

ULSTER COUNTY PLANNING BOARD

Minutes – Wednesday, February 5, 2025

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

The Executive Committee Did Not Meet

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

- 1. ROLL CALL – Present:** R. Pecora, M. Cohen, S. McCarthy, H. Hansen, C. Lanzetta, D. Boggess, E. VanDeMark, M. Baden, J. Brown, S. Hubbard, C. Valianti, M. Watkins, F. Almquist, V. Messner, W. Murray, V. McLaughlin, L. Molyneaux, D. Doyle, R. Leibowitz, B. Samuelson **Absent:** D. Onderdonk, M. Rudikoff **Excused:** J. Ferraro, V. Markowitz

- 2. APPROVAL OF MINUTES**

The January minutes were approved. Motion made by Mr. McLaughlin, seconded by Ms. Pecora. All were in favor.

- 3. EDUCATION & TRAINING OPPORTUNITIES**

The Chairman stated there is a sheet with training opportunities in the folder noting that the Rockland County training was emailed previously to the Board. There is a Learn at Lunch about the new Wetlands Law and Association of Towns on President's weekend. Mr. Baden added he would try to continue adding the list to the folders each month.

- 4. COMMUNITY REPORTS**

Mr. McLaughlin informed the Board that trucks with R permits (wide loads) are currently not allowed on the thruway between Catskill and Saugerties. Those trucks are being detoured through the towns and creating havoc. He added he's asked Mr. Doyle to talk to NYSDOT about it.

The Chairman informed the Board that the Zoning Referrals would be reviewed now and then we'll resume the meeting from this point.

- 5. PLANNING BOARD REPORTS**

- a. Chairperson Report

- DEC Wetlands Update

Chairman Baden stated he tuned into the DEC webinar on wetlands a couple weeks ago and he learned that they don't know how the law that took effect on January 1st is being imposed and the preexisting maps are no longer applicable. Mr. Baden added the DEC mapper works pretty well but is significantly different from federal wetlands mapping. Mr. Cohen stated NYS only hired 4 additional people to work on this. Mr. Baden noted the municipality or applicant has to apply to DEC, who has 90 days to determine if they need a delineation. The Chairman stated the New York Planning Federation (NYPF) will be doing a training on this at the end of the month. NYPF has asked to have questions emailed in before the training. Chairman Baden noted he's had two positive experiences using the unofficial mapping adding that it is more accurate than the old maps.

- b. Committee Reports – None

6. PLANNING DEPARTMENT REPORTS

a. Financial Report

Mr. Doyle informed the Board that we are unsure of what is going on with federal funding. Our Transportation council uses over \$500,000 of federal funds and many of our nonprofits are substantially funded by federal funding, so we must be cautious of signing contracts.

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

c. Communications

Chairman Baden stated based on the resolution our board made last month, there is a copy of the letter that was sent to Supervisor Quigley regarding the solar project in Town of Ulster in tonight's folder. He added that he read in the paper that this was being discussed. Ms. Lanzetta said someone from Ulster's Town Council inquired to her about Greenway Grants for updates to comprehensive plans adding that this might have spurred something good.

d. Director/Staff Reports

Mr. Doyle informed the Board that we continue to have an opening for a Senior Transportation Planner which shows the difficulty of finding planners in the area. He spoke with a professor at SUNY Albany, who said he never saw so many openings for planners. Mr. Doyle noted that we want someone with GIS or data analysis skills.

7. SPECIAL TOPICS DISCUSSION

a. Presentation of Agricultural Protection Plan Update

Mr. Samuelson informed the Board of the public meeting at SUNY New Paltz on December 5th, with close to 40 people in attendance, adding that this is the presentation that was given on the draft Agricultural Protection Plan. Mr. Samuelson stated the project began in May 2023 and it fulfills the policy of both NYS and Ulster County. He presented the draft plan, summarizing the sections and spoke of the history, the highs and lows of agriculture in the county, and priority actions. He noted that the implementation plan talks about an ag coordinating council to move initiatives and give people who are already doing the work more resources. Mr. Samuelson stated the plan has been forwarded to the Legislature, there will be a Public Hearing on March 18th and the plan will be adopted in May. He added that the approved plan will be submitted to NYS Ag & Markets in June or July for certification.

The Director informed the Board that everyone present tonight would get half an hour of training credit for this meeting.

Chairman Baden thanked Mr. Samuelson for all of his work on this.

8. PUBLIC COMMENT

No Public Comments

9. ZONING REFERRALS – *See Separate Zoning Minutes*

10. ADJOURNMENT

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

Ulster County Planning Board Minutes



2/5/2025

Lloyd

Referral Number **2025021** Received: 1/29/2025
Name: **3509 Route 9W Food Truck** Type of Referral: **Special Permit**
Description: Pad site at existing carwash for food truck.
Project Location: 3509 Route 9W
Recommendation: **Required Modifications** Abstentions:
Motion: McLaughlin
Second: Boggess
Vote: Yes 16 No 0 Recusals: McCarthy

Lloyd

Referral Number **2025022** Received: 1/29/2025
Name: **3509 Route 9W Food Truck** Type of Referral: **Site Plan Review**
Description: Pad site at existing carwash for food truck.
Project Location: 3509 Route 9W
Recommendation: **Required Modifications** Abstentions:
Motion: McLaughlin
Second: Boggess
Vote: Yes 16 No 0 Recusals: McCarthy

Marlborough

Referral Number **2025017** Received: 1/24/2025
Name: **Resolution 28** Type of Referral: **Zoning Statute Amendment**
Description: Amends zoning statute sections: "terms defined", "mixed uses", "additional restrictions on uses", and new section for
Project Location: Townwide
Recommendation: **Advisory Comments** Abstentions:
Motion: Watkins
Second: McCarthy
Vote: Yes 16 No 0 Recusals: Lanzetta

New Paltz Village

Referral Number **2025014** Received: 1/16/2025
Name: **25 N. Chestnut St** Type of Referral: **Other Special Authorization**
Description: Demolish nonconforming one-family dwelling and replace with smaller two-family dwelling.
Project Location: 25 N. Chestnut St
Recommendation: **No County Impact** Abstentions:
Motion: Watkins
Second: McLaughlin
Vote: Yes 16 No 0 Recusals: Baden

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New Paltz Village

Referral Number **2025015** Received: 1/28/2025
Name: **30-32 Cooper St.** Type of Referral: **Area Variance**
Description: 5' residential height variance from 30' to 35' to achieve a pitch and height that will benefit solar energy.
Project Location: 30-32 Cooper St
Recommendation: **No County Impact** Abstentions:
Motion: McLaughlin
Second: Pecora Recusals: Baden
Vote: Yes No

Rochester

Referral Number **2025011** Received: 11/18/2024
Name: **Roebuck** Type of Referral: **Special Permit**
Description: Single-family dwelling and garage at location of existing contractor yard.
Project Location: 5766 Route 209
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: McLaughlin Recusals:
Vote: Yes No

Rochester

Referral Number **2025012** Received: 11/18/2024
Name: **Roebuck** Type of Referral: **Site Plan Review**
Description: Single-family dwelling and garage at location of existing contractor yard.
Project Location: 5766 Route 209
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: McLaughlin Recusals:
Vote: Yes No

Rochester

Referral Number **2025018** Received: 1/27/2025
Name: **Local Law #2 of 2025** Type of Referral: **Zoning Statute Amendment**
Description: Corrections to LL#6 of 2024
Project Location: Townwide
Recommendation: **Advisory Comments** Abstentions:
Motion: Cohen
Second: McLaughlin Recusals:
Vote: Yes No

Saugerties Town

Referral Number **2025013** Received: 1/23/2025
Name: **Pond View Apartments** Type of Referral: **Site Plan Review**
Description: Twenty-four-unit apartment complex.
Project Location: 14 Stevens Court
Recommendation: **Required Modifications** Abstentions:
Motion: Cohen
Second: McCarthy Recusals:
Vote: Yes No

~Ulster County Planning Board Minutes~

Saugerties Town

Referral Number **2025016** Received: 1/16/2025
Name: **Total Tennis** Type of Referral: **Area Variance**
Description: 15.2 front yard variance to construct a building over existing pickle ball courts and meet the 30' MDR front yard setba
Project Location: 1811 Old Kings Highway
Recommendation: **Required Modifications** Abstentions:
Motion: Pecora
Second: McLaughlin Recusals:
Vote: Yes No

Shandaken

Referral Number **2025019** Received: 1/10/2025
Name: **Leeway Hotel Events** Type of Referral: **Special Permit**
Description: Seasonal event venue located at existing hotel. Temporary tent, catering kichen area, and portable bathroom
Project Location: 5191 Route 28 Mt. Tremper
Recommendation: **Required Modifications** Abstentions:
Motion: Cohen
Second: McLaughlin Recusals: Valianti
Vote: Yes No NO: Watkins

Shandaken

Referral Number **2025020** Received: 1/10/2025
Name: **Leeway Hotel Events** Type of Referral: **Site Plan Review**
Description: Seasonal event venue located at existing hotel. Temporary tent, catering kitchen area, and portable bathroom.
Project Location: 5191 Route 28 Mt. Tremper
Recommendation: **Required Modifications** Abstentions:
Motion: Cohen
Second: McLaughlin Recusals: Valianti
Vote: Yes No NO: Watkins