handout included in the mailing

**5. PLANNING BOARD REPORTS**

- a. Chairperson Report – No Report
- b. Committee Reports – No Report

**6. PLANNING DEPARTMENT REPORTS**

- a. Financial Report

Mr. Doyle stated this report is for information only and he added that the department is in good shape. Mr. Doyle stated that we expect to use all of the contractual funding by the end of the year and added that the capital program has funds for transportation work. Mr. Doyle noted that the department has considerable savings due to not having a Deputy Director on staff and added that we will be interviewing for the Deputy position next week.

Mr. Doyle informed the Board that the County is expecting a \$17 million influx of cash for the American Recovery Act and there will be a similar amount coming through next year. Mr. Doyle stated that the County Executive formed a committee with the Legislature to decide how to spend the funds. He added that we have not seen significant guidance on the use of these funds except that it should be Covid related.

Mr. McLaughlin asked about executive order on Zoom meetings. Mr. Doyle stated he hadn't seen anything extending it beyond May 6<sup>th</sup>.

- b. Environmental Notice Bulletin & Grant Opportunities

Mr. Doyle stated that we continue to review the DEIS for the releases from the Ashokan Reservoir into the Lower Esopus. The County Executive, Senator Hinchey and others spoke about the water releases at a press conference in Saugerties yesterday and the Public Comment period is open. Mr. Doyle noted that there are significant impacts for all communities along the Esopus and urged communities to submit comments. He added that draft resolutions are also out there. Mr. Murray asked for a copy of the resolution. Mr. McLaughlin said he was grateful to the County Executive and others for coming to the press conference in Saugerties and supporting the efforts for the Esopus Creek.

- c. Communications

Mr. Doyle noted that a couple of the communications were on tonight's referral agenda. Mr. Doyle stated that there is a continuing round of funds available through the Community Development Block Group (CDBG) program for anything related to the impacts of Covid-19. He stated the application process is simple, but there is a tight timeline of one-year associated with this money and added that only municipalities can apply, but they can use a non-profit to manage the project. The County is proposing to apply for \$1 million for businesses affected by Covid-19. Mr. Cohen asked for the link to the application for Hurley. Mr. Murray asked where the funding was coming from. Mr. Doyle stated the funding is from the CARES Act, with applications submitted to the Office of Community Renewal.

- d. Director/Staff Reports

Mr. Samuelson stated he did the Ag District site visits. He noted that one applicant pulled out, so there were four properties: two in Esopus and one each in Shandaken

and Olive. One in Ulster Park (Esopus) had livestock and horses, Shandaken had a small maple syrup operation and some planned aquaculture, and the land in Olive is being rented to two existing farm operations on Watson Hollow Road. Mr.

Samuelson noted that we are seeing growing clusters of farming in Ulster County in Esopus and Olive. Mr. Wilkin asked what type of commercial horse operation was in Esopus. Mr. Samuelson stated they do sales and added that the horses are from the High Plains out west. He noted that they also want to do a riding program with Lakota and work with kids.

Mr. Watkins thanked Mr. Samuelson for his help with the Mako Homes project in Shawangunk and what to do with the property.

**7. SPECIAL TOPICS DISCUSSION**

Mr. Doyle noted that the Midtown Linear Park kick-off will be on Friday and construction should start at the end of the month.

Mr. Murray asked when in-person meetings would start again. Mr. Doyle said we should know the status of the Governor's executive order tomorrow. He added that independent towns can make decisions for when they want to go back to in-person meetings. He added that some communities are doing mixed meetings and finding that to be a challenge. Mr. Baden stated that Rochester did in person meetings with a Zoom link in the room, which worked for the town board, but not as well for the bigger boards.

**8. PUBLIC COMMENT**

Emily Svenson stated she is an attorney representing a large group of residents near the proposed dragstrip at 153 Freetown Road in Plattekill. She stated the group wants to bring attention to the concerns about how the project could harm the environment and the local community. Ms. Svenson noted the concerns: noise, traffic, water pollution (uphill from the Plattekill stream), wildlife habitat, light pollution, emergency service impacts, community character, conflict with community plans, zoning district, no SEQRA review yet and variance request. Plattekill code requires a minimum buffer of 150 feet and the applicants are requesting a variance of 77%. Ms. Svenson stated they are asking the UCPB to recognize the major impacts of the proposal and to recommend the denial of the variance requested.

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

**10. ADJOURNMENT**

The meeting adjourned at 9:30PM and all were in favor.

# Ulster County Planning Board Minutes



5/5/2021

## Esopus

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Referral Number      **2021098**      Received:      4/27/2021  
Name:      **Local Law #9 of 2021**      Type of Referral:      **Other Special Authorization**  
Description:      Amend Abandoned Vehicles Law  
Project Location:      Townwide  
Recommendation:      **No County Impact**      Abstentions:      Gagliardi  
Motion:      McLaughlin  
Second:      Baden  
Vote:      Yes  No       Recusals:

## Esopus

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Referral Number      **2021099**      Received:      4/27/2021  
Name:      **Local Law #10 of 2021**      Type of Referral:      **Other Special Authorization**  
Description:      Replace "Lawn Maintenance" with "Property Maintenance" Chapter  
Project Location:      Townwide  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      McLaughlin  
Second:      Boggess  
Vote:      Yes  No       Recusals:

## Esopus

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Referral Number      **2021100**      Received:      4/27/2021  
Name:      **Local Law #11 of 2021**      Type of Referral:      **Other Special Authorization**  
Description:      Adopt Chapter 101 "Rental Properties Registration"  
Project Location:      Townwide  
Recommendation:      **Advisory Comments**      Abstentions:  
Motion:      Baden  
Second:      McCarthy  
Vote:      Yes  No       Recusals:

## Esopus

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Referral Number      **2021105**      Received:      4/28/2021  
Name:      **Hudson Shore Estates**      Type of Referral:      **Site Plan Review**  
Description:      16x40 pool and 16' stairs for overnight guests. Updated driveway, landscaping.  
Project Location:      9 Chambers Road, West Park  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Gagliardi  
Second:      Baden  
Vote:      Yes  No       Recusals:

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## Hurley

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Referral Number      **2021106**      Received:      4/28/2021  
Name:      **Amendment to Chapter 97**      Type of Referral:      **Other Special Authorization**  
Description:      Compliance with 2020 Energy Conservation Construction Code of NYS  
Project Location:      Townwide  
Recommendation:      **Approve**      Abstentions:  
Motion:      Konior  
Second:      McCarthy  
Vote:      Yes  No       Recusals:

## Kingston City

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Referral Number      **2021073**      Received:      4/8/2021  
Name:      **Resolution 50 of 2021**      Type of Referral:      **Zoning Statute Amendment**  
Description:      Amendments to accessory dwelling provisions for City  
Project Location:      Citywide  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Gagliardi  
Second:      Konior  
Vote:      Yes  No       Recusals:

## Kingston City

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Referral Number      **2021096**      Received:      4/27/2021  
Name:      **59 Pearl**      Type of Referral:      **Site Plan Review**  
Description:      Convert existing building from school to professional office use and future event space in former auditorium.  
Project Location:      59 Pearl (236 Wall)  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Watkins  
Second:      Boggess  
Vote:      Yes  No       Recusals:      NO: McLaughlin

## Kingston City

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Referral Number      **2021097**      Received:      4/27/2021  
Name:      **79 Hurley Avenue**      Type of Referral:      **Site Plan Review**  
Description:      Renovation and redevelopment of existing to mixed-use, multi-tenant.  
Project Location:      79 Hurley Avenue  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      McLaughlin  
Second:      Baden  
Vote:      Yes  No       Recusals:

## Kingston City

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Referral Number      **2021108**      Received:      5/5/2021  
Name:      **59 Pearl (236 Wall)**      Type of Referral:      **Area Variance**  
Description:      Area variance to allow off-site parking. 33 spaces to be allowed at 16 Lucas Ave  
Project Location:      59 Pearl/236 Wall/16 Lucas  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Watkins  
Second:      Konior  
Vote:      Yes  No       Recusals:      NO: McLaughlin

## ~Ulster County Planning Board Minutes~

### Lloyd

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Referral Number      **2021071**      Received:      4/6/2021  
Name:      **All Space Storage, LLC**      Type of Referral:      **Area Variance**  
Description:      10% Lot Coverage Variance (40% Max, 50% proposed)  
Project Location:      480 Route 299  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Watkins  
Second:      Baden  
Vote:      Yes  No       Recusals:      McCarthy

### Lloyd

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Referral Number      **2021072**      Received:      4/6/2021  
Name:      **Leprechaun Ventures**      Type of Referral:      **Area Variance**  
Description:      10' rear yard variance for storage building. (30' required, has 20')  
Project Location:      436 Upper North Road  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Baden  
Second:      McLaughlin  
Vote:      Yes  No       Recusals:      McCarthy

### Lloyd

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Referral Number      **2021074**      Received:      4/15/2021  
Name:      **Stewart's Shops**      Type of Referral:      **Area Variance**  
Description:      Sign height variance 1'8" (23%)  
Project Location:      4 South Chapel Hill Road (SW Corner Rt 9W)  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Gagliardi  
Second:      Baden  
Vote:      Yes  No       Recusals:      McCarthy

### Lloyd

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Referral Number      **2021101**      Received:      4/26/2021  
Name:      **Silver Gardens Senior Housing**      Type of Referral:      **Special Permit**  
Description:      Three-story, 55,000 sq ft.affordable rental housing development for seniors.  
Project Location:      Argent Drive, behind Golden View  
Recommendation:      **Approve**      Abstentions:  
Motion:      McLaughlin  
Second:      Welton  
Vote:      Yes  No       Recusals:      McCarthy

### Lloyd

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Referral Number      **2021102**      Received:      4/26/2021  
Name:      **Silver Gardens Senior Housing**      Type of Referral:      **Special Permit**  
Description:      Three-story, 55,000 sq ft.affordable rental housing development for seniors.  
Project Location:      Argent Drive, behind Golden View  
Recommendation:      **Approve**      Abstentions:  
Motion:      McLaughlin  
Second:      Welton  
Vote:      Yes  No       Recusals:      McCarthy

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## Marlborough

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Referral Number      **2021087**      Received:      4/28/2021  
Name:      **Baileys Gap Solar LLC**      Type of Referral:      **Special Permit**  
Description:      1.25 MW solar array on 11 acres of closed landfill.  
Project Location:      20 Baileys Gap Road  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Baden  
Second:      Boggess  
Vote:      Yes  No       Recusals:      Lanzetta

## Marlborough

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Referral Number      **2021088**      Received:      4/28/2021  
Name:      **Baileys Gap Solar LLC**      Type of Referral:      **Site Plan Review**  
Description:      1.25 MW solar array on 11 acres of closed landfill.  
Project Location:      20 Baileys Gap Road  
Recommendation:      Abstentions:  
Motion:  
Second:  
Vote:      Yes  No       Recusals:

## Marlborough

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Referral Number      **2021103**      Received:      4/27/2021  
Name:      **Kent Family Farms**      Type of Referral:      **Special Permit**  
Description:      Extension of farm to include production and sales. Rehab of a dwelling as history-display and small events space.  
Project Location:      Church Street  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Baden  
Second:      McLaughlin  
Vote:      Yes  No       Recusals:      Lanzetta  
Gagliardi

## Marlborough

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Referral Number      **2021104**      Received:      4/27/2021  
Name:      **Kent Family Farms**      Type of Referral:      **Site Plan Review**  
Description:      Extension of farm to include production and sales. Rehab of a dwelling as history-display and small events space.  
Project Location:      Church Street  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Baden  
Second:      McLaughlin  
Vote:      Yes  No       Recusals:      Lanzetta  
Gagliardi

## New Paltz Town

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Referral Number      **2021075**      Received:      4/21/2021  
Name:      **271 Main Street**      Type of Referral:      **Site Plan Review**  
Description:      Installation of electric vehicle charging stations in parking area of the Plaza Diner and Tops Supermarket including 8  
Project Location:      271 Main Street  
Recommendation:      **Approve**      Abstentions:  
Motion:      McLaughlin  
Second:      Gagliardi  
Vote:      Yes  No       Recusals:      Gotto

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### **New Paltz Village**

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Referral Number      **2021076**      Received:      4/23/2021  
Name:      **107 Main Street**      Type of Referral:      **Special Permit**  
Description:      Special Permit for Bar  
Project Location:      107 Main Street  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      McCarthy  
Second:      Baden  
Vote:      Yes  No       Recusals:      Murray

### **New Paltz Village**

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Referral Number      **2021077**      Received:      4/23/2021  
Name:      **107 Main Street**      Type of Referral:      **Site Plan Review**  
Description:      Site plan for deck addition  
Project Location:      107 Main Street  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      McCarthy  
Second:      Baden  
Vote:      Yes  No       Recusals:      Murray

### **Plattekill**

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Referral Number      **2021085**      Received:      4/26/2021  
Name:      **State Highway Floating Zone**      Type of Referral:      **Zoning Statute Amendment**  
Description:      Floating zone to increase flexibility and intensity of uses along state routes.  
Project Location:      Statehighways  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Baden  
Second:      Boggess  
Vote:      Yes  No       Recusals:

### **Plattekill**

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Referral Number      **2021089**      Received:      4/26/2021  
Name:      **Dirago & Bucci Drag Strip**      Type of Referral:      **Area Variance**  
Description:      115' variance for proposed drag-strip. Requires 150' setback on all sides for outdoor amusement)  
Project Location:      153 Freetown Road  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Lanzetta  
Second:      Baden  
Vote:      Yes  No       Recusals:      Gagliardi

### **Rochester**

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Referral Number      **2021086**      Received:      4/6/2021  
Name:      **Walnut Brook, LLC**      Type of Referral:      **Zoning Map Amendment**  
Description:      Rezone former Maybrook Lodge to EEO for multifamily housing community  
Project Location:      5688 Route 209  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Watkins  
Second:      McCarthy  
Vote:      Yes  No       Recusals:      Baden



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## Saugerties Town

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Referral Number      **2021084**      Received:      4/26/2021  
Name:      **Joseph Gambino**      Type of Referral:      **Subdivision**  
Description:      5-lot subdivision  
Project Location:      3524 Route 32  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      McLaughlin  
Second:      Baden  
Vote:      Yes  No       Recusals:      Hlavaty

## Saugerties Village

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Referral Number      **2021094**      Received:      4/15/2021  
Name:      **190 Ulster Avenue**      Type of Referral:      **Special Permit**  
Description:      Convert carwash for seasonal ice cream palor use.  
Project Location:      190 Ulster Avenue  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      McLaughlin  
Second:      Konior  
Vote:      Yes  No       Recusals:

## Saugerties Village

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Referral Number      **2021095**      Received:      4/15/2021  
Name:      **190 Ulster Avenue**      Type of Referral:      **Special Permit**  
Description:      Convert carwash for seasonal ice cream palor use.  
Project Location:      190 Ulster Avenue  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      McLaughlin  
Second:      Konior  
Vote:      Yes  No       Recusals:

## Shandaken

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Referral Number      **2021078**      Received:      4/29/2021  
Name:      **Firelight Camps**      Type of Referral:      **Special Permit**  
Description:      Site plan amendment for existing 80-site campground (Former Uncle Pete's)  
Project Location:      570-576 Plank Rd  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Baden  
Second:      Wilkin  
Vote:      Yes  No       Recusals:      Welton

## Shandaken

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Referral Number      **2021079**      Received:      4/29/2021  
Name:      **Firelight Camps**      Type of Referral:      **Site Plan Review**  
Description:      Site plan amendment for existing 80-site campground (Former Uncle Pete's)  
Project Location:      570-576 Plank Rd  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Baden  
Second:      Wilkin  
Vote:      Yes  No       Recusals:      Welton

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### Ulster

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Referral Number      **2021080**      Received:      4/21/2021  
Name:      **Central Hudson Gas & Electric**      Type of Referral:      **Special Permit**  
Description:      Expansion of existing substation. Leeds transmission line connection using Smart Wires and modular smart pod desi  
Project Location:      435 Hurley Avenue  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Watkins  
Second:      McLaughlin  
Vote:      Yes  No       Recusals:      Almquist

### Ulster

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Referral Number      **2021081**      Received:      4/21/2021  
Name:      **Central Hudson Gas & Electric**      Type of Referral:      **Site Plan Review**  
Description:      Expansion of existing substation. Leeds transmission line connection using Smart Wires and modular smart pod desi  
Project Location:      435 Hurley Avenue  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Watkins  
Second:      McLaughlin  
Vote:      Yes  No       Recusals:      Almquist

### Ulster

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Referral Number      **2021082**      Received:      4/21/2021  
Name:      **LHV Precast Incorp.**      Type of Referral:      **Site Plan Review**  
Description:      Site plan amendment - Single story pre-casting facility 14,400 sf. and 7,200 sf batching plant.  
Project Location:      530-600 Ulster Landing Road  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Konior  
Second:      Watkins  
Vote:      Yes  No       Recusals:      Almquist

### Ulster

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Referral Number      **2021083**      Received:      4/21/2021  
Name:      **Pioneer**      Type of Referral:      **Site Plan Review**  
Description:      5 MW community solar on 20.42 acre area.  
Project Location:      491-549 Sawkill Rd  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      McLaughlin  
Second:      Boggess  
Vote:      Yes  No       Recusals:      Almquist

### Wawarsing

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Referral Number      **2021090**      Received:      4/26/2021  
Name:      **Mill and Main**      Type of Referral:      **Special Permit**  
Description:      Redevelop existing structure to restaurant, retail, and apartment use.  
Project Location:      317 to 331 Main Kerhonkson  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Konior  
Second:      Baden  
Vote:      Yes  No       Recusals:

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### Wawarsing

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Referral Number      **2021091**      Received:      4/26/2021  
Name:      **Mill and Main**      Type of Referral:      **Site Plan Review**  
Description:      Redevelop existing structure to restaurant, retail, and apartment use.  
Project Location:      317 to 331 Main Kerhonkson  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Konior  
Second:      Baden  
Vote:      Yes  No       Recusals:

### Wawarsing

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Referral Number      **2021092**      Received:      4/26/2021  
Name:      **Wagar Farms**      Type of Referral:      **Special Permit**  
Description:      Use farm as events venue. 18 events per year with maximum of 110 guests.  
Project Location:      541 Ulster Heights Road  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      McLaughlin  
Second:      Konior  
Vote:      Yes  No       Recusals:

### Wawarsing

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Referral Number      **2021093**      Received:      4/26/2021  
Name:      **Wagar Farms**      Type of Referral:      **Site Plan Review**  
Description:      Use farm as events venue. 18 events per year with maximum of 110 guests.  
Project Location:      541 Ulster Heights Road  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      McLaughlin  
Second:      Konior  
Vote:      Yes  No       Recusals:

### Woodstock

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Referral Number      **2021107**      Received:      5/3/2021  
Name:      **Mitchell**      Type of Referral:      **Area Variance**  
Description:      8' front-yard variance for generator  
Project Location:      52 Mill Hill Road (212)  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Watkins  
Second:      Konior  
Vote:      Yes  No       Recusals: