

ULSTER COUNTY PLANNING BOARD

Minutes – Wednesday, December 5, 2018

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

The Executive Committee Did Not Meet

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

- 1. ROLL CALL – Present:** R. Pecora, L. Geary, J. Konior, P. Brooks, K. Lovelett, H. Baker, M. Calimano, D. Boggess, T. Wilkin, M. Baden, J. Brown, A. Bruno, S. Spata, M. Watkins, F. Almquist, V. Markowitz, M. Rudikoff, V. McLaughlin, G. Gagliardi, D. Doyle, R. Leibowitz, B. Samuelson, M. Ananew **Absent:** J. Bonavita-Goldman **Excused:** P. Brooks, C. Lanzetta, R. Hlavaty, V. Welton, J. Winer, W. Murray **Guests:** Janna Daniels, Brianna DeGraff, Lorette Daniels

- 2. APPROVAL OF MINUTES**
The November minutes were approved. Motion made by Mr. McLaughlin, seconded by Mr. Konior. All were in favor.

- 3. EDUCATION & TRAINING OPPORTUNITIES**
Mr. Doyle stated there are new training opportunities from Department of State for SEQRA, Site Plan & Case Law. He added that we can invite NYS DOS down to do a seminar. Mr. Wilkin mentioned that an email was sent out for an online webinar for SEQRA training and Mr. Leibowitz also posted it on the website. Mr. Baden reminded the Board that webinars are a good way to complete their 4-hour training requirement before the end of the year.

- 4. COMMUNITY REPORTS**
Mr. Baden stated that Town of Rochester received word from NYSERDA that their Community Solar project has been accepted as one of the first nine in the State for low to moderate income funding. He added that anyone in the central Hudson region can apply to NYSERDA for significant discounts.

Mr. Almquist stated that the Town of Ulster passed the 6 MW Solar project on Route 32.

Mr. Watkins stated the Town of Shawangunk has approved the Walkkill Center Townhouses and the Catsmo project. He added that the firehouse project had been approved twice before for the same site with a larger building. The town has told the applicant to get their funding in place before coming back for review and at that time all of the board's comments will be addressed.

Mr. Boggess stated the Town of Olive had litigation on the ZBA's authority to designate weddings as an accessory use to Bed & Breakfast operations. The court upheld the ruling. Mr. Doyle asked if there were limitations as to the size of the events. Mr. Boggess stated it was restricted to 4 events per year. Mr. Boggess also informed the Board that NY Rising money was used to rehab the Town office building, it is 99% done and will include a backup generator. He also stated that the Fire House

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

in Boiceville is at the bottom of the floodplain so the CWC is buying a 2-acre lot east of Boiceville where it will be moved.

Mr. Baden stated the former Rondout Valley Golf Course, now known as Innis NY, LLC, has applied to IDA for a 10-year PILOT. He added that there will be a public hearing on the 17th at the Community Center.

Ms. Pecora stated that the Town of Esopus had 2 grants awarded. One is for \$2.2 million to replace the water tank by Lakeshore Villas. The second is for \$50,000 to better the public waterfront access, which is being done in conjunction with Scenic Hudson.

5. PLANNING BOARD REPORTS

a. Chairperson Report

The Chairman noted that the 4th quarter mileage is due and to please submit it within one week.

b. Committee Reports

• **Nominating Committee – Election of 2019 Officers**

Mr. Baden spoke for the committee and stated they are nominating:

Mr. Calimano as Chair, Mr. Brooks as Vice Chair & Mr. Brown as Secretary.

Motion by to approve the slate as stated made by Ms. Pecora and seconded by Mr. Konior. All were in favor.

Mr. Baden thanked Mr. Lovelett for his 2-years of service as Chairman of the Board. Mr. Lovelett thanked Ms. Ananew for being the Administrative Assistant, and he thanked Mr. Leibowitz and Mr. Samuelson for their work. Mr. Lovelett also thanked Mr. Doyle for his service and professionalism to the County.

6. PLANNING DEPARTMENT REPORTS

a. Financial Report

Mr. Doyle gave the board an update on the current budget. Mr. Watkins asked if there were any cuts to the 2019 budget. Mr. Doyle stated the budget remains the same and added that we will have an intern from SUNY New Paltz next year for agricultural work and some transportation work. Mr. Watkins asked if there would be any new staffing for the office. Mr. Doyle answered no, and added that the County Executive has created a team with persons from Contract Management to the technical side that work with the departments to implement projects, which has been working very well. Mr. Doyle also spoke about current housing issues.

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

c. Communications – *No Member Comment*

d. Director/Staff Reports – No Comment

7. SPECIAL TOPICS DISCUSSION

No Discussion

8. PUBLIC COMMENT

Guests in attendance stated they were here to learn how a planning board operates. Chairman Lovelett offered to give them some time after the meeting to explain the referral process and answer questions.

9. ZONING REFERRALS – *See Separate Zoning Minutes*

10. ADJOURNMENT

The meeting adjourned. All were in favor.

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12/5/2018

Esopus

Referral Number: **2018206** Received: 11/30/2018
Name: **208 Broadway** Type of Referral: **Area Variance**
Description: Demolition. Construction of new office building requires 10' side-yard setback
Project Location: 208 Broadway
Recommendation: **No County Impact** Abstentions:
Motion: Watkins
Second: Konior
Vote: Yes 17 No 0
Recusals: Pecora

Gardiner

Referral Number: **2018199** Received: 11/16/2018
Name: **Moratorium** Type of Referral: **Other Special Authorization**
Description: 6 month moratorium on the processing and approval of new applications for certain tourism-related accommodation I
Project Location: Townwide
Recommendation: **Required Modifications** Abstentions: Geary
Motion: Baden
Second: McLaughlin
Vote: Yes 17 No 0
Recusals:

Marbletown

Referral Number: **2018207** Received: 12/3/2018
Name: **Local Law #2 of 2018** Type of Referral: **Zoning Statute Amendment**
Description: Updates to use table for agricultural uses, accessory apartments, and design guidelines
Project Location: Townwide
Recommendation: **Disapprove** Abstentions:
Motion: Watkins
Second: Pecora
Vote: Yes 17 No 0
Recusals: Lovelett

Rochester

Referral Number: **2018200** Received: 11/13/2018
Name: **Sprint** Type of Referral: **Site Plan Review**
Description: Add antennas to existing telecommunications facility. No change to height.
Project Location: 100 Airport Road
Recommendation: **No County Impact** Abstentions:
Motion: Watkins
Second: Konior
Vote: Yes 17 No 0
Recusals: Baden

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Rochester

Referral Number **2018201** Received: 11/13/2018
Name: **Alex Banner** Type of Referral: **Site Plan Review**
Description: Adaptive reuse as workshop - woodworks, craftsmen, artisans.
Project Location: 2919 Lucas Turnpike/CR-1
Recommendation: **Required Modifications** Abstentions:
Motion: Pecora
Second: Konior Recusals: Baden
Vote: Yes No

Saugerties Town

Referral Number **2018202** Received: 11/21/2018
Name: **Wyldwyck River Camp** Type of Referral: **Special Permit**
Description: 72 bedroom inn (3 multi-unit buildings, 24 one-bedroom cabins, 12 2-bedroom cabins). 120 seat restaurant, spa, etc.
Project Location: NYS Route 32 and Liberty Street Extension
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Baden Recusals:
Vote: Yes No

Saugerties Town

Referral Number **2018203** Received: 11/21/2018
Name: **Wyldwyck River Camp** Type of Referral: **Site Plan Review**
Description: 72 bedroom inn (3 multi-unit buildings, 24 one-bedroom cabins, 12 2-bedroom cabins). 120 seat restaurant, spa, etc.
Project Location: NYS Route 32 and Liberty Street Extension
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Baden Recusals:
Vote: Yes No

Saugerties Village

Referral Number **2018204** Received: 11/6/2018
Name: **Teetsel Street** Type of Referral: **Zoning Map Amendment**
Description: Rezone B-1 to R-2 to construct a townhouse complex
Project Location: Teetsel Street and Ulster Avenue
Recommendation: **Required Modifications** Abstentions:
Motion: Calimano
Second: McLaughlin Recusals:
Vote: Yes No

Wawarsing

Referral Number **2018205** Received: 11/19/2018
Name: **Campground** Type of Referral: **Area Variance**
Description: Lot Frontage Variance for Proposed Campground - Needs 200. Has approximately 100' combined from two access p
Project Location: Old Greenfield Road and Steam Hollow Road
Recommendation: **Advisory Comments** Abstentions:
Motion: McLaughlin
Second: Boggess Recusals:
Vote: Yes No