

ULSTER COUNTY PLANNING BOARD
Minutes – Wednesday, October 4, 2023

The Ulster County Planning Board Meeting
7:00 p.m. Legislative Chambers, 6th Floor
County Office Building

The Executive Committee Will Not Meet

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

- 1. ROLL CALL - Present:** G. Gidaly, D. Onderdonk, S. McCarthy, H. Hansen, M. Calimano, D. Boggess, T. Wilkin, M. Baden, J. Ivankovic, S. Hubbard, V. Welton, M. Watkins, V. Markowitz, M. Rudikoff, W. Murray, V. McLaughlin, L. Molyneaux, D. Doyle, R. Leibowitz, B. Samuelson
Excused: R. Pecora, M. Cohen, C. Lanzetta, R. Ruger, J. Ferraro, F. Almquist **Guests:** Melissa Surprise, Gennaro Garcia, Gary Schroder

- 2. APPROVAL OF MINUTES**

Ms. Pecora asked to have the September 6th attendance reflect that she was excused and not absent.

The September minutes were approved as amended. Motion made by Mr. Watkins, seconded by Mr. Baden. All were in favor.

- 3. EDUCATION & TRAINING OPPORTUNITIES**

Chairman Boggess made note of the upcoming "Protecting Wetlands & Streams in Your Community" being held October 23 at 6:30PM on ZOOM. The webinar is hosted by Ulster County Planning and the Dutchess County Planning Federation in coordination with the Hudson River Estuary Program. Link to registration is on the Ulster County Planning Department website.

Mr. Baden stated Dutchess County Planning is hosting a session November 29th from 5:00PM-8:00PM in Milbrook. Information has been emailed to the Board.

- 4. COMMUNITY REPORTS**

Mr. McLaughlin informed the Board that he was appointed to the NYS Developmental Disabilities Planning Council and read a letter he received from Governor Hochul.

Mr. Gidaly stated the Town of Gardiner is working to make their code compatible with their new comprehensive plan. Currently, they are working on the noise ordinance.

Mr. Murray informed the Board that the Village of New Paltz Planning Board approved a location for the first cannabis dispensary, the old Stewart's on Route 32. This comes after a very successful cannabis marketplace/showcase in the municipal parking lot.

Ms. Welton stated that Town of Shandaken is now in the Bronze Level of Climate Smart.

Mr. Boggess stated that Town of Olive is also at the Bronze Level. He informed the Board that the Town's consultant is working to change the subdivision code and Olive is working with the County to modify the zoning code relative to housing. Mr. Boggess stated the Town received an almost \$300,000 grant for serious planning for what to do for the Boiceville community in the floodplain. The sewing machine factory that was in Boiceville was taken down and there is now access to the Esopus. The Town hired a consultant to get rid of invasive species make room for fishermen/handicap access, etc.

5. PLANNING BOARD REPORTS

a. Chairperson Report

- Membership & Training

Chairman Boggess made note of the handouts and asked the Board to check their attendance and training. He noted that if anyone has training that isn't listed, please send something to the planning office.

- Nominating Committee Discussion

Chairman Boggess said it was suggested to him to appoint the nominating committee this month to give them more time to select officers. Mr. Boggess appointed Mr. Wilkin, Mr. Watkins and Mr. McCarthy.

Mr. Doyle made note of the list of member's expiring terms and added that letters will be going out to communities. He encouraged affected members to talk to their local boards and noted that there are also vacancies for alternates. Mr. Doyle stated that we will reach out to the municipalities and added it takes approximately three months for appointments to go through the Legislative process. Mr. Baden noted that you can continue to serve on the Board until your community reappoints or replaces you.

b. Committee Reports - None

6. PLANNING DEPARTMENT REPORTS

a. Financial Report

Mr. Doyle stated there are a number of contracts coming up that will draw down some of the money remaining in the Planning Studies and Professional Services lines. He made note of upcoming transit plans that are 100% federally funded.

The County Exec has proposed a \$412 million budget for 2024. The Planning Department should have a total budget of about \$ 1.4 or 1.5 million and a Capital Program of about \$13 million. We will not be adding any new positions next year. Mr. Doyle informed the Board that we haven't seen our budget or the Capital Program for next year.

b. Environmental Notice Bulletin & Grant Opportunities– No Member Comment

c. Communications – No Member Comment

d. Director/Staff Reports - No Report

7. SPECIAL TOPICS DISCUSSION

- Capital Program

Mr. Doyle informed the Board that in the Charter the County Planning Board has the responsibility to review and make comment to the County Executive and Legislature on the projects within the Capital Program relating to economic development and the environmental integrity of the County. There has been tracking on the finance side of the success of the capital program and the County is operating a year or two behind. The organizational structure and staffing were not able to meet the capital needs of the county or could implement. Mr. Doyle stated that last year our Board made a significant number of comments on the program. Mr. Doyle noted that he will send the Capital Program to the Board when it comes out and asked to have comments sent back to him before our next meeting. The Board will send compiled and approved comments to the Legislature before their December meeting.

8. PUBLIC COMMENT

Gennaro Garcia stated he is a local business owner and believes a project like this is not beneficial for the community. He stated that he started noticing religious people in the area, who he said segregate themselves and he felt they do not participate in the community. (Village of Ellenville referral 2023-151&152 Kosher Garage)

Gary Schroder stated he lives across the street (project not identified) was concerned about traffic and parking. It is very congested there and they have two entrances into the parking area. There is no traffic light or caution light and there have been several accidents there. (Village of Ellenville referral 2023-151&152 Kosher Garage)

9. ZONING REFERRALS – *See Separate Zoning Minutes*

Mr. Gidaly noted he heard comments implying name, ethnicity or religion of an applicant and added it is inappropriate and has nothing to do with what our job is, and he didn't think we should allow these types of discussions. Mr. Doyle noted it is important for the reputation of the Board to not make these kinds of comments about individual applicants or projects. Ms. Welton said she understood what the gentleman was saying, but perhaps there was a better way of saying it. Mr. Leibowitz offered "attractive nuisance." Mr. Markowitz wanted to say that he knows Mr. Garcia and he is not a prejudiced man, he just wants the new business to be "good neighbors."

10. ADJOURNMENT

The meeting adjourned at 8:25PM. All were in favor.

Ulster County Planning Board Minutes



10/4/2023

Denning

Referral Number **2023159** Received: 10/2/2023
Name: **Bed and Breakfast** Type of Referral: **Special Permit**
Description: B&B with 2 bedrooms
Project Location: 71 Taylor Rd, Claryville
Recommendation: **No County Impact** Abstentions:
Motion: McLaughlin
Second: Welton
Vote: Yes No Recusals:

Denning

Referral Number **2023160** Received: 10/2/2023
Name: **Bed and Breakfast** Type of Referral: **Site Plan Review**
Description: B&B with 2 bedrooms
Project Location: 71 Taylor Rd, Claryville
Recommendation: **No County Impact** Abstentions:
Motion: McLaughlin
Second: Welton
Vote: Yes No Recusals:

Ellenville

Referral Number **2023151** Received: 9/25/2023
Name: **Kosher Garage** Type of Referral: **Special Permit**
Description: Conversion of existing building to ice cream and falafel restaurant
Project Location: 15 Canal St
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: McCarthy
Vote: Yes No Recusals: NO: Markowitz

Ellenville

Referral Number **2023152** Received: 9/25/2023
Name: **Kosher Garage** Type of Referral: **Site Plan Review**
Description: Conversion of existing building to ice cream and falafel restaurant
Project Location: 15 Canal
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: McCarthy
Vote: Yes No Recusals: NO: Markowitz

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Esopus

Referral Number **2023142** Received: 9/1/2023
Name: **355 Broadway** Type of Referral: **Special Permit**
Description: Renovate building for wellness center and hotel
Project Location: 355 Broadway
Recommendation: **No County Impact** Abstentions:
Motion: McLaughlin
Second: Baden
Vote: Yes No Recusals:

Esopus

Referral Number **2023143** Received: 9/1/2023
Name: **355 Broadway** Type of Referral: **Site Plan Review**
Description: Renovate building for wellness center and hotel
Project Location: 355 Broadway
Recommendation: **No County Impact** Abstentions:
Motion: McLaughlin
Second: Baden
Vote: Yes No Recusals:

Kingston City

Referral Number **2023149** Received: 9/22/2023
Name: **80 Washington Avenue** Type of Referral: **Site Plan Review**
Description: Renovation and expansion of existing structure. Addition of second story to establish 39 apartments. 20% affordable
Project Location: 80 Washington Avenue
Recommendation: **No County Impact** Abstentions:
Motion: McCarthy
Second: Baden
Vote: Yes No Recusals: Molyneaux

Kingston Town

Referral Number **2023145** Received: 8/23/2023
Name: **Local Law No. 1 of 2023** Type of Referral: **Other Special Authorization**
Description: Short-Term Rentals - new chapter in town code
Project Location: Town-Wide
Recommendation: **Required Modifications** Abstentions:
Motion: McLaughlin
Second: Gidaly
Vote: Yes No Recusals: Onderdonk

Lloyd

Referral Number **2023157** Received: 9/29/2023
Name: **Surprise Photography** Type of Referral: **Special Permit**
Description: Photography studio in accessory building
Project Location: 151 Macks Lane
Recommendation: **No County Impact** Abstentions:
Motion: McLaughlin
Second: Baden
Vote: Yes No Recusals: McCarthy

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Lloyd

Referral Number **2023158** Received: 9/29/2023
Name: **Surprise Photography** Type of Referral: **Site Plan Review**
Description: Photography studio in accessory building
Project Location: 151 Macks Lane
Recommendation: **No County Impact** Abstentions:
Motion: McLaughlin
Second: Baden
Vote: Yes No Recusals: McCarthy

Marlborough

Referral Number **2023153** Received: 9/27/2023
Name: **Multiple Dwellings Law** Type of Referral: **Zoning Statute Amendment**
Description: Add provision for 20 or more acres and minimum distances between multi-family structures. Follow NYS Residential
Project Location: Town Wide
Recommendation: **Advisory Comments** Abstentions:
Motion: Calimano
Second: Welton
Vote: Yes No Recusals:

Marlborough

Referral Number **2023154** Received: 9/21/2023
Name: **Mohegan Farms, LLC** Type of Referral: **Special Permit**
Description: Convert former agricultural cold storage building for self-storage use.
Project Location: 271 Milton Turnpike
Recommendation: **Advisory Comments** Abstentions:
Motion: Molyneaux
Second: Baden
Vote: Yes No Recusals:

Marlborough

Referral Number **2023155** Received: 9/21/2023
Name: **Mohegan Farms, LLC** Type of Referral: **Site Plan Review**
Description: Convert former agricultural cold storage building for self-storage use.
Project Location: 271 Milton Turnpike
Recommendation: **Advisory Comments** Abstentions:
Motion: Molyneaux
Second: Baden
Vote: Yes No Recusals:

New Paltz Town

Referral Number **2023146** Received: 9/19/2023
Name: **Pomykala Variance** Type of Referral: **Area Variance**
Description: 6 foot fence in front yard
Project Location: 156 Mountain Rest Road
Recommendation: **No County Impact** Abstentions:
Motion: McLaughlin
Second: Baden
Vote: Yes No Recusals:

