

**ULSTER COUNTY PLANNING BOARD**  
***Minutes – Wednesday, June 5, 2019***

The Ulster County Planning Board Meeting  
**7:00 p.m.** – Surrogate Courtroom, 3<sup>rd</sup> Floor  
County Office Building

**Chairman Calimano called the meeting to order and asked Mr. Leibowitz to read the roll call**

- 1. ROLL CALL – Present:** R. Pecora, L. Geary, J. Konior, D. Proctor, C. Brand, M. Calimano, D. Boggess, T. Wilkin, M. Baden, J. Brown, A. Bruno, V. Welton, M. Watkins, F. Almquist, V. Markowitz, J. Winer, W. Murray, V. McLaughlin, G. Gagliardi, D. Doyle, R. Leibowitz, B. Samuelson **Absent:** J. Bonavita-Goldman **Excused:** L. Mance, C. Lanzetta, R. Hlavaty, M. Rudikoff **Guests:** Michael Castellana, James Bacon, Kerrie Dananberg, Ken (2 Illegible signatures), Michael Moriello, Ada Citron
  
- 2. APPROVAL OF MINUTES**  
The May minutes were approved. Motion made by Mr. McLaughlin and seconded by Mr. Konior. All were in favor.
  
- 3. EDUCATION & TRAINING OPPORTUNITIES**
  - NYSERDA Resources for Municipalities: Battery Energy Storage Systems – Tuesday, June 25 from 6:00-8:00PM at the SUNY Ulster Kingston Center, 94 Mary’s Ave, Kingston (Room 104-downstairs) Sponsored by UC Dept of the Environment & UC Planning Dept. Contact Nick at 340-4298 for more information.

Chairman Calimano noted this information was emailed to the Board. Mr. Doyle informed the Board that this training is germane to planning as it is proposing a model local law for municipalities for dealing with battery energy storage systems.

Mr. Wilkin asked about proof of training before meetings – alternates came – alternates were not on training slip, but were on the other sheet?

Mr. Doyle mentioned the training session held in Marlboro. The presentation by Mike Baden on how to build a good record for decision making for local boards was very good and which he is willing to share. Mr. Doyle spoke about Design guidelines & Access management at the session as well. He added that it was well attended and we will do for any community that invites us.

**4. COMMUNITY REPORTS**

Mr. Konior stated that Bluestone Solar/Cypress Creek sent in revised plans to the Town of Kingston, which our board should see next month. Mr. Doyle stated the community had significant issues with stormwater runoff and they are working to correct those issues.

Mr. Proctor stated that Town of Marbletown is creating a regulation for short term rentals like AirBNB.

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

Mr. Doyle noted that Marbletown is the first community to opt in to community choice aggregation, where the community is the energy supplier and residents are automatically opted in unless they opt out.

**5. PLANNING BOARD REPORTS**

- a. Chairperson Report  
Chairman Calimano stated that mileage forms will be due in July. He added that blank forms are available.
- b. Committee Reports – No Reports

**6. PLANNING DEPARTMENT REPORTS**

- a. Financial Report  
Mr. Doyle stated the Department is in good shape financially and the budget process for 2020 starts in June. We are doing work with the UCTC budget, as there is a fairly large rescission coming from Federal government.
- b. Environmental Notice Bulletin & Grant Opportunities– *No Member Comment*
- c. Communications  
No Member Comment
- d. Director/Staff Reports  
Mr. Doyle asked Mr. Samuelson to stand up and presented him with 10 years of service award. Congratulations Burt!

**7. SPECIAL TOPICS DISCUSSION**

Mr. Doyle stated the County received bids for the Public Safety Training Center (formerly known as the Fire Training Center). Bids are running through the Law Enforcement Committee, Public Works Committee and then the Ways & Means Committee. The project is located in the Town of Ulster (250 Ulster Landing Road, adjoining the Resource Recovery Agency) Mr. Doyle informed the Board that we did all project lead work and environmental work, and coordinated with consultants and bids processing work. Bids came in at \$6.8 million, which will be awarded. Another \$1.1 million for rehab of existing structures will be held for Legislative authorization. Construction is slated to begin in early July with completion in December/January.

Mr. Doyle stated the Department is managing the Rail Trail project at the Ashokan Rail Trail, which is 60-70 % finished. Piers and pilings are in, and bridge work is beginning. This work raises the bridge 8 feet to get out of the flood plain. The DEP has asked the County to build parking areas at Woodstock Dike and Ashokan. We have bids out for those and will pay for these with the funding allocated from NYCDEP.

Mr. Doyle stated that the work in taking over the CitiBus system by UCAT is done and implementation is scheduled for July 1<sup>st</sup>. We are working with the disposition of assets of Kingston & FTA, moving money at the federal level through the TIP process. We are working on a public rollout to raise awareness of the new service. CitiBus will be offering free service until the end of the year. Drivers/dispatchers will come over to train and work at UCAT.

Mr. Doyle made note of the newly remodeled Trailways station in Kingston, which was funded with the help of the Transportation Council.

Mr. Baden stated the Town of Rochester received notice of this year's ag district inclusions and there were only four. He asked if this was a trend as the number was in the double-digits the last couple of years. Mr. Doyle stated this is not a sign that agriculture is weakening in importance in Ulster County. Ag remains a strong part of the economy and is not shrinking. There may be issues with dairy farms, but we are not seeing anything specific. Mr. Samuelson stated ag inclusion information is available online.

## **8. PUBLIC COMMENT**

Chairman Calimano stated any member of the public who wishes to speak should state their name and where they are from and keep their comments to 3 minutes.

Ada Citron stated she is from Hurley and lives on Walton Lane near the Twin Lakes project. She requested a second public hearing when the SEQR report and transportation report are finished. Ms. Citron stated that too many people in the neighborhood were not informed enough to participate in the initial public hearing. Chairman Calimano stated the Town is responsible for holding public hearings. Mr. Doyle stated the availability of new information for the community to comment on should be looked at the local level. The Chairman suggested Ms. Citron make a list of new documents submitted and request the Town of Hurley hold another public hearing.

Michael Moriello introduced himself as the attorney for the Cedar East Development, which is an adaptive reuse project of the Hurley Elementary School that proposes 46 units of market rate housing. Mr. Moriello added that the project has been in review for over 2 years, many studies have been completed and there have been few issues with the Town of Hurley Planning Board. There is a letter from the school in support of the project and against the moratorium. On April 17<sup>th</sup> the Town Board had a public informational meeting where approximately 100 residents came to voice a negative opinion of either the developers and/or the project as to what element it may take to the town. Mr. Moriello stated the residents were invited to attend the Planning Board meetings where the project review was ongoing. On May 20<sup>th</sup> the Town Board introduced a moratorium law targeted specifically against multi-family projects. The proposed law was not referred to the County Planning Board until that day and, he believed the UCPB still did not have a full statement. Mr. Moriello felt the process and the moratorium itself was very unfair and did not want to see his client pay the price for local politics. Mr. Moriello stated he would like UCPB make a firm stand for the project to be exempt from the moratorium and ask the Town Board submit a full statement under General Municipal Law before taking action. Mr. Moriello stated he asked the Town Board for an exemption, but they refused to consider.

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

## **10. ADJOURNMENT**

The meeting adjourned at 8:45. All were in favor.





# ~Ulster County Planning Board Minutes~

## Rochester

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Referral Number      **2019081**      Received:      5/22/2019  
Name:      **Wayward Ranch Animal Sanctuary**      Type of Referral:      **Site Plan Review**  
Description:      Parcel in AG district to be used as animal sanctuary. New kennel building (5400 sf) .  
Project Location:      30 Loosestrife Ln  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Proctor  
Second:      Pecora  
Vote:      Yes  No       Recusals:      NO: McLaughlin

## Saugerties Village

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Referral Number      **2019082**      Received:      5/30/2019  
Name:      **Tidewater Center**      Type of Referral:      **Special Permit**  
Description:      Theater and accessory buildings and structures built 5' above base flood elevation.  
Project Location:      61 East Bridge Street  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      McLaughlin  
Second:      Gagliardi  
Vote:      Yes  No       Recusals:

## Saugerties Village

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Referral Number      **2019083**      Received:      5/30/2019  
Name:      **Tidewater Center**      Type of Referral:      **Site Plan Review**  
Description:      Theater and accessory buildings and structures built 5' above base flood elevation.  
Project Location:      61 East Bridge Street  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      McLaughlin  
Second:      Gagliardi  
Vote:      Yes  No       Recusals:

## Shawangunk

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Referral Number      **2019084**      Received:      5/17/2019  
Name:      **Prospect Heights Phase 2**      Type of Referral:      **Subdivision**  
Description:      9-lot single-family subdivision total (3 existing lots being turned into 6). Part of 20-lot subdivision (Approved before 20  
Project Location:      Bert McCord Drive  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Proctor  
Second:      Baden  
Vote:      Yes  No       Recusals:      Watkins

## Ulster

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Referral Number      **2019085**      Received:      5/23/2019  
Name:      **Executive Auto**      Type of Referral:      **Site Plan Review**  
Description:      Existing used car sales site plan amendment  
Project Location:      185-201 Sawkill Rod  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Gagliardi  
Second:      Boggess  
Vote:      Yes  No       Recusals:      Almquist

# ~Ulster County Planning Board Minutes~

## Ulster

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Referral Number      **2019086**      Received:      5/23/2019  
Name:      **AJR Masonry, Inc.**      Type of Referral:      **Site Plan Review**  
Description:      Contractors storage yard including 3,200 square foot building, parking, and outdoor storage of equipment.  
Project Location:      2372-2468 Route 9W  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Boggess  
Second:      Brown  
Vote:      Yes  No       Recusals:      Almquist

## Ulster

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Referral Number      **2019087**      Received:      5/30/2019  
Name:      **Landau Solar I & II Site Plan Amendment**      Type of Referral:      **Site Plan Review**  
Description:      Site plan amendment. Place energy storage/battery system on each array site.  
Project Location:      Off route 213, adjoins Route 32  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Pecora  
Second:      Baden  
Vote:      Yes  No       Recusals:      Almquist

## Wawarsing

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Referral Number      **2019088**      Received:      5/29/2019  
Name:      **Self-Storage Facility**      Type of Referral:      **Site Plan Review**  
Description:      Conversion of former bowling alley for climate controlled self-storage and 4 additional self-storage buildings in two ph  
Project Location:      8109 Route 209 Ellenville  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      McLaughlin  
Second:      Baden  
Vote:      Yes  No       Recusals: