

# ULSTER COUNTY PLANNING BOARD

*Minutes – Wednesday, April 12, 2023*

The Ulster County Planning Board Meeting 7:00 p.m.  
Restorative Justice & Community Empowerment Center  
Conference Room A  
733 Broadway, Kingston, NY

## The Executive Committee Will Not Meet

Chairman Boggess called the meeting to order and Mr. Leibowitz read the roll call.  
The Chairman informed the Board that Mr. Doyle would be late.

1. **ROLL CALL – Present:** R. Pecora, G. Gidaly, M. Cohen, C. Lanzetta, M. Calimano, D. Boggess, T. Wilkin, M. Baden, J. Brown, J. Ferraro, M. Watkins, F. Almquist, V. Markowitz, M. Rudikoff, L. Molyneaux, R. Leibowitz, B. Samuelson **Excused:** D. Onderdonk, S. McCarthy, H. Hansen, V. Welton, W. Murray, V. McLaughlin
2. **APPROVAL OF MINUTES**  
The March minutes were approved. Motion made by Mr. Calimano, seconded by Mr. Gidaly. All were in favor.
3. **EDUCATION & TRAINING OPPORTUNITIES**  
Mr. Wilkin stated Orange County stopped sending him training announcements and he was disappointed with what was offered on their website. Mr. Boggess stated an email for Rockland County was sent to the Board last week. Mr. Baden stated Dutchess County and the Planning Federation were both offering training. Mr. Baden thanked those who attended the March 15<sup>th</sup> training, adding that he enjoys doing it. Mr. Leibowitz noted the Build a Better Record seminar is now available on YouTube.
4. **COMMUNITY REPORTS**  
Mr. Almquist stated the developer for the Kingston Commons project on Washington Avenue came to the Town of Ulster Planning Board and stated they were expanding. Mr. Almquist also informed the Board that he is a master gardener for Ulster County. They have educational opportunities available to towns by calling 340-DIRT. Mr. Almquist added that Cornell Extension is running a garden day at the College on the 22<sup>nd</sup>.
5. **PLANNING BOARD REPORTS**
  - a. Chairperson Report – No report
  - b. Committee Reports – No report
6. **PLANNING DEPARTMENT REPORTS**
  - a. Financial Report – No report
  - b. Environmental Notice Bulletin & Grant Opportunities– *No Member Comment*
  - c. Communications – No Member Comment
  - d. Director/Staff Reports  
Mr. Samuelson updated the Board on this year’s Ag District inclusions, with 15 applications for properties from all over the county. He noted it took 5 days to do

the site visits. Mr. Samuelson stated that on May 5<sup>th</sup> there will be a kickoff meeting for the Ag & Farmland Protection Plan update from 10:00-11:30AM at Cornell Cooperative in Kingston. He noted there is a project advisory committee who will focus on viability, education and land use. A climate change section has also been added. Mr. Samuelson said anyone who would like to attend could email him.

Mike Baden stated the Town of Rochester adopted a resolution to form an Ag Advisory Committee with seven members. The Town put out a call for applications and had 17 people apply for seven seats.

**7. SPECIAL TOPICS DISCUSSION**

No member comment

**8. PUBLIC COMMENT**

No public comment

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

**10. ADJOURNMENT**

The meeting adjourned at 8:00PM. All were in favor.

# Ulster County Planning Board Minutes



4/12/2023

## Hurley

Referral Number **2023044** Received: 3/21/2023  
Name: **Moratorium on Major Development** Type of Referral: **Other Special Authorization**  
Description: Moratorium on major subdivisions and site plan/special permits 5 or more acres lot size. 9 months  
Project Location: Townwide  
Recommendation: **Required Modifications** Abstentions:  
Motion: Watkins  
Second: Markowitz  
Vote: Yes  No  Recusals:

## Hurley

Referral Number **2023045** Received: 3/21/2023  
Name: **Small-Scale Solar Energy System** Type of Referral: **Zoning Statute Amendment**  
Description: Definition of small-scale solar energy system. Up to 12 kW or solar thermal system which serve only the building or st  
Project Location: Townwide  
Recommendation: **Advisory Comments** Abstentions:  
Motion: Baden  
Second: Almquist  
Vote: Yes  No  Recusals:

## Kingston City

Referral Number **2023046** Received: 3/23/2023  
Name: **25 Dederick Street** Type of Referral: **Site Plan Review**  
Description: Renovation of existing for photography museum, offices, educational center and arts activities.  
Project Location: 25 Dederick St  
Recommendation: **Required Modifications** Abstentions:  
Motion: Baden  
Second: Pecora  
Vote: Yes  No  Recusals:

## Kingston City

Referral Number **2023047** Received: 3/23/2023  
Name: **Efrain Lema** Type of Referral: **Site Plan Review**  
Description: Lot line deletion. 3 lots into two. 40'x52' metal buliding, parking, landscaping. Existing and expanding automotive repa  
Project Location: 451 & 455 Albany Ave  
Recommendation: **Required Modifications** Abstentions:  
Motion: Watkins  
Second: Baden  
Vote: Yes  No  Recusals:

## ~Ulster County Planning Board Minutes~

### Lloyd

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Referral Number      **2023048**      Received:      3/27/2023  
Name:      **Delta Contracting**      Type of Referral:      **Site Plan Review**  
Description:      Applicant is seeking site plan approval to construct a 2226 sq. ft. storage building on a 1.13 acre parcel.  
Project Location:      219 Upper North Road, Highland NY 12528  
Recommendation:      **Disapprove**      Abstentions:  
Motion:      Baden  
Second:      Watkins  
Vote:      Yes  No       Recusals:

### Lloyd

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Referral Number      **2023049**      Received:      3/27/2023  
Name:      **180 South Street**      Type of Referral:      **Special Permit**  
Description:      The applicant proposes to construct a ±24,220 square foot (sq. ft.) building addition onto the existing structure togeth  
Project Location:      180 South St  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Baden  
Second:      Calimano  
Vote:      Yes  No       Recusals:

### Lloyd

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Referral Number      **2023050**      Received:      3/27/2023  
Name:      **180 South Street**      Type of Referral:      **Site Plan Review**  
Description:      The applicant proposes to construct a ±24,220 square foot (sq. ft.) building addition onto the existing structure togeth  
Project Location:      180 South St  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Pecora  
Second:      Baden  
Vote:      Yes  No       Recusals:

### New Paltz Town

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Referral Number      **2023052**      Received:      3/29/2023  
Name:      **Bimbo Bakeries**      Type of Referral:      **Area Variance**  
Description:      Renovation of pre-existing warehouse with non-conforming conditions. Loading docks, parking, dumpster location.  
Project Location:      27 N. Putt Corners Rd  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Pecora  
Second:      Baden  
Vote:      Yes  No       Recusals:

### New Paltz Town

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Referral Number      **2023055**      Received:      3/27/2023  
Name:      **409 Main Street**      Type of Referral:      **Area Variance**  
Description:      Sign variance  
Project Location:      409 Main Street  
Recommendation:      **Disapprove**      Abstentions:  
Motion:      Watkins  
Second:      Calimano  
Vote:      Yes  No       Recusals:

# ~Ulster County Planning Board Minutes~

## **New Paltz Village**

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Referral Number      **2023053**      Received:      3/27/2023  
Name:      **145 N. Chestnut St**      Type of Referral:      **Special Permit**  
Description:      Former Agway site. Mixed-use 63 residential and 8,500 SF retail.  
Project Location:      145 N. Chestnut St  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Brown  
Second:      Baden  
Vote:      Yes  No       Recusals:

## **New Paltz Village**

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Referral Number      **2023054**      Received:      3/27/2023  
Name:      **145 N. Chestnut St**      Type of Referral:      **Site Plan Review**  
Description:      Former Agway site. Mixed-use 63 residential and 8,500 SF retail.  
Project Location:      145 N. Chestnut St  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Brown  
Second:      Baden  
Vote:      Yes  No       Recusals:

## **Rochester**

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Referral Number      **2023042**      Received:      3/23/2023  
Name:      **Stonehouse Tavern**      Type of Referral:      **Special Permit**  
Description:      900' sq. ft. gravel pad with seating, food and drink served from restaurant. (continue outdoor dining allowed by executi  
Project Location:      4802 U.S. Route 209 Accord, NY 12404  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Pecora  
Second:      Watkins  
Vote:      Yes  No       Recusals:      Baden

## **Rochester**

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Referral Number      **2023043**      Received:      3/23/2023  
Name:      **Stonehouse Tavern**      Type of Referral:      **Site Plan Review**  
Description:      900' sq. ft. gravel pad with seating, food and drink served from restaurant. (continue outdoor dining allowed by executi  
Project Location:      4802 U.S. Route 209 Accord, NY 12404  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Pecora  
Second:      Watkins  
Vote:      Yes  No       Recusals:      Baden

## **Rochester**

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Referral Number      **2023058**      Received:      4/5/2023  
Name:      **Moratorium Extension**      Type of Referral:      **Other Special Authorization**  
Description:      4-month extension  
Project Location:      Townwide  
Recommendation:      **Advisory Comments**      Abstentions:  
Motion:      Pecora  
Second:      Watkins  
Vote:      Yes  No       Recusals:      Baden

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### Saugerties Town

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Referral Number      **2023037**      Received:      2/24/2023  
Name:      **Middle Way School**      Type of Referral:      **Site Plan Review**  
Description:      Site plan amendment - proposed 40' diameter geodesic dome.  
Project Location:      268 West Saugerties Road  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Pecora  
Second:      Baden  
Vote:      Yes  No       Recusals:

### Saugerties Town

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Referral Number      **2023038**      Received:      3/22/2023  
Name:      **Total Tennis Solar**      Type of Referral:      **Special Permit**  
Description:      Expand existing 49.14 kW system by additional 132kW ground mounted array. 246 Panels and 9 inverters for Total T  
Project Location:      1811 Old Kings Highway  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Calimano  
Second:      Baden  
Vote:      Yes  No       Recusals:

### Saugerties Town

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Referral Number      **2023039**      Received:      2/24/2023  
Name:      **Total Tennis Solar**      Type of Referral:      **Site Plan Review**  
Description:      Expansion of existing ground-mounted solar array to serve Tennis facility.  
Project Location:      1811 Old Kings Highway  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Calimano  
Second:      Baden  
Vote:      Yes  No       Recusals:

### Ulster

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Referral Number      **2023040**      Received:      3/10/2023  
Name:      **Scrub a Dub**      Type of Referral:      **Area Variance**  
Description:      Sign Variance  
Project Location:      660 Washington Ave  
Recommendation:      **Disapprove**      Abstentions:  
Motion:      Baden  
Second:      Markowitz  
Vote:      Yes  No       Recusals:

### Ulster

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Referral Number      **2023041**      Received:      3/10/2023  
Name:      **Stockade Roofing**      Type of Referral:      **Area Variance**  
Description:      6' chainlink fence with vinyl inserts.  
Project Location:      985 Morton Blvd  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Baden  
Second:      Calimano  
Vote:      Yes  No       Recusals:

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### Wawarsing

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Referral Number      **2023051**      Received:      3/21/2023  
Name:      **Schoonmaker Heirs**      Type of Referral:      **Subdivision**  
Description:      Lot line adjustments. Parcels in floodway  
Project Location:      Berme Rd Kerhonskon  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Pecora  
Second:      Baden  
Vote:      Yes  No       Recusals:      Markowitz

### Wawarsing

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Referral Number      **2023059**      Received:      4/11/2023  
Name:      **Nichols Subdivision**      Type of Referral:      **Subdivision**  
Description:      2-lot subdivision. Subdividing off existing farm stand from remainder of existing farm.  
Project Location:      15 Old Queens Highway  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Watkins  
Second:      Wilkin  
Vote:      Yes  No       Recusals:      Markowitz

### Wawarsing

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Referral Number      **2023060**      Received:      4/10/2023  
Name:      **Garayev Retail Packaging**      Type of Referral:      **Special Permit**  
Description:      Use existing structure as packaging and off-site retail sales with owner residing in existing home.  
Project Location:      1373 Old Route 209  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Watkins  
Second:      Baden  
Vote:      Yes  No       Recusals:      Markowitz

### Wawarsing

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Referral Number      **2023061**      Received:      4/10/2023  
Name:      **Garayev Retail Packaging**      Type of Referral:      **Site Plan Review**  
Description:      Existing structure for packaging and off-site retail sales. Existing home to be owner occupied.  
Project Location:      1373 Old Route 209  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Watkins  
Second:      Baden  
Vote:      Yes  No       Recusals:      Markowitz