

ULSTER COUNTY PLANNING BOARD
Minutes – Wednesday, September 7, 2022

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

The Executive Committee Met at 6:30 p.m.

REMOTE MEETINGS - WEB or CALL IN ONLY
MEMBERS OF THE PUBLIC ARE INVITED TO LISTEN IN

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

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

- 1. ROLL CALL - Present:** R. Pecora, G. Gidaly, M. Cohen, S. McCarthy, H. Hansen, C. Brand, A. Gotto, D. Boggess, T. Wilkin, M. Baden, J. Brown, J. Ferraro, V. Welton, M. Watkins, F. Almquist, M. Rudikoff, W. Murray, V. McLaughlin, D. Doyle, R. Leibowitz, B. Samuelson **Absent:** V. Markowitz **Excused:** C. Lanzetta **Guests:** Johanna Winer, Erin Enouen-Alt. Town of Rochester

2. APPROVAL OF MINUTES

The August minutes were approved. Motion made by Mr. McLaughlin, seconded by Mr. Almquist. Ms. Welton abstained. All were in favor.

3. EDUCATION & TRAINING OPPORTUNITIES

Mr. Baden informed the Board of the New York Planning Federation training that will be at the Roosevelt site in Hyde Park on Sept 13th. He also stated that Pace University was doing a 3-day Land Use Leadership Alliance (LULA) program in Rosendale on Sept 22, Oct 6 & Oct 20th from 9-3 each day.

Ms. Gotto mentioned the Smart Growth webinar about the importance of a geographic based approach and using GIS to help with planning online Sept 13th at 1PM. She noted that this was shared with the Board via email today.

4. COMMUNITY REPORTS

Mr. Gidaly stated the Gardiner Town Board voted to accept the Community Preservation Plan and Community Preservation Fund to preserve open space, farmland and water resources and added that it will be on the ballot in November.

Mr. McLaughlin announced that he is currently going through the background check process and then the Governor will be appointing him to the NYS Developmental Disabilities Planning Council. The council meets 6 times a year starting in a couple months. He also noted that the paving project on Partition Street in the Village of Saugerties is moving ahead. Mr. Baden congratulated Vince and noted that he was a reference for the appointment and was happy to give a good recommendation.

Mr. Baden stated that Town of Rochester has adopted two new ambulance districts, one covers High Falls and the second covers the rest of the Town. The new districts go into effect in January.

Mr. Boggess stated the Town of Olive emergency alert system is ready. Residents will get a text message or phone call for road closings, flooding, etc. He added there will be a referendum on September 24th for the sewer district in the hamlet of Shokan. Ms. Welton asked if they were building a sewage treatment plant. Mr. Boggess stated a plant will be built in Shokan and the current plant in Boiceville will be converted to a

pumping station. He added it will probably be 4-5 years before it is online. Mr. Rudikoff asked if DEP was involved in the system. Mr. Boggess stated they are paying for it. Ms. Welton noted that Shandaken is looking to revisit their sewage treatment plant adding that they can't expand the business district without having more sewage potential.

5. PLANNING BOARD REPORTS

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

6. PLANNING DEPARTMENT REPORTS

- a. Financial Report

Mr. Doyle stated that we are in pretty good shape through the end of the year. He noted that we are anticipating a substantial increase in funding for housing. We received a \$50,000 award for funding an update to the Ag Farmland Protection Plan. We are also in discussion with the Legislature for ARPA funds and a resolution to begin an agriculture assistance program relating to things that happened during pandemic: cost of seed fertilizer and fuel has been advanced. This includes a new position within a year either in either Planning or Economic Development or possibly a new Agriculture Department. Mr. Doyle stated on the housing side could come from: tax sales to commit money we make over the amount of taxes owed, second would be to commit money through room tax, and third is to commit County fund balance when it's over the estimated amount needed.

Ms. Gotto asked if the County is looking at opportunities to expand transmission lines for solar. Mr. Doyle stated that the County is receptive to solar development, but not to direct support to the utility. Mr. Watkins noted if you don't have high tension wires running through the town it doesn't work.

Mr. Baden asked about the communications tower. Mr. Doyle said some concerns from residents of Saugerties regarding location of the tower, but we are working through that. Other locations in Rosendale behind the Government Center and we are still looking at towers in Shandaken and Rochester (whether needed or not). Mr. Baden noted that there is no cell service or broadband in that area.

Mr. McLaughlin asked if there is any talk of adding housing for Vets. Mr. Doyle stated the County has supportive housing for Veterans in Kingston. Mr. Brown asked about the Alms House project. Mr. Doyle stated it is set to open by end of year.

Ms. Gotto asked for an update on the emergency response center location. Mr. Doyle stated it is ongoing and suggested she contact the Legislature for New Paltz. He added that the current Emergency Operations Center & PSAP (911) facility is woefully dated and in need of replacement.

- b. Environmental Notice Bulletin & Grant Opportunities– No member comment
- c. Communications – No Member Comment
- d. Director/Staff Reports – See Planning Department Reports

7. SPECIAL TOPICS DISCUSSION

Mr. Doyle noted that we have received approval for the construction phase of the Kingston Rail Trail and are hoping to get to bid by the end of the month.

Mr. Doyle informed the Board that he attended a Conservation Advisory Council round table meeting in Rosendale where they brought all members together to speak what's on their minds. He noted with our training programs the most difficult part is the local planning board members are reluctant to speak or participate, but that may improve in a roundtable setting. Mr. Doyle stated we could ask various boards to give half-hour presentations on what projects are out there and then have an hour of roundtable discussion. Mr. Baden suggested having the presentations vetted in order to keep incorrect information from being distributed. Mr. Doyle replied that we could schedule a presentation on an item and then have a discussion.

Mr. McLaughlin asked if we plan to come back in person. Mr. Doyle stated if the Governor keeps extending the order, we will continue to meet on Zoom and added that we don't have the technology to do streaming.

8. PUBLIC COMMENT

There was no public comment.

9. ZONING REFERRALS – *See Separate Zoning Minutes*

10. ADJOURNMENT

The meeting adjourned at 9:15 PM. All were in favor.

Ulster County Planning Board Minutes



9/7/2022

Ellenville

Referral Number **2022151** Received: 8/18/2022
Name: **130 Canal Street** Type of Referral: **Special Permit**
Description: Renovate existing carriage house for use as a wedding venue and parking expansion
Project Location: 130 Canal Street
Recommendation: **Required Modifications** Abstentions:
Motion: Baden
Second: McCarthy Recusals:
Vote: Yes No

Ellenville

Referral Number **2022152** Received: 8/18/2022
Name: **130 Canal Street** Type of Referral: **Site Plan Review**
Description: Renovate existing carriage house for use as a wedding venue and parking expansion
Project Location: 130 Canal Street
Recommendation: **Required Modifications** Abstentions:
Motion: Baden
Second: McCarthy Recusals:
Vote: Yes No

Esopus

Referral Number **2022161** Received: 8/25/2022
Name: **Red Maple Vineyard** Type of Referral: **Special Permit**
Description: New 8,375 square foot building for winery, brewing and cider making.
Project Location: 122 Burroughs Drive
Recommendation: **Required Modifications** Abstentions:
Motion: McLaughlin
Second: Welton Recusals: Pecora
Vote: Yes No

Esopus

Referral Number **2022162** Received: 8/25/2022
Name: **Red Maple Vineyard** Type of Referral: **Site Plan Review**
Description: New 8,375 square foot building for winery, brewing and cider making.
Project Location: 122 Burroughs Drive
Recommendation: **Required Modifications** Abstentions:
Motion: McLaughlin
Second: Welton Recusals: Pecora
Vote: Yes No

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Lloyd

Referral Number **2022153** Received: 8/31/2022
Name: **Short-Term Rentals** Type of Referral: **Zoning Statute Amendment**
Description: Establish short-term rental regulations
Project Location: Town wide
Recommendation: **Required Modifications** Abstentions:
Motion: McLaughlin
Second: Baden
Vote: Yes No Recusals: McCarthy

New Paltz Town

Referral Number **2022160** Received: 8/26/2022
Name: **Shapiro and Grymes** Type of Referral: **Site Plan Review**
Description: 26' x 24' barn with pool and patio in floodplain
Project Location: 11 Coffey Rd
Recommendation: **Advisory Comments** Abstentions:
Motion: Baden
Second: Watkins
Vote: Yes No Recusals: Gotto

Plattekill

Referral Number **2022163** Received: 8/29/2022
Name: **United Pump & Tank** Type of Referral: **Area Variance**
Description: 26.1 side-yard variance for existing building - previously accessory now to be used for light industrial use.
Project Location: 120 Kingsview Highway
Recommendation: **No County Impact** Abstentions:
Motion: Watkins
Second: Baden
Vote: Yes No Recusals:

Rochester

Referral Number **2022154** Received: 8/23/2022
Name: **Local Law O of 2022** Type of Referral: **Zoning Statute Amendment**
Description: Amendment to kennel regulations
Project Location: Town wide
Recommendation: **Advisory Comments** Abstentions:
Motion: McLaughlin
Second: McCarthy
Vote: Yes No Recusals: Baden

Rochester

Referral Number **2022155** Received: 8/23/2022
Name: **Local Law P of 2022** Type of Referral: **Zoning Statute Amendment**
Description: Amendment to transfer of development rights regulations
Project Location: Town wide
Recommendation: **No County Impact** Abstentions:
Motion: McCarthy
Second: Watkins
Vote: Yes No Recusals: Baden

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Rochester

Referral Number **2022156** Received: 8/23/2022
Name: **Local Law Q of 2022** Type of Referral: **Zoning Statute Amendment**
Description: Replace and repeal lot development standards
Project Location: Town wide
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: McLaughlin Recusals: Baden
Vote: Yes No

Rochester

Referral Number **2022157** Received: 8/23/2022
Name: **Local Law R of 2022** Type of Referral: **Zoning Statute Amendment**
Description: Landscaping standards
Project Location: Town wide
Recommendation: **Advisory Comments** Abstentions:
Motion: McCarthy
Second: Welton Recusals: Baden
Vote: Yes No

Rochester

Referral Number **2022158** Received: 8/23/2022
Name: **Local Law S of 2022** Type of Referral: **Zoning Map Amendment**
Description: Overlay District Boundaries
Project Location: Town wide
Recommendation: **Advisory Comments** Abstentions:
Motion: Watkins
Second: Welton Recusals: Baden
Vote: Yes No

Rochester

Referral Number **2022164** Received: 8/30/2022
Name: **EEO Additional Use** Type of Referral: **Zoning Statute Amendment**
Description: Add portable sawmill and solar drying kilns in EEO district.
Project Location: 2919 and 2921 Lucas Turnpike
Recommendation: **Advisory Comments** Abstentions:
Motion: Welton
Second: McLaughlin Recusals: Baden
Vote: Yes No

Shandaken

Referral Number **2022159** Received: 8/23/2022
Name: **Phoenicia Wellness** Type of Referral: **Site Plan Review**
Description: Convert existing bank to pharmacy
Project Location: 53 Main Street
Recommendation: **Required Modifications** Abstentions:
Motion: McCarthy
Second: Baden Recusals: Welton
Vote: Yes No McLaughlin

~Ulster County Planning Board Minutes~

Woodstock

Referral Number **2022165** Received: 8/30/2022
Name: **Personal Wireless Service Facilities** Type of Referral: **Zoning Statute Amendment**
Description: Regulations for new and updated small wireless facilities
Project Location: Town wide
Recommendation: **Advisory Comments** Abstentions:
Motion: Baden
Second: McLaughlin Recusals: NO: Gotto
Vote: Yes No