

ULSTER COUNTY PLANNING BOARD
Minutes – Wednesday, November 3, 2021

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

There WILL NOT be an Executive Committee Meeting

REMOTE MEETING ONLY - WEB or CALL IN ONLY
PLEASE DO NOT SHOW UP TO THE COUNTY BUILDING

MEMBERS OF THE PUBLIC ARE INVITED TO LISTEN IN

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

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

1. **ROLL CALL – Present:** R. Pecora, G. Gidaly, M. Cohen, J. Konior, S. McCarthy, H. Hansen, C. Lanzetta, A. Gotto, D. Boggess, T. Wilkin, M. Baden, J. Brown, R. Hlavaty, F. Almquist, V. Markowitz, M. Rudikoff, R. Travers, W. Murray, V. McLaughlin, G. Gagliardi, D. Doyle, R. Leibowitz, B. Samuelson **Excused:** V. Welton, M. Watkins **Guests:** Lisa Mance (Town of Hurley Alternate Member), Erin Enouen (Town of Rochester Alternate Member), Daniel Schniedewind

2. **APPROVAL OF MINUTES**

The October minutes were approved. Motion made by Mr. McLaughlin, Seconded by Mr. Wilkin. All were in favor.

3. **EDUCATION & TRAINING OPPORTUNITIES**

Mr. Wilkin stated he did the Rockland County webinar. Mr. Doyle stated that training proof is needed to submit with reappointment paperwork. He added that if members seeking reappointment cannot get the 4 hours in for this year, we can ask the Legislature to waive it. Mr. Brown noted that his reappointment should have been sent in last year and was unsure why he was on the list of expiring terms. Mr. Doyle said we would look into it.

4. **COMMUNITY REPORTS**

Mr. Boggess stated the DEP is starting replacement of 5 Arch bridge across Esopus in Boiceville. Construction should start on Monday and take 2-3 years to finish.

Mr. Murray stated the new firehouse on the corner of Henry W. DuBois and N. Putt Corners is coming along slowly and should be finished by March or April. He added they are having a hard time getting building materials and labor amongst other setbacks. Mr. Murray stated that New Paltz has also been reviewing Good Cause/Right to Renew legislation regarding landlord/tenant relationships.

Mr. Baden stated construction of the Alligerville firehouse, a NY Rising project, has been delayed due to inability to get building materials. They hope to be completed sometime next year.

Mitchell Cohen stated an attorney and representative from Verizon attended the Town of Hurley planning board meeting. They are proposing to amend a site plan and special use permit on one of their towers. He added that Federal law says within 60 days of receipt of such an application it is automatically approved. He asked if any other town

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

knew about that. Mr. Doyle stated that existing towers are different from new towers. It is 60-days from when application is complete and that is up to your board to decide what is complete. Ms. Lanzetta noted that Marlborough charges the applicant for any professional consulting needed on an application. Mr. Baden asked if this was an addition or replacement of an antennae and added when the footprint is not being substantially changed, they could go right to the building department. Ms. Mance confirmed it is a replacement for an upgrade. Mr. Leibowitz stated those are exempt from referral to the County.

5. PLANNING BOARD REPORTS

- a. Chairperson Report
 - Nominating Committee Appointments
Chairman Brown announced the members of the nominating committee will be Mr. Wilkin, Ms. Pecora, Mr. Baden & Mr. Watkins. All accepted.
- b. Committee Reports
No Reports

6. PLANNING DEPARTMENT REPORTS

- a. Financial Report

Mr. Doyle noted there will be one more contract by end of year and added that most funds in the Professional Services line have been encumbered. Mr. Doyle stated that the County budget has been announced and there is a proposed increase in the staffing budget for a new Senior Planner to do work on housing. Mr. Doyle informed the Board that the Legislature is having discussions on American Rescue Plan funds of approximately \$34 million in 2022/2023. Large amounts are proposed to be added to the Capital Program for Housing, Economic Development, Mental Health, Recreation Opportunities and Infrastructure. The Planning Department also applied for \$800,000 of CDBG funds for a housing rehab work grant on the 28th. A portion will be dedicated to energy efficiency under green new deal program. Mr. Baden asked if it shouldn't be 2021/2022. Mr. Doyle agreed that was the funding year.

Ms. Gotto asked if she could put in for reimbursement of \$50 for Assn of Towns conference since there was funds remaining for conferences. Mr. Doyle answered she could, but normally approval should be requested first.

- b. Environmental Notice Bulletin & Grant Opportunities

Mr. Doyle made note of Cresco Labs in Wawarsing and Winston Farms in Saugerties and All Space Storage in the Town of Ulster.

Mr. Samuelson directed the Board to review the grants announcements page on the Department's website. The "Economic Adjustment Assistance Program," funded by the American Rescue Plan, is for municipalities for a broad array of projects. He noted there are two important links for more information.

Mr. Doyle made note to Rochester, City of Kingston, Ellenville and Saugerties that BOA grants are available to move along from nominations to brownfield work. He added this continues to offer a substantial amount of tax benefits.

c. Communications
Discussed during ENBs.

d. Director/Staff Reports

Mr. Doyle informed the Board that UCTC completed its 5-year federal review on October 15th. The review was interrupted due to Government shutdown, the FHA was shut down for one day for failure to pass infrastructure act.

7. SPECIAL TOPICS DISCUSSION

a. Capital Program Discussion

Mr. Doyle stated he wasn't able to prepare a draft for this evening. We did not receive any other comments from the Board except for Mr. McLaughlin, which were shared with the Board. Mr. Doyle proposed having a broad discussion for where our comments should go. He went over three issues with major importance.

One is for how much money is spent in any given year from the beginning to end of the program. Mr. Doyle stated we should congratulate the Executive and the Legislature on investments of the transportation system and green new deal.

Secondly, call out the Executive and Legislature to close gaps in existing trail. We would also improve pedestrian and bike safety on existing roadways themselves.

Third, preservation of assets. The Legislature has been reluctant to invest in Tech City, even though it's an opportunity cost for those investments. Mr. Doyle asked the Board if they want to tell the Legislature that now is the time to spend the money in order to get the return. He added that we own pieces of the building and have the opportunity to foreclose. We need to invest in the property so it doesn't deteriorate further. He added that the Legislature is not convinced this is money well spent.

Mr. Doyle stated our Board meets on December 1st and the Legislature votes on the 2nd. He added that we would like to submit our comments a week before their meeting, so Mr. Doyle proposed to write something and have the Board vote to approve in two weeks or so.

Mr. Doyle stated he wanted to address the comments submitted by Mr. McLaughlin.

Mr. McLaughlin's first comment was to create a way to track how the Capital Program is amended. Noting that we have made this comment repeatedly over the years, Mr. Doyle said he asked Mr. McLaughlin to submit this comment again. Without another way of tracking, you have to do a resolution search, which is very cumbersome. Mr. Doyle asked the Board to endorse this. Mr. Baden commented that when they are put in year after year any amendments should be included in the new data sheet. Mr. Doyle stated they do, but they project cost is not changed year to year, adding there should be better costing associated with some of the projects.

Mr. Doyle stated Mr. McLaughlin's second comment had to do with grants for towns for infrastructure improvements. We have less comfort level with this. There is a community development program in the Capital Program, not well known to communities. The call here is to provide for more outreach and transparency for availability of funds and a conversation with communities for what is needed.

Mr. Doyle stated Mr. McLaughlin's third comment was regarding security. \$950,000 is available in Capital Program for security issues for County buildings. Safety improvements need to be thought of as priorities in today's climate.

Mr. Doyle stated he wanted to congratulate the Capital Program on the more disciplined approach for how Capital Programs become projects. There is a whole new set of policies for energy efficiency, sustainability, resiliency, smart growth etc., applied across capital programming. Mr. Doyle added that the Exec & Leg should be commended for pushing the Cap Program folks to get that done. Vince thanked Dennis for his time & discussion this afternoon. Mr. Doyle stated he will write something for consideration by the Board by end of the following week. Will take one round of amendments then will ask executive committee to finalize in order to submit to the Legislature and County Executive.

Mr. McLaughlin made a motion to authorize the Exec Committee to give final approval. Mr. Wilkin seconded the motion. All in favor.

Mr. Boggess asked if there was any as to why certain projects move from one year to the next. Mr. Doyle answered that it has to do with capacity issues. Priorities established before are now in a different time frame. An estimated 40-50% of capital projects expected for 2020-21 were impacted by covid. He added that now the concern is the supply chain issue. Mr. Doyle noted that we just got extension request from Rail Trail vendor to move their completion date from end of November until June 2022, because they can't get materials to finish construction.

8. PUBLIC COMMENT

Daniel Schniedewind sent a letter to the Board regarding the site plan for the Trans-Hudson Management plan in New Paltz on Putt Corners Road. He is concerned about the safety of people using the Empire State connector trail as this is a busy intersection. Mr. Schniedewind requested that the Town of New Paltz Planning Board return the project to UCPB for review once all items have addressed.

9. ZONING REFERRALS – *See Separate Zoning Minutes*

10. ADJOURNMENT

The meeting adjourned at 8:50PM. All were in favor.

Ulster County Planning Board Minutes



11/3/2021

Esopus

Referral Number **2021216** Received: 10/27/2021
Name: **Headless Horseman Site Plan** Type of Referral: **Site Plan Review**
Description: 6,000 square foot building with gravel parking for 16 spaces, plus well and subsurface septic. Creation and storage of
Project Location: 778 Route 9W, Ulster Park
Recommendation: **Required Modifications** Abstentions:
Motion: McLaughlin
Second: Konior
Vote: Yes No Recusals: Pecora

Gardiner

Referral Number **2021209** Received: 10/22/2021
Name: **Short-Term Rental Law** Type of Referral: **Other Special Authorization**
Description: Regulation of STRs
Project Location: Townwide
Recommendation: **Advisory Comments** Abstentions:
Motion: Baden
Second: Konior
Vote: Yes No Recusals:

Gardiner

Referral Number **2021210** Received: 10/22/2021
Name: **Wireless Edge** Type of Referral: **Special Permit**
Description: 110' monopole on town property.
Project Location: 630 South Mountain Road
Recommendation: **Required Modifications** Abstentions: Baden
Motion: Konior
Second: McCarthy
Vote: Yes No Recusals:

Gardiner

Referral Number **2021211** Received: 10/22/2021
Name: **Wireless Edge** Type of Referral: **Site Plan Review**
Description: 110' monopole on town property.
Project Location: 630 South Mountain Road
Recommendation: **Required Modifications** Abstentions: Baden
Motion: Konior
Second: McCarthy
Vote: Yes No Recusals:

~Ulster County Planning Board Minutes~

Marbletown

Referral Number **2021212** Received: 10/22/2021
Name: **Pra Minor Subdivision** Type of Referral: **Subdivision**
Description: 4-lot subdivision
Project Location: Pine Bush Rd and CR-2
Recommendation: **Required Modifications** Abstentions:
Motion: McLaughlin
Second: Baden
Vote: Yes **19** No **0** Recusals: Hansen

New Paltz Town

Referral Number **2021208** Received: 10/6/2021
Name: **12 Nort Putt Corners Rd** Type of Referral: **Site Plan Review**
Description: 4 structures at intersection of Rt 299 and N. Putt Corners Rd.
Project Location: Rt 299 and N. Putt Corners Road
Recommendation: **Required Modifications** Abstentions:
Motion: McLaughlin
Second: Konior
Vote: Yes **18** No **0** Recusals: Gotto
 Murray

Saugerties Town

Referral Number **2021213** Received: 10/25/2021
Name: **Rust Free Motors, LLC** Type of Referral: **Special Permit**
Description: Expansion and modification of existing automotive dealership and repair shop.
Project Location: 2 Simmons Drive
Recommendation: **Required Modifications** Abstentions:
Motion: McCarthy
Second: Baden
Vote: Yes **19** No **0** Recusals: McLaughlin

Saugerties Town

Referral Number **2021214** Received: 10/25/2021
Name: **Rust Free Motors, LLC** Type of Referral: **Site Plan Review**
Description: Expansion and modification of existing automotive dealership and repair shop.
Project Location: 2 Simmons Drive
Recommendation: **Required Modifications** Abstentions:
Motion: McLaughlin
Second: Baden
Vote: Yes **19** No **0** Recusals: McLaughlin

Ulster

Referral Number **2021215** Received: 10/25/2021
Name: **AllSpace Storage** Type of Referral: **Site Plan Review**
Description: Add 4 self-storage units to existing self-storage facility (34,800 sq. ft. in total).1
Project Location: 1693 Ulster Avenue
Recommendation: **No County Impact** Abstentions:
Motion: McLaughlin
Second: Konior
Vote: Yes **19** No **0** Recusals: Almquist