

**ULSTER COUNTY PLANNING BOARD**  
***Minutes – Wednesday, May 4, 2022***

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

**REMOTE MEETING ONLY - WEB or CALL IN ONLY**

**MEMBERS OF THE PUBLIC ARE INVITED TO LISTEN IN**  
Join Zoom Meeting: Webinar ID: 875 6300 3273 Password: 834223

**The Executive Committee did not meet**

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

**1. ROLL CALL – Present:** R. Pecora, G. Gidaly, M. Cohen, S. McCarthy, C. Brand, A. Gotto, D. Boggess, T. Wilkin, M. Baden, J. Brown, J. Ferraro, V. Welton, M. Watkins, F. Almquist, V. Markowitz, S. Weisburd, V. McLaughlin, D. Doyle, R. Leibowitz, B. Samuelson **Absent:** R. Travers **Excused:** C. Lanzetta, M. Rudikoff, W. Murray **Guests:** Petra Heist, Bill Mennenga-Redeemer Lutheran New Paltz, Steve Hubbard-Alt UCPB member/Saugerties Tn, Erin Enouen-Alt UCPB member/Rochester, Maren Lindstrom, Marc Grasso Town of Rochester

**2. APPROVAL OF MINUTES**

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

**3. EDUCATION & TRAINING OPPORTUNITIES**

Mr. Boggess stated he attended the training sponsored by Rockland County and it was pretty good. Mr. Baden noted that the Dutchess County Planning Federation has some offerings on their webpage. Ms. Gotto stated that Rockland County was going to have another webinar on May 26<sup>th</sup>.

**4. COMMUNITY REPORTS**

Mr. Wilkin noted the communication from Plattekill for a nursing home and remarked that the Town Board is taking lead agency. He added that the Planning Board would normally be lead agency so it will be interesting to see how it plays out.

Ms. Gotto stated the Town of New Paltz has been chosen by the DEC to be the recipient of a training program for Conservation Overlay Zoning, which runs now through December and then should be incorporated into the Town's zoning.

Mr. Baden stated that Rochester is considering hiring a part-time municipal Planner for staff. He added that this will be a 20 hour per week position, but if there is another township interested in having this as a shared service, it could be offered as a full-time position with benefits. Mr. Baden stated he attended a disaster drill training held by Central Hudson at their center in Lake Katrine adding that it was a good experience.

Mr. Boggess updated the Board on the flood buyout in Boiceville. The Olive Fire Department has been working on funding and getting the design ready for a new firehouse east of Bread Alone towards Kingston. They hope to be in this time next year. He added that he assumes that work will start soon for the bridge replacement in Boiceville.

Mr. Baden informed the Board that he attended a Zoom Question & Answer session for the Woodstock Planning Board presented by Mr. Doyle and he thought the attendees got a lot out of it. Mr. Baden noted that Mr. Doyle discovered that the Woodstock Planning Board was never codified into Town law. Mr. Doyle noted there was only a resolution that was done back in the '60's. Mr. Baden stressed that functions of the Planning Board should be codified into Town law. Mr. Doyle offered to host trainings for other boards if requested and added that they could choose the topic.

**5. PLANNING BOARD REPORTS**

a. Chairperson Report

Chairman Boggess informed new members present that when we are voting on referrals, we are voting to support staff's suggested recommendations. He wanted to make it clear, as on some projects it is tempting to vote no, but this board votes on the comments, not the project.

Mr. Baden stated that if members and alternates will be voting on a project before their local board, they must recuse themselves from the vote and discussion of the project before this board.

b. Committee Reports  
No member comment

**6. PLANNING DEPARTMENT REPORTS**

a. Financial Report

Mr. Doyle stated that we are starting the 2023 budget process. He also informed the Board that we have a new Senior Planner starting on May 16<sup>th</sup>, Kai Lord-Farmer, who is coming from California, but is originally from this area. His focus will be on housing and some of his time will be spent on transportation.

b. Environmental Notice Bulletin & Grant Opportunities

Mr. Doyle made note of the RUPCO support housing project (old Quality Inn site), adding that the County is funding water and sewer extensions to serve that project.

Mr. Doyle informed the Board that 2022 NYS Consolidated Funding Applications are out. He noted there is not a lot of money for housing but funding is available for infrastructure and economic development.

c. Communications

Mr. Doyle stated that we continue to work with Shandaken and Rail Explorers to lessen the impact where neighbors are complaining about noise and light. He added that we are trying to balance the needs of Rail Explorers with concerns of residents. Ms. Gotto asked if they really make that much noise. Mr. Doyle answered it isn't the amount of noise, but the duration. Also, the Mt. Tremper run at night is causing concerns due to the amount of light.

d. Director/Staff Reports

Mr. Leibowitz stated the County's Redistricting Committee will be holding two public meetings, both will be in person at 7PM: May 16<sup>th</sup> at the Modena Firehouse and May 19<sup>th</sup> at the Saugerties Senior Center at Cantine Field. Mr. Doyle noted this was an

engaged group to work with. He added that Mr. Leibowitz spent an entire Saturday and some evenings getting the map together.

**7. SPECIAL TOPICS DISCUSSION**

Mr. Doyle informed the Board that the cost of capital projects has escalated; we are seeing engineering estimates with a 30-50% rise in cost. As examples he noted work being done by the transportation staff on the Transportation Improvement Program (TIP) who are seeing a \$1.7 million increase on a \$4.2 million budget for a project in Lloyd and an engineering estimate for the Kingston Rail Trail that went up \$600,000 on a \$2.2 million project. Mr. Doyle added that although we may have more money in the budget due to the Infrastructure & Jobs Act, we will be unable to do additional work because of the increase in cost. He noted we are also seeing similar increases in non-Federally funded projects going through the County's approval process.

**8. PUBLIC COMMENT**

Marc Grasso stated he is a Town of Rochester resident and also on the Town's Planning Board. He wanted to endorse Rochester's proposed moratorium on tonight's agenda for the sake of open space.

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

**10. ADJOURNMENT**

Meeting adjourned at 9:00PM. All were in favor.

# Ulster County Planning Board Minutes



5/4/2022

## Lloyd

Referral Number: **2022071** Received: 4/11/2022  
Name: **Local Law C of 2022** Type of Referral: **Zoning Statute Amendment**  
Description: New definition for agricultural buffer  
Project Location: Town wide  
Recommendation: **Advisory Comments** Abstentions:  
Motion: Watkins  
Second: Brown Recusals: McCarthy  
Vote: Yes  No

## Lloyd

Referral Number: **2022078** Received: 4/27/2022  
Name: **Cuisine Machine** Type of Referral: **Site Plan Review**  
Description: Restaurant use of mobile food truck with takeout service only.  
Project Location: Route 9W, South of Lumen Lane  
Recommendation: **Required Modifications** Abstentions:  
Motion: Baden  
Second: Welton Recusals: McCarthy  
Vote: Yes  No

## Rochester

Referral Number: **2022066** Received: 4/18/2022  
Name: **Lucky Petroleum SPA** Type of Referral: **Site Plan Review**  
Description: Demolition of existing. Construction of convenience store, replacement of gas pumps.  
Project Location: 6101-6117 Route 209 Kerhonkson  
Recommendation: **Required Modifications** Abstentions:  
Motion: Welton  
Second: McLaughlin Recusals:  
Vote: Yes  No

## Rochester

Referral Number: **2022073** Received: 4/22/2022  
Name: **Comprehensive Plan Addendum** Type of Referral: **Comprehensive Plan**  
Description: Additional reports adopted into comprehensive plan  
Project Location: Town wide  
Recommendation: **Advisory Comments** Abstentions:  
Motion: Watkins  
Second: Welton Recusals: Baden  
Vote: Yes  No

# ~Ulster County Planning Board Minutes~

## Rochester

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Referral Number      **2022074**      Received:      4/22/2022  
Name:      **Local Law A of 2022**      Type of Referral:      **Other Special Authorization**  
Description:      Moratorium on consideration and approval of residential and commercial projects.  
Project Location:      Town wide  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Watkins  
Second:      McLaughlin      Recusals:      Baden  
Vote:      Yes  No

## Rochester

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Referral Number      **2022081**      Received:      4/29/2022  
Name:      **Local Law B of 2022**      Type of Referral:      **Zoning Statute Amendment**  
Description:      Accessory Dwelling Units Law, revised.  
Project Location:      Town wide  
Recommendation:      **Approve**      Abstentions:  
Motion:      McLaughlin  
Second:      Welton      Recusals:      Baden  
Vote:      Yes  No

## Rosendale

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Referral Number      **2022076**      Received:      4/27/2022  
Name:      **Lewis Solar**      Type of Referral:      **Special Permit**  
Description:      5 MW solar on 26 acres (132 acre parcel).  
Project Location:      173 Coutant Road  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Welton  
Second:      McCarthy      Recusals:      Brown  
Vote:      Yes  No

## Rosendale

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Referral Number      **2022077**      Received:      4/27/2022  
Name:      **Lewis Solar**      Type of Referral:      **Site Plan Review**  
Description:      5 MW solar on 26 acres (132 acre parcel).  
Project Location:      173 Coutant Road  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Welton  
Second:      McCarthy      Recusals:      Brown  
Vote:      Yes  No

## Saugerties Town

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Referral Number      **2022075**      Received:      4/26/2022  
Name:      **ELNA Magnetics**      Type of Referral:      **Site Plan Review**  
Description:      15,000 sf addition to existing manufacturing facility & 18,750 sf detached cold storage warehouse.  
Project Location:      203 Malden Turnpike  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      McLaughlin  
Second:      Welton      Recusals:      Ferraro  
Vote:      Yes  No

