

ULSTER COUNTY PLANNING BOARD
Minutes – Wednesday, August 4, 2021

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

Meeting Location: SUNY Ulster
College Lounge in Vanderlyn Hall
481 Cottekill Road, Stone Ridge, NY 12484

The Executive Committee did not meet

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

1. **ROLL CALL – Present:** R. Pecora, M. Cohen, S. McCarthy, Harry Hansen, A. Gotto, D. Boggess, T. Wilkin, M. Baden, J. Brown, R. Hlavaty, M. Watkins, V. Markowitz, V. McLaghlin, G. Gagliardi, D. Doyle, R. Leibowitz, B. Samuelson **Absent: R. Travers, W. Murray Excused:** G. Gidaly, J. Konior, C. Lanzetta, V. Welton, F. Almquist, M. Rudikoff **Guests: Lisa Mance – Alt Member for Town of Hurley, Todd Coggeshall, Bill Spadafora, David Cutler, Gretchen Reed, Laura Cunningham, Elizabeth Ryan**

2. **APPROVAL OF MINUTES**
Motion to approve the July minutes was made by Mr. McLaughlin and seconded by Mr. Gagliardi. There were two abstentions. Motion did not carry and the minutes were not approved (Lack of quorum).

3. **EDUCATION & TRAINING OPPORTUNITIES**
Mr. Doyle stated we have been discussing holding a training in September on housing. This would give Planning Boards an opportunity to review our Housing Action Plan. Mr. Doyle asked the Board to send other opportunities to Marianne in the Planning office.

4. **COMMUNITY REPORTS**
Ms. Gotto stated that the Town and Village of New Paltz completed their NRI and it is posted on the Town webpage. There is an inter-active map with a tutorial.

Mr. Wilkin noted that the racetrack applicant pulled their application at the last Plattekill ZBA meeting.

Mr. Markowitz stated that the County Executive announced that Cresco, a marijuana growing plant, was coming to Ellenville. Mr. Doyle informed the Board that County officials and others had a gateway meeting to discuss the project in Ellenville last week. He added this is a joint application between the Village and Town boards for an indoor grow facility in a proposed 350,000 SF building with a tight timeline for construction to be finished in 18 months. Mr. Doyle added that 300 jobs are proposed for this facility and they will not have retail sales at this location.

Mr. Baden asked if the County would offer any advisement on larger projects for American Rescue Plan money. He noted that Town of Rochester is committed to spending a portion of the money on closing the gaps in their broadband service. Mr. Baden said that they don't know how to go about it and Spectrum will not advise. Mr. Doyle stated that the County is also looking to improve broadband and so there may be other funding coming for that. Mr. Baden noted that communities received their first check and have 2 years to use it so it would be helpful to get the information soon.

KEY: (f) = handout will be in folder at meeting
(m) = handout included in the mailing

5. PLANNING BOARD REPORTS

a. Chairperson Report – No Report

b. Committee Reports

Mr. Doyle stated that Mr. McLaughlin had a question at a previous meeting on the Rules and Procedures of the Board and whether they needed to be reviewed. The Rules & Procedures were sent to the Board via email. They show that our rules cover who chairs the meeting down through the Secretary. Mr. McLaughlin said he also wanted to know how our rules fit in with the Charter. Mr. Doyle stated that the Charter hasn't changed the power of our Board to govern itself. Mr. Baden added that State law says if the officers are not present the Board can elect someone to run the meeting.

6. PLANNING DEPARTMENT REPORTS

a. Financial Report

Mr. Doyle noted that we are in good shape and are spending down the Professional Services Line, which is funded mostly with federal money for the Transportation Council.

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

c. Communications – *No Member Comment*

d. Director/Staff Reports – No Report

7. SPECIAL TOPICS DISCUSSION

Mr. Doyle stated that the Midtown Linear Park is under construction and on budget. The Kingston Rail Trail, which runs from Washington Avenue in Kingston to Route 209 in Hurley, should begin construction by next Spring as we have an agreement with the landowner who was holding out.

Mr. Doyle stated that the Public Safety Tower project in Saugerties went before the Town's ZBA and received approval of Balance of Public Interest test. We anticipate construction by end of year.

Mr. Doyle stated that we have completed a feasibility study on the track to trail project from Highmount to Big Indian. The study indicates this is an approximately \$10 million project. We can complete approximately 2 miles from Highmount to Belleayre for about \$5 million. We have submitted an Environmental Protection Fund grant for \$700,000 and are lining up a TAP (Transportation Alternatives Plan) grant of up to \$4 million. We have support letters from several organizations, agencies and elected officials for the project.

Mr. Gagliardi asked about section of the U&D from Kingston Plaza to the Ashokan Rail Trail. Mr. Doyle stated that section, which is missing from the trail system, was approved to be rail with trail by Legislative policy, but all indications are that both at the same time will not work, it has to be either rail or trail.

Mr. Cohen had a concern about when two SBLs are merged without planning board review. He stated that one parcel was residential and the other was commercial. He felt things were being done to circumvent the process. Mr. Baden stated merging 2 parcels for tax purposes is allowed under NYS process and the assessor is notified. However, if it is done by deed it's considered a lot line adjustment and goes to the planning board.

Mr. Baden added that the County follows the local law. Mr. Watkins stated they have that issue in Shawangunk where no one claimed responsibility and stated it would be

caught by a title insurance company. Mr. Baden stated if the deed isn't changed the Planning Board does not have legal authority from the State to weigh in, it is very complicated. Mr. Samuelson noted that in the cases where deeds are not changed, the tax assessment roll will say combined for tax purposes only.

8. PUBLIC COMMENT

Gretchen Reed stated she submitted a letter to the Board regarding Sandbox Slope Subdivision, which she read to the Board. Ms. Reed stated she served for over a decade as president at the D&H Canal Historical Society, overseeing the Five Locks Walk restoration project. The proposed subdivision is considered a minor subdivision due to its size, but potential impacts are major due to its location to the Five Locks Walk and other historical assets. Her concerns are for: a negative aesthetic impact, runoff from the driveway and building lot, displacement of legacy trees and introduction of a slope side-adjacent septic system. Ms. Reed would like a stipulation or easement to reserve a 50-foot buffer, including preservation of existing slope-side tree/plant screening to provide some visual barrier and retain slope stabilization along with the legacy trees.

Laura Jane Cunningham informed the Board that she is the Vice President of the Marbletown Historic Preservation Committee. She stated she agreed with Ms. Reed's comments and added that preservation is key. Mitigation should include that the project is not visible from the historic property and should recommend screening.

Todd Coggeshall stated he represents Kingston Ulster Airport and offered to answer any questions that come up. He noted they have a Special Use Permit for a heliport before the Town of Ulster Planning Board that will also be seen by the Town Board tomorrow night. Mr. Coggeshall stated they would like the paperwork to be in order for facilities to be used as constructed.

David Cutler stated he lives in Stone Ridge and noted that he distributed a letter to the Planning Board regarding the Hasbrouck House Subdivision. Mr. Cutler stated the project proposes 6 homes with 6 accessory apartments. He is one of three neighbors to the SW corner of the project that are to be impacted. The proposed project places a new road directly adjacent to their backyard lots. Mr. Cutler noted that the Town of Marbletown Planning Board Chair requested the applicant change the location of the road, which was disregarded by the project engineer. He added that he is for responsible development and would like developers to take current residents into consideration.

9. ZONING REFERRALS – *See Separate Zoning Agenda*

10. ADJOURNMENT

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

Ulster County Planning Board Minutes



8/4/2021

Gardiner

Referral Number **2021175** Received: 7/28/2021
Name: **Myers/Rose Subdivision** Type of Referral: **Subdivision**
Description: 2-lot subdivision (5 acre lot)
Project Location: Vista Drive
Recommendation: **No County Impact** Abstentions:
Motion: Watkins
Second: Markowitz
Vote: Yes No Recusals: Gagliardi

Hurley

Referral Number **2021167** Received: 7/20/2021
Name: **Short-Term Rental Law** Type of Referral: **Zoning Statute Amendment**
Description: Amendments to previously approved STR law
Project Location: Town-wide
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Baden
Vote: Yes No Recusals: Cohen

Hurley

Referral Number **2021168** Received: 7/20/2021
Name: **Lighting Standards** Type of Referral: **Zoning Statute Amendment**
Description: Outdoor lighting standards
Project Location: Townwide
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Baden
Vote: Yes No Recusals: Cohen

Hurley

Referral Number **2021174** Received: 7/26/2021
Name: **Hurley Dunkin'** Type of Referral: **Site Plan Review**
Description: Dunkin' Donuts with drive-thru.
Project Location: 375 and Route 28
Recommendation: **Required Modifications** Abstentions:
Motion: Baden
Second: Watkins
Vote: Yes No Recusals: Cohen

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Marbletown

Referral Number **2021158** Received: 7/19/2021
Name: **Hasbrouck House Subdivision** Type of Referral: **Subdivision**
Description: 7-lot subdivision ranging from 1.24 to 2.49 acres for 6 single-family homes and 6 accessory apartments.
Project Location: 3805 Route 209 Stone Ridge
Recommendation: **Required Modifications** Abstentions:
Motion: Baden
Second: McCarthy Recusals: Hansen
Vote: Yes No

Marbletown

Referral Number **2021159** Received: 7/19/2021
Name: **Reagan Subdivision** Type of Referral: **Subdivision**
Description: 3-lot subdivision, 2 new single-family homes.
Project Location: 1084 Ashokan Road
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Gagliardi Recusals: Hansen
Vote: Yes No

Marbletown

Referral Number **2021169** Received: 7/20/2021
Name: **Sandbox Slope Subdivision** Type of Referral: **Subdivision**
Description: 2-lot subdivision, one new single-family home.
Project Location: 53-55 DePuy Road High Falls
Recommendation: **Required Modifications** Abstentions:
Motion: Baden
Second: Pecora Recusals: Hansen
Vote: Yes No

Marbletown

Referral Number **2021176** Received: 7/19/2021
Name: **Hasbrouck House** Type of Referral: **Site Plan Review**
Description: 7-lot subdivision ranging from 1.24 to 2.49 acres for 6 single-family homes and 6 accessory apartments.
Project Location: 3805 Route 209 Stone Ridge
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Gagliardi Recusals: Hansen
Vote: Yes No

New Paltz Village

Referral Number **2021160** Received: 7/14/2021
Name: **85 N. Chestnut st** Type of Referral: **Area Variance**
Description: maximum height variance. 44', 7" peaked roof instead of 40'.
Project Location: 85 North Chestnut Street
Recommendation: **No County Impact** Abstentions:
Motion: Baden
Second: McCarthy Recusals:
Vote: Yes No

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New Paltz Village

Referral Number **2021161** Received: 7/14/2021
Name: **5 Plattekill Ave** Type of Referral: **Area Variance**
Description: Within 500' of school or religious institution.
Project Location: 5 Plattekill Ave
Recommendation: **No County Impact** Abstentions:
Motion: McCarthy
Second: Baden
Vote: Yes No Recusals:

Olive

Referral Number **2021170** Received: 7/15/2021
Name: **Local Law #4 of 2021** Type of Referral: **Zoning Statute Amendment**
Description: Short-term rentals law
Project Location: Townwide
Recommendation: **Required Modifications** Abstentions:
Motion: Gagliardi
Second: Baden
Vote: Yes No Recusals: Boggess

Rochester

Referral Number **2021162** Received: 5/21/2021
Name: **Inness, NY LLC** Type of Referral: **Site Plan Review**
Description: Re-location of spa building after lot consolidation of resort property with neighboring property.
Project Location: 10 Bank Street
Recommendation: **Required Modifications** Abstentions:
Motion: Pecora
Second: McCarthy
Vote: Yes No Recusals: Baden

Saugerties Town

Referral Number **2021171** Received: 7/26/2021
Name: **Starbucks** Type of Referral: **Site Plan Review**
Description: 2,000 sq. ft. restaurant and drive-thru.
Project Location: 334 Route 212
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Gagliardi
Vote: Yes No Recusals: Hlavaty

Saugerties Town

Referral Number **2021172** Received: 7/22/2021
Name: **Catskill Terraces** Type of Referral: **Subdivision**
Description: 10-lot subdivision on 3 existing lots. (10 single-family homes)
Project Location: off Manorville Road/Ralph Veder Road
Recommendation: **Advisory Comments** Abstentions:
Motion: Pecora
Second: Baden
Vote: Yes No Recusals: Hlavaty

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Saugerties Town

Referral Number **2021173** Received: 7/22/2021
Name: **Gelb & Hill** Type of Referral: **Subdivision**
Description: 4-lot subdivision
Project Location: 269 Wilhelm Road
Recommendation: **Required Modifications** Abstentions:
Motion: Pecora
Second: McCarthy
Vote: Yes No Recusals: Hlavaty

Saugerties Village

Referral Number **2021156** Received: 7/16/2021
Name: **RYAN House** Type of Referral: **Special Permit**
Description: Building to be used for AA and Al-Anon Groups. First floor for group meetings and second floor with dorm-style room
Project Location: 19 Barclay Street
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Baden
Vote: Yes No Recusals:

Saugerties Village

Referral Number **2021157** Received: 7/16/2021
Name: **RYAN House** Type of Referral: **Site Plan Review**
Description: Building to be used for AA and Al-Anon Groups. First floor for group meetings and second floor with dorm-style room
Project Location: 19 Barclay Street
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Baden
Vote: Yes No Recusals:

Shandaken

Referral Number **2021126** Received: 6/10/2021
Name: **Aurum** Type of Referral: **Special Permit**
Description: Renovation of existing structures and expansion for hotel, restaurant.
Project Location: 575-585 Plank Rd
Recommendation: **Required Modifications** Abstentions:
Motion: Wilkin
Second: McCarthy
Vote: Yes No Recusals:

Shandaken

Referral Number **2021127** Received: 6/10/2021
Name: **Aurum** Type of Referral: **Site Plan Review**
Description: Renovation of existing structures and expansion for hotel, restaurant.
Project Location: 575-585 Plank Rd
Recommendation: **Required Modifications** Abstentions:
Motion: Wilkin
Second: McCarthy
Vote: Yes No Recusals:

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Ulster

Referral Number **2021163** Received: 7/16/2021
Name: **Aircraft hangar and helipad** Type of Referral: **Special Permit**
Description: Addition of hangar and helipad to existing airport
Project Location: 1121 Flatbush Rd/NYS RT 32
Recommendation: **Required Modifications** Abstentions:
Motion: McCarthy
Second: Gagliardi Recusals:
Vote: Yes No

Ulster

Referral Number **2021164** Received: 7/16/2021
Name: **Aircraft hangar and helipad** Type of Referral: **Site Plan Review**
Description: Addition of hangar and helipad to existing airport
Project Location: 1121 Flatbush Rd/NYS RT 32
Recommendation: **Required Modifications** Abstentions:
Motion: McCarthy
Second: Gagliardi Recusals:
Vote: Yes No

Ulster

Referral Number **2021165** Received: 7/14/2021
Name: **Former Romeo Kia Dealership Stormwater** Type of Referral: **Site Plan Review**
Description: Amendment to update landscaping for previously proposed dealership to rectify stormwater issues.
Project Location: 1905 Ulster Avenue
Recommendation: **No County Impact** Abstentions:
Motion: Gagliardi
Second: Markowitz Recusals:
Vote: Yes No

Ulster

Referral Number **2021166** Received: 6/22/2021
Name: **Pioneer** Type of Referral: **Site Plan Review**
Description: 5 MW community solar on 20.42 acre area.
Project Location: 491-549 Sawkill Rd
Recommendation: **Required Modifications** Abstentions:
Motion: Pecora
Second: Gagliardi Recusals:
Vote: Yes No