

ULSTER COUNTY PLANNING BOARD
Minutes – Wednesday, June 2, 2021

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

The Executive Committee did not meet

REMOTE MEETING ONLY - WEB or CALL IN ONLY
PLEASE DO NOT SHOW UP TO THE COUNTY BUILDING – IT IS CLOSED

MEMBERS OF THE PUBLIC ARE INVITED TO LISTEN IN

Join Zoom Meeting: Webinar ID: 875 6300 3273 Password: 834223

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

1. **ROLL CALL – Present:** R. Pecora, G. Gidaly, M. Cohen, S. McCarthy, C. Brand, A. Gotto, D. Boggess, T. Wilkin, M. Baden, J. Brown, V. Welton, M. Watkins, V. Markowitz, M. Rudikoff, R. Travers, V. McLaughlin, G. Gagliardi, D. Doyle, R. Leibowitz **Absent:** W. Murray **Excused:** J. Konior, H. Hansen, C. Lanzetta, R. Hlavaty, F. Almquist **Guests:** J. Goldman, Katherine Franke, Angela Flanagan, Virginia and Daniel Kaufman, George Sifre, Bob Biamonte

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

3. **EDUCATION & TRAINING OPPORTUNITIES**
No member comment

4. **COMMUNITY REPORTS**
Mr. Boggess stated that the Town of Olive is moving forward with the sewer district in the Shokan area. The design was held up, but now there is a signed contract on the property where it is to be located. He added that it would probably be 2-3 years before it takes off.

Mr. McLaughlin noted that the new owners of Dragon Inn in Saugerties have been cleaning up the site.

5. **PLANNING BOARD REPORTS**
 - a. Chairperson Report - None
 - b. Committee Reports - None

6. **PLANNING DEPARTMENT REPORTS**
 - a. Financial Report
Mr. Doyle stated the department's budget is in good shape. The transportation division is moving forward with a couple new projects. Mr. Doyle also noted that the 2022 budget process and capital program process will be starting soon.

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

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

c. Communications

Mr. Doyle stated that we received a Lead Agency Request from the Town of Lloyd Planning Board for the Falcon Ridge Subdivision.

d. Director/Staff Reports

Mr. Doyle informed the board that municipalities should have received a survey from the Transportation Council (UCTC) requesting the top five infrastructure needs in their community. The questionnaire is due back next week. Mr. Doyle stated the County Executive is doing listening sessions at the community level. Ms. Gotto asked where the funding came from. Mr. Doyle stated it is ARA money (American Recovery Act) helping the county bounce-back from the needs of Covid-19. The County formed a committee with the County Executive and Legislature to decide how the money should be spent. Mr. Cohen asked about the \$17 million allocated to Ulster County. Mr. Doyle stated that funding is allocated to all municipalities based on population. The amounts are on Congressman Delgado or Senator Schumer's websites. Rob offered to send a link. Mr. Baden stated that Senator Gillibrand's office has been sending emails to Supervisors to keep them informed.

7. SPECIAL TOPICS DISCUSSION

Mr. McLaughlin asked if we would be meeting in public next month. Mr. Doyle stated we don't know yet

Mr. Doyle stated there is another grant opportunity available for businesses or municipalities called NYS Notice of Funding Availability (NOFA). The Consolidated Funding Application (CFA) is out now.

Mr. Gagliardi noted that there was a legislation introduced to make remote meetings a permanent option.

8. PUBLIC COMMENT

Ms. J. Goldman spoke regarding the Sahler Mill Farm application in the Town of Olive. She noted that approximately 150 families have banded together to oppose this project. Ms. Goldman stated they would like a Positive Declaration on SEQRA and are requesting a more in-depth environmental impact study. There is a big concern regarding the amount of traffic being increased by 13 new homes and the 5-7 year construction period. They are also concerned with pedestrian safety and road safety. She stated that the project will affect community character and the environmental impact on animals, birds and water quality. The group has hired their own planner who went into detail on impacts on neighborhood she said. They have also hired a lawyer to help organize the process, which places a financial burden on neighborhood. Ms. Goldman asked the Board to request a Positive Declaration and help the Olive Planning Board to do a more in-depth study.

Ms. Katherine Franke also spoke on the Sahler Mill project. The development is located within a quarter mile of or less of the Towns of Marletown and Rochester and the roads come from those communities. She stated that it is important for the County to look at this as it has countywide effects. The group is concerned that a Negative Declaration might get issued. She stated the development is out of character with community and will have negative effects on the environment. They have urged the Olive Town Board to take up a comprehensive plan as well. This is just one of many proposed developments that will dramatically change this community. She urged the Board to work in tandem with the Olive Planning Board.

Ms. Angela Flanagan from West Hurley is a member of the group called Town of Hurley Citizens. She read a letter addressed to town officials regarding the West Hurley Elementary School development. They are asking the town to deny the special permit. The need for affordable housing is acknowledge, but they believe a 46-unit housing development would be detrimental at that site. Safety is the paramount concern. The traffic study grossly underestimates tourism traffic on the weekend and the daily traffic increased notably. The project is inconsistent with Town's proposed comprehensive plan update. Ms. Flanagan noted that the letter was signed by 212 residents. The most relevant concern is for safety due to the size of the development on a dead-end street with narrow roads with no access to main roadway. She also noted that the firehouse is on the road and they are concerned for safety vehicles getting in and out. She also noted that the Town of Hurley kept the public comment open for everyone to be heard. Chairman Brown asked Ms. Flanagan to submit her letter to our Board.

Mr. Daniel Kaufman, a resident of West Hurley, stated he lives about a half mile from the proposed development. He stated he supports Angela and the letter she read. Mr. Kaufman said he wanted to emphasize the water shortage issue in their neighborhood. His well has run dry and others also have had this problem. A project this size would stress the water service. Mr. Kaufman stated that traffic is extremely bad on Route 28, but also on Cedar and Wall Streets, they have vehicles all day long – most exceeding the speed limit by at least 10 mph. Mr. Kaufman asked the Board to please consider these items before moving on with the project.

Mr. George Sifre from Seakill Custom Home Builders in New Paltz, stated he is one of the owners of Sahler Mills Farms. He said the project is proposing 13-lot housing on 68 acres. There was previously a farmhouse on the property, so they are only adding 12 homes. The proposed lots have 5-acre zoning with a conservation easement where no building will be allowed. Mr. Sifre stated they have done extensive consulting work and every study has come back with negative impact – he finds it to be underdeveloped, not over developed.

Bob Biamonte, a resident of West Hurley, spoke regarding the Cedar Development project and acknowledged that the Town of Hurley Planning Board has done an excellent job of letting the community express their views. He stated that the project makes sense and they would like to work on smart developments, but there are areas in the County where you don't have a 36-unit development causing ingress into a small community. He asked for the UCPB to reach out to the Hurley Board to create a winning situation - work together to find an equitable solutions for everyone. The development is not appropriate for the current chosen location, but there are other areas that would work better. He suggested the former Zena School that recently was occupied by a business. Mr. Biamonte appealed to the County to assist the Town.

9. **ZONING REFERRALS** – *See Separate Zoning Mintues*

10. **ADJOURNMENT**

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

Ulster County Planning Board Minutes



6/2/2021

Esopus

Referral Number **2021120** Received: 5/26/2021
Name: **Scrub-A-Dub Car Wash** Type of Referral: **Site Plan Review**
Description: 1,845 sq. ft. expansion of existing carwash bays for drying purposes.
Project Location: 89 North Court
Recommendation: **No County Impact** Abstentions:
Motion: McLaughlin
Second: Baden
Vote: Yes 16 No 0
Recusals: Pecora

Gardiner

Referral Number **2021113** Received: 5/16/2021
Name: **Kennel Law** Type of Referral: **Zoning Statute Amendment**
Description: Repeal and replacment of the Town's standards for regulating kennels.
Project Location: Townwide
Recommendation: **No County Impact** Abstentions:
Motion: Wilkin
Second: Baden
Vote: Yes 17 No 0
Recusals:

Gardiner

Referral Number **2021114** Received: 5/21/2021
Name: **Lumens Holdings 3 LLC** Type of Referral: **Special Permit**
Description: 2 MW solar array including tier 1 modules off Libertyville Road
Project Location: 262 Libertyville Rd
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: McCarthy
Vote: Yes 17 No 0
Recusals:

Gardiner

Referral Number **2021115** Received: 5/21/2021
Name: **Lumens Holdings 3 LLC** Type of Referral: **Site Plan Review**
Description: 2 MW solar array including tier 1 modules off Libertyville Road
Project Location: 262 Libertyville Rd
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: McCarthy
Vote: Yes 17 No 0
Recusals:

~Ulster County Planning Board Minutes~

Saugerties Town

Referral Number **2021119** Received: 5/26/2021
Name: **Changing Message Signs** Type of Referral: **Zoning Statute Amendment**
Description: New regulations for changing message signs.
Project Location: Townwide
Recommendation: **Advisory Comments** Abstentions:
Motion: McCarthy
Second: McLaughlin
Vote: Yes No Recusals:

Shawangunk

Referral Number **2021112** Received: 5/13/2021
Name: **Local Law 1 of 2021** Type of Referral: **Zoning Statute Amendment**
Description: Zoning Amendment Updates - Cleanup/text fixes.
Project Location: Townwide
Recommendation: **Required Modifications** Abstentions:
Motion: Gagliardi
Second: Markowitz
Vote: Yes No Recusals: Watkins

Shawangunk

Referral Number **2021121** Received: 5/27/2021
Name: **Moratorium on Solar Batteries** Type of Referral: **Other Special Authorization**
Description: Review and create legislation for regulation of solar battery energy systems.
Project Location: Townwide
Recommendation: **Advisory Comments** Abstentions:
Motion: Wilkin
Second: Boggess
Vote: Yes No Recusals: Watkins
NO: McLaughlin

Wawarsing

Referral Number **2021118** Received: 5/24/2021
Name: **Zoning Law** Type of Referral: **Zoning Statute Amendment**
Description: Resort and ED Overlay, Camp Overlay, Reuse Overlay. Updated requirements for camps, resorts, hotels, etc.
Project Location: Townwide
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: McLaughlin
Vote: Yes No Recusals: