

ULSTER COUNTY PLANNING BOARD
Minutes – Wednesday, April 7, 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

On Web <https://us02web.zoom.us/j/87563003273?pwd=RXl6TnVNZXplb2FJVWp3Y2N6Q2R6Zz09>

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

1. **ROLL CALL – Present:** G. Gidaly, M. Cohen, J. Konior, S. McCarthy, C. Lanzetta, A. Gotto, D. Boggess, T. Wilkin, M. Baden, J. Brown, V. Welton, M. Watkins, F. Almquist, V. Markowitz, M. Rudikoff, W. Murray, V. McLaughlin, G. Gagliardi, D. Doyle, R. Leibowitz, B. Samuelson **Absent:** R. Travers **Excused:** R. Pecora, R. Hlavaty, G. Gagliardi **Guest:** Daniel Schniedewind-Town of New Paltz

2. **APPROVAL OF MINUTES**

Mr. Boggess requested the Community Report of the March 3rd minutes be corrected to show that it was the Olive Town Board who adopted the NRI and Supervisor Sofranko who requested intervenor status regarding the proposed energy project.

The March minutes were approved as amended. Motion by Mr. Baden and seconded by Mr. McLaughlin. All were in favor.

3. **EDUCATION & TRAINING OPPORTUNITIES**

- Discussion on webinar topic “Housing Action Plan”

Mr. Baden stated he skimmed through the plan and had a discussion with the County Executive’s office about it and added that some numbers from the 2018 sample set had questionable data for that small of a population size. He added that although he questions the data as to real numbers, the trends are easy to see. Mr. Doyle stated those numbers are from the Housing Action Report, which is based on the American Community Survey that uses a 5-year average, ending in 2018. He added this is a valid sample that works at County and City level but moving down to smaller communities gives more room for error, but it is good for trends.

Mr. Doyle stated we are doing presentations to town boards, but we’d like to use the Housing Action Plan to do a training for local planning boards, particularly the section on “community initiatives” to show the role local boards have in affordable housing. We’d like to offer it in May or June, and we’d like to invite the consultant to do the presentation. All local boards will be invited. Ms. Lanzetta stated this may compliment Pace’s Affordable Housing Summit on May 11th and 12th. Mr. Baden added that Pace’s 2-day session is \$20 per day for 4-5 hrs per day and is well worth it. Mr. Doyle noted that if the Pace webinar is in May maybe we’ll move ours to June and added that we’ll look for a date.

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

Mr. Baden stated that he had a Board meeting the night of the Ag seminar and asked how it went. Mr. Doyle stated that Jeff Kehoe from Ag & Markets gave a good presentation, noting that he is very calm and thorough. Mr. Leibowitz stated the training is still on our website, so members can register and take it. Mr. Wilkin stated the links in the program were good for accessing resources.

4. COMMUNITY REPORTS

Mr. McLaughlin spoke about the RR tracks in the Village of Saugerties and Mt Marion noting that they are too dangerous to cross. Mr. Doyle stated that calls should be made to CSX, the Federal Railroad Administration and NYSDOT.

Mr. Watkins asked why the County would give a PILOT to a solar array facility. Mr. Doyle stated that the taxation of solar facilities is complicated. You can opt in or opt out. Opting out moves to the PILOTs and the amount comes from NYSERDA and is calculated by megawatts. Mr. Baden noted that they are automatically opted out unless the town does a local law. The Town will still get full tax value. DD- NYSERDA changed the way they treat projects with NY Sun program – partly because of change in rules of Ag & Markets of how solar is treated on farmland. Mr. Watkins asked how the PILOT benefits the county and town. Mr. Doyle stated that many towns and the County are climate smart communities and are supposed to encourage these things. Mr. Baden added that without the pilot the county would get nothing because under state law they don't pay taxes on improvements for 15 years (town would get taxes). Mr. Baden offered to talk to Mr. Watkins offline

Bill Murray asked if there is a plan to accommodate dispensaries, growth etc. with the passage of the marijuana law. Mr. Doyle stated the matter won't come before the Planning Board, but maybe the Health department, adding that it is a zoning issue controlled at the local level. Mr. Doyle noted that there is a major grow facility proposed in Town of Wawarsing/Village of Ellenville at the former Schrade site that is going through the Department of Economic Development and the local level. He added that there are currently medical marijuana dispensaries around the county.

5. PLANNING BOARD REPORTS

- a. Chairperson Report - no
- b. Committee Reports - no

6. PLANNING DEPARTMENT REPORTS

- a. Financial Report
Mr. Doyle stated that the department is in good shape. He noted that the Covid Relief Bill is substantial, Ulster County should receive about \$34 million in two installments over two years.

Mr. Baden asked if there was any discussion on broadband on county level. Mr. Doyle answered yes, but not to the level that you would think. Mr. Rudikoff asked how the \$34 million ranks with the County's lost revenues. Mr. Doyle stated he is not privy to all the numbers, but there was \$10 million in lost revenues last year.

- b. Environmental Notice Bulletin & Grant Opportunities
No Member comment
- c. Communications
No member comment
- d. Director/Staff Reports

Mr. Leibowitz informed the Board that the Reapportionment Committee has been meeting the 2nd Wednesday of every month. He added that at the last meeting they had a presentation from Citygate GIS for the redistricting software. Mr. Leibowitz noted the prices are way up from last time and added that the Commission will need to make a request to the Legislature for a software budget. Mr. Leibowitz stated he was also looking for mapping software from Caliper Corp. He noted that we have some time as the earliest date we will get the numbers is late September. The first public hearing will be May 22, 2022 and it must be wrapped up by July 2022.

Mr. Samuelson stated that there is a resolution before the Legislature for Ag district 1 and approximately 40-50 acres are to be removed. One 40-acre parcel will stay in. He noted that Chris Kelder, a farmer on the Farmland Protection Board, asked for a more sophisticated analysis on cropland changes a few years ago. Mr. Samuelson stated the area that makes up Southeastern Ulster County added 1100 acres of cropland from 2013-2019, or about 8 more parcels added, comprising mostly stone fruit and apples. For this year's Ag inclusions, we had six applications for five properties over the northern part of Ulster County. Two are in Esopus, one in New Paltz, one in Olive and one in Shandaken.

7. SPECIAL TOPICS DISCUSSION

- Special Topics Update – No Member Comment

8. PUBLIC COMMENT

Daniel Schniedewind from Town of New Paltz spoke about his concerns for the three area variances for the project proposed for the corner of Route 299 and N Putt Corners Road in New Paltz. He said there were 3 factors that were concerning. First is the traffic impact, noting the previous version of project had a pharmacy drive-thru and the current version has a restaurant drive-thru which would degrade traffic flow at the intersection significantly. Secondly is safety on the Empire State Trail, he stated that New Paltz gave the project a negative declaration in 2017 prior to construction and added that concerns have been raised by the Town's bike/ped committee. He also noted that NYSDOT has not reviewed the EST crossing with the restaurant drive-thru added. Third is non-compliance with smart growth principals, the area is within the Main Street Mixed Use zone, which was created with substantial community input and support. In December, the New Paltz Town Board voted against relief requested by this applicant.

9. ZONING REFERRALS – *See Separate Zoning Minutes*

10. ADJOURNMENT

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

Ulster County Planning Board Minutes



4/7/2021

Esopus

Referral Number **2021041** Received: 2/25/2021
Name: **Local Law 8 of 2021** Type of Referral: **Zoning Statute Amendment**
Description: Repeal and Replacement of Zoning Code
Project Location: Townwide
Recommendation: **Required Modifications** Abstentions:
Motion: McLaughlin
Second: Gidaly Recusals:
Vote: Yes 17 No 0

Esopus

Referral Number **2021064** Received: 3/25/2021
Name: **Britt & Graff** Type of Referral: **Site Plan Review**
Description: Construct 24' high, 2800 sq. ft. storage shed to house two (2) 50,000 gallon fuel storage tanks at existing oil storage s
Project Location: 9 Liese Lane
Recommendation: **Required Modifications** Abstentions:
Motion: Welton
Second: Konior Recusals:
Vote: Yes 17 No 0

Gardiner

Referral Number **2021067** Received: 3/24/2021
Name: **Myers/Rose Subdivision** Type of Referral: **Subdivision**
Description: 2-lot subdivision for single-family homes.
Project Location: Vista Drive
Recommendation: **No County Impact** Abstentions:
Motion: McCarthy
Second: Konior Recusals:
Vote: Yes 17 No 0

Gardiner

Referral Number **2021070** Received: 4/2/2021
Name: **Sillbert/Mohonk Preserve, Inc.** Type of Referral: **Subdivision**
Description: Transfer land to Mohonk Preserve - forever wild.
Project Location: 1029 N. Mt Road
Recommendation: **No County Impact** Abstentions:
Motion: McCarthy
Second: Konior Recusals:
Vote: Yes 17 No 0

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Kingston City

Referral Number **2021053** Received: 3/3/2021
Name: **Resolution 28 of 2021** Type of Referral: **Zoning Statute Amendment**
Description: Amend definition of "Hotel"
Project Location: Citywide
Recommendation: **Required Modifications** Abstentions:
Motion: Baden
Second: Konior
Vote: Yes No Recusals:

Marbletown

Referral Number **2021069** Received: 3/29/2021
Name: **Local Law #2 of 2021** Type of Referral: **Zoning Statute Amendment**
Description: Regulation and control/delivery of fill law.
Project Location: Townwide
Recommendation: **No County Impact** Abstentions:
Motion: McLaughlin
Second: Konior
Vote: Yes No Recusals:

New Paltz Town

Referral Number **2021061** Received: 3/17/2021
Name: **12 N. Putt Corners Road** Type of Referral: **Area Variance**
Description: Area variances for building height, design standards for height, and prohibition on drive-thrus for food and beverage
Project Location: 12 N. Putt Corners Road
Recommendation: **Required Modifications** Abstentions: Brown
Motion: Watkins
Second: Konior
Vote: Yes No Recusals: Gotto

Olive

Referral Number **2021065** Received: 3/24/2021
Name: **Amendments to Chapter 133 Subdivisions** Type of Referral: **Other Special Authorization**
Description: Minor changes and clarifications to the Town's subdivision statute
Project Location: Townwide
Recommendation: **No County Impact** Abstentions:
Motion: McCarthy
Second: Konior
Vote: Yes No Recusals: Boggess

Olive

Referral Number **2021066** Received: 3/24/2021
Name: **Amedments to Chapter 155, Zoning** Type of Referral: **Zoning Statute Amendment**
Description: Minor additions and clarifications to the Town's zoning statute
Project Location: Townwide
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Baden
Vote: Yes No Recusals: Boggess

~Ulster County Planning Board Minutes~

Saugerties Village

Referral Number **2021054** Received: 3/12/2021
Name: **317 Main Street** Type of Referral: **Site Plan Review**
Description: Expansion of existing commercial building including addition of second story.
Project Location: 317 Main Street
Recommendation: **Required Modifications** Abstentions:
Motion: McLaughlin
Second: Konior
Vote: Yes No Recusals:

Saugerties Village

Referral Number **2021055** Received: 3/12/2021
Name: **Landing at Esopus Icehouse** Type of Referral: **Site Plan Review**
Description: Construction of 12-unit single-family residential housing and lot line revision.
Project Location: 30 and 32 Hill Street
Recommendation: **Required Modifications** Abstentions:
Motion: Baden
Second: McLaughlin
Vote: Yes No Recusals:

Saugerties Village

Referral Number **2021056** Received: 3/12/2021
Name: **4 and 8 Burt Street** Type of Referral: **Subdivision**
Description: Lot line deletion to allow for two single-family homes
Project Location: 4 & 8 Burt Street
Recommendation: **No County Impact** Abstentions:
Motion: Baden
Second: McLaughlin
Vote: Yes No Recusals:

Saugerties Village

Referral Number **2021057** Received: 3/12/2021
Name: **6 First Street** Type of Referral: **Special Permit**
Description: Allow existing house as 4-family home.
Project Location: 6 First Street
Recommendation: **No County Impact** Abstentions:
Motion: McLaughlin
Second: Konior
Vote: Yes No Recusals:

Saugerties Village

Referral Number **2021058** Received: 3/12/2021
Name: **6 First Street** Type of Referral: **Site Plan Review**
Description: Allow existing house as 4-family home.
Project Location: 6 First Street
Recommendation: **No County Impact** Abstentions:
Motion: McLaughlin
Second: Konior
Vote: Yes No Recusals:

