

**ULSTER COUNTY PLANNING BOARD**  
***Minutes – Wednesday, January 6, 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:** L. Mance, J. Konior, C. Lanzetta, A. Gotto, D. Boggess, T. Wilkin, M. Baden, J. Brown, R. Hlavaty, V. Welton, M. Watkins, F. Almquist, V. Markowitz, M. Rudikoff, J. Winer, V. McLaughlin, G. Gagliardi, D. Doyle, R. Leibowitz, B. Samuelson **Absent:** J. Bonavita-Goldman **Excused:** R. Pecora, S. McCarthy, D. Proctor, W. Murray **Guests:** Five Unidentified Guests

2. **APPROVAL OF MINUTES**

The minutes of the December 2, 2020 meeting were approved. Motion made by Mr. McLaughlin and seconded by Mr. Konior. All were in favor.

3. **EDUCATION & TRAINING OPPORTUNITIES**

Mr. Baden brought up a free training from the NY Planning Federation on how planning boards and elected officials can work together. Chairman Brown noted the webinar is on January 19th from 12-1PM.

Mr. Almquist stated that Scenic Hudson, with two or three other sponsors, are doing a training on Waterfront Management. He offered to find the notice and share with the board.

Ms. Mance stated that NYS DOS has been offering a winter seminar series, the next one is Tuesday at 5PM.

4. **COMMUNITY REPORTS**

Mr. Wilkin informed the Board that he was not reappointed to the Plattekill Planning Board. He added that he notified the UC Transportation Council that he would no longer be attending their meetings as proxy for the Town. Mr. Wilkin will stay on the county planning board until his term ends December of 2022.

Mr. Boggess stated the Maltby Hollow Bridge on Watson Hollow Road is being replaced by the County. Some tree work was scheduled during December, then work on the bridge should begin in April. Mr. Boggess said the good news is there will be an onsite one-lane bypass road. Mentioning to the Board because this is the road to the hiking trails, Peekamoose and the Blue Hole. Mr. Boggess also stated that contracts are out for the flood buyout work in Olive and that work is supposed to be completed by the end of January. He added that Supervisor Sofranko is aware of a \$100,000 grant from the Nature Conservancy for what to do with vacant land in Boiceville.

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

Mike Baden informed the Board that he serves on UC Trails Advisory Committee. He added that Kevin Smith and the Chair of the Committee put together a pamphlet called the 2020 State of the Trails Report and shared the link to the report with the Board. Mr. Baden noted there weren't too many printed copies of the report, as they were expensive. Mr. Doyle offered to help with the printed copies and asked Mr. Baden to let him know.

**5. PLANNING BOARD REPORTS**

a. Chairperson Report

Chairman Brown said thank you to the staff and Board. Mark Watkins said good luck to Chairman Brown and thanked Mike Calimano for all the work he put in his term as Chair.

b. Committee Reports

None

**6. PLANNING DEPARTMENT REPORTS**

a. Financial Report

Mr. Doyle stated we finished out 2020 with not much leftover. Our current budget is bare bones, so we'll watch our spending. Travel and Conference lines were reduced in anticipation of the Covid lockdown staying the way it is until summer.

b. Environmental Notice Bulletin & Grant Opportunities

No Member Comment.

c. Communications

Mr. Doyle read through the communications.

d. Director/Staff Reports

Mr. Doyle informed the Board that Chris White, Deputy Director in charge of special projects, resigned effective January 19<sup>th</sup>. Mr. White has accepted the position of City Administrator for the City of Beacon. Mr. Doyle stated that Chris was a huge presence in the office and will be missed. He added that Mr. White has offered his assistance if needed. Ms. Welton noted how Mr. White was very helpful to Shandaken. Mr. Boggess added the same for Olive with the Ashokan Rail Trail project. Mr. Doyle noted the ART was one of the largest Capital Projects that came in on time and under budget. He added that the trail won national awards for the engineering firm and recognition for its design, implementation and use. Mr. Doyle informed the Board that the County Planning Department is involved in two additional trail projects, the Midtown Linear Park in Kingston and the Kingston Rail Trail. Mr. Gagliardi asked if the issue with Ulster Savings Bank was straightened out? Mr. Doyle said we are working on it. Mr. Doyle noted that the Planning Department will be sharing some of the responsibility for those two trails with the DPW. Mr. Doyle stated the Transportation Council is currently working on a study of the U&D Corridor up in Shandaken, which runs from Pine Hill to Big Indian. He added that Mr. White started work on the study, which will be transferred over to himself and Mr. Slack. Mr. Doyle asked the Board to think of where else the county can play a role in trails. Mr. Watkins stated Town of Shawangunk near the prison and Mr. Baden stated Town of Rochester to close the gap on the O&W trail. Mr. Doyle stated one way to start that process is like we did in New Paltz for the Wallkill

Valley Rail Trail with a feasibility study. Mr. Baden stated the Trails Committee meets on the 25<sup>th</sup> so he would bring that information back to them.

Mr. Boggess noted that he had been using Mr. White as the point man for the ART and wanted to know who questions or issues should be addressed to now. Mr. Doyle stated that would lie with the DPW or suggested that the ART trail stewards would also be a good point of contact.

Mr. Doyle informed the Board that we have a request to fill for the Deputy position and will begin the hiring process when that request is approved. We are having discussions with administration to look at the duties of the position and the department.

Ms. Welton wanted to know if the U&D corridor would connect anywhere else. Mr. Doyle answered currently there is a connection at Belleayre, the train facility in Delaware County and a park in Big Indian. Along the trail, it also connects to the Day Use Center and the lands DEC bought from the Belleayre project.

Mr. Wilkin asked if the Deputy duties would come back more toward the Planning Board/Department. Mr. Doyle stated he just doesn't know yet and is waiting to have that conversation with the Executive's Office and Legislature about what skill sets are necessary.

**7. SPECIAL TOPICS DISCUSSION**

See above

**8. PUBLIC COMMENT**

No Public Comment

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

**10. ADJOURNMENT**

The meeting adjourned at 9:00PM. All were in favor.

# Ulster County Planning Board Minutes



1/6/2021

## Gardiner

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Referral Number      **2021001**      Received:      12/10/2020  
Name:      **Six-Month Moratorium on Kennels**      Type of Referral:      **Other Special Authorization**  
Description:      Six-month moratorium on processing and approval of permits for kennels townwide.  
Project Location:      Townwide  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Baden  
Second:      Gagliardi      Recusals:  
Vote:      Yes  17      No  0

## Gardiner

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Referral Number      **2021002**      Received:      12/4/2020  
Name:      **Sky Solar**      Type of Referral:      **Special Permit**  
Description:      2 MW solar facility  
Project Location:      262 Libertyville Road  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Baden  
Second:      Konior      Recusals:  
Vote:      Yes  17      No  0

## Gardiner

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Referral Number      **2021003**      Received:      12/4/2020  
Name:      **Sky Solar**      Type of Referral:      **Site Plan Review**  
Description:      2 MW solar facility  
Project Location:      262 Libertyville Road  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Baden  
Second:      Konior      Recusals:  
Vote:      Yes  17      No  0

## Gardiner

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Referral Number      **2021004**      Received:      12/28/2020  
Name:      **Heartwood Wildflower Farms**      Type of Referral:      **Special Permit**  
Description:      Vegetable farm and flower nursery including a barn, greenhouse, farmstand, and structure for goats.  
Project Location:      2702 Route 44/55  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      McLaughlin  
Second:      Watkins      Recusals:  
Vote:      Yes  17      No  0

## ~Ulster County Planning Board Minutes~

### Gardiner

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Referral Number      **2021005**      Received:      12/28/2020  
Name:      **Heartwood Wildflower Farms**      Type of Referral:      **Site Plan Review**  
Description:      Vegetable farm and flower nursery including a barn, greenhouse, farmstand, and structure for goats.  
Project Location:      2702 Route 44/55  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      McLaughlin  
Second:      Watkins  
Vote:      Yes  No       Recusals:

### Gardiner

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Referral Number      **2021006**      Received:      12/28/2020  
Name:      **Mitchum Residence**      Type of Referral:      **Special Permit**  
Description:      Single-family home in SP-2 district.  
Project Location:      113 Sheldon Road  
Recommendation:      **Advisory Comments**      Abstentions:  
Motion:      Baden  
Second:      Konior  
Vote:      Yes  No       Recusals:

### Gardiner

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Referral Number      **2021007**      Received:      12/28/2020  
Name:      **Mitchum Residence**      Type of Referral:      **Site Plan Review**  
Description:      Single-family home in SP-2 district.  
Project Location:      113 Sheldon Road  
Recommendation:      **Advisory Comments**      Abstentions:  
Motion:      Baden  
Second:      Konior  
Vote:      Yes  No       Recusals:

### Gardiner

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Referral Number      **2021008**      Received:      12/28/2020  
Name:      **Tantillo**      Type of Referral:      **Subdivision**  
Description:      Expansion of retail landscape supply yard by 1.58 acres for additional parking and storage space.  
Project Location:      101 Marabac Rd  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Baden  
Second:      Gagliardi  
Vote:      Yes  No       Recusals:

### Gardiner

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Referral Number      **2021009**      Received:      12/28/2020  
Name:      **Tantillo**      Type of Referral:      **Site Plan Review**  
Description:      Expansion of retail landscape supply yard by 1.58 acres for additional parking and storage space.  
Project Location:      101 Marabac Rd  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Baden  
Second:      Gagliardi  
Vote:      Yes  No       Recusals:

## ~Ulster County Planning Board Minutes~

### Gardiner

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Referral Number      **2021010**      Received:      12/28/2020  
Name:      **Tantillo**      Type of Referral:      **Special Permit**  
Description:      Expansion of retail landscape supply yard by 1.58 acres for additional parking and storage space.  
Project Location:      101 Marabac Rd  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Baden  
Second:      Gagliardi      Recusals:  
Vote:      Yes  No

### Hurley

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Referral Number      **2021018**      Received:      12/23/2020  
Name:      **Sign for Church of Rock, LLC**      Type of Referral:      **Area Variance**  
Description:      21' front yard variance for placement of sign.  
Project Location:      1360 Route 28 West Hurley  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Gagliardi  
Second:      Baden      Recusals:  
Vote:      Yes  No

### Kingston City

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Referral Number      **2021011**      Received:      11/13/2020  
Name:      **Livestock**      Type of Referral:      **Zoning Statute Amendment**  
Description:      Remove Livestock language from Zoning Statute and put it in Chapter 151 (Animals)  
Project Location:      Citywide  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Baden  
Second:      Konior      Recusals:  
Vote:      Yes  No

### Kingston City

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Referral Number      **2021012**      Received:      11/13/2020  
Name:      **Formula Retail**      Type of Referral:      **Zoning Statute Amendment**  
Description:      C2 and C3 zones - "formula retail stores" require review and approval of HLPC.  
Project Location:      C2 and C3 zones  
Recommendation:      **Disapprove**      Abstentions:  
Motion:      Watkins  
Second:      Gagliardi      Recusals:  
Vote:      Yes  No

### Kingston City

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Referral Number      **2021013**      Received:      11/13/2020  
Name:      **Temporary Use Variance**      Type of Referral:      **Zoning Statute Amendment**  
Description:      Allow for temporary use variances during Fed, state, or local states of emergency.  
Project Location:      Citywide  
Recommendation:      **Disapprove**      Abstentions:  
Motion:      Baden  
Second:      Konior      Recusals:  
Vote:      Yes  No

# ~Ulster County Planning Board Minutes~

## Olive

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Referral Number      **2021020**      Received:      12/21/2020  
Name:      **Bread Alone**      Type of Referral:      **Site Plan Review**  
Description:      Alteration and addition to existing bakery by approximately 2,000 sq. ft.  
Project Location:      3962 NYS Route 28 Boiceville, NY  
Recommendation:      **Approve**      Abstentions:  
Motion:      Watkins  
Second:      Konior  
Vote:      Yes  No       Recusals:

## Rochester

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Referral Number      **2021019**      Received:      12/21/2020  
Name:      **American Tower Corporation**      Type of Referral:      **Site Plan Review**  
Description:      Amendment to site plan for existing tower. New antenna array. No change to footprint of facility or height of tower.  
Project Location:      6140 Route 209  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Welton  
Second:      Gagliardi      Recusals:      Baden  
Vote:      Yes  No

## Saugerties Village

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Referral Number      **2021015**      Received:      12/15/2020  
Name:      **Horn and Wilbur**      Type of Referral:      **Site Plan Review**  
Description:      Mixed-use residential/ice cream shop.  
Project Location:      135 Partition Street  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Watkins  
Second:      McLaughlin  
Vote:      Yes  No       Recusals:

## Shandaken

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Referral Number      **2021021**      Received:      12/31/2020  
Name:      **Spark Coffee**      Type of Referral:      **Special Permit**  
Description:      Convert existing residence to commercial/coffee shop use.  
Project Location:      79 Main St  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Watkins  
Second:      Baden      Recusals:      Welton  
Vote:      Yes  No

## Shandaken

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Referral Number      **2021022**      Received:      12/31/2020  
Name:      **Spark Coffee**      Type of Referral:      **Site Plan Review**  
Description:      Convert existing residence to commercial/coffee shop use.  
Project Location:      79 Main Street Phoenicia  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Watkins  
Second:      Baden      Recusals:      Welton  
Vote:      Yes  No

