

ULSTER COUNTY PLANNING BOARD  
*Minutes – Wednesday, November 2, 2022*

**The Ulster County Planning Board Meeting**  
**7:00 p.m. Legislative Chambers, 6<sup>th</sup> Floor**  
**County Office Building**

**The Executive Committee Met at 6:30 PM in the Planning Office**

Chairman Boggess called the meeting to order at 7:10PM and Mr. Leibowitz read the roll call

- 1. ROLL CALL – Present:** S. McCarthy, H. Hansen, C. Lanzetta, D. Boggess, T. Wilkin, M. Baden, J. Brown, J. Ferraro, V. Welton, M. Watkins, V. Markowitz, M. Rudikoff, W. Murray, V. McLaughlin, D. Doyle, R. Leibowitz, B. Samuelson **Absent:** R. Pecora, G. Gidaly, R. Travers **Excused:** M. Cohen, D. Onderdonk, A. Gotto, F. Almquist **Guests:** Lee Molyneaux

**2. APPROVAL OF MINUTES**

The October minutes were approved. Motion made by Mr. McLaughlin, seconded by Mr. Baden. All were in favor.

**3. EDUCATION & TRAINING OPPORTUNITIES**

Mr. Baden stated he could do the training he proposed last month for our Board in December and asked board members which dates were good.

Mr. Leibowitz stated the County will be hosting a workshop on the Natural Resource Inventory on Monday, Nov 14<sup>th</sup> at Rosendale Rec Center at 7:00PM. He added that consultants will be introducing the process and there will be breakout sessions.

Mr. Wilkin noted he did the Rockland County webinar and thought it was good.

**4. COMMUNITY REPORTS**

Mr. McLaughlin informed the Board that the Saugerties Village Clerk, Lisa Mayone, is retiring and will be leaving in the beginning of January. He also noted that several of the side streets impacted by the Central Hudson project have now been fully paved curb-to-curb.

Mr. Watkins stated the Town of Shawangunk has a new Highway Superintendent, Richard Blazeski, who is doing a great job.

Chairman Boggess stated the Town of Olive is working towards a comp plan. They put out a survey late summer/early fall and the results are in with a little over 500 responses. Two weeks from Thursday they will have a public workshop to view results.

**5. PLANNING BOARD REPORTS**

a. Chairperson Report

- Nominating Committee Appointments

Chairman Boggess informed the Board he is appointing Jere Brown, Mark Watkins, Thomas Wilkin and Roxanne Pecora to be the Nominating Committee and they will come back to board next month with a slate of officers for 2023.

b. Committee Reports – No Report

**6. PLANNING DEPARTMENT REPORTS**

a. Financial Report

Mr. Doyle informed the Board that the 2023 budget is undergoing review by the Legislature. He added that the County Executive made recommendations that were consistent to what was submitted by our department.

Mr. Doyle informed the Board of several contracts that are currently in the process of being signed and added we are hoping to encumber funds for two other studies by end of year.

b. Environmental Notice Bulletin & Grant Opportunities

No member comment.

c. Communications

Mr. Doyle made note of the lead agency request for a 122-unit affordable senior housing project in Town of Saugerties adjacent to Falling Waters Preserve on the Hudson River. Appropriate for Dominican Sisters to develop affordable housing for seniors instead of selling the property for other purposes.

d. Director/Staff Reports

Mr. Doyle informed the Board that the Housing Smart Community program has begun. Mr. Lord-Farmer has been doing a substantial amount of outreach. The communities of Woodstock, Village of New Paltz and City of Kingston have all signed on and we are working with Town of Saugerties, Marbletown and Rochester. Mr. Doyle stated we will reach down to the southern half of the County next. Mr. Doyle explained the fundamental thing to sign on to the program is to pass the necessary resolution and set up an advisory committee for housing affordability within your community.

Mr. Doyle informed the Board that the County has an \$800,000 housing rehab grant from CDBG. We want to follow up on code violations so people can stay in their houses, with a deeper dive into energy efficiency. We have requested \$400,000 of ARPA rescue funds from the Legislature. We have also asked the Leg to fund Citizens for Local Power for \$400,000 to create a job training program.

Mr. Samuelson stated that Ag District 2 that includes New Paltz, Gardiner, the western part of Plattekill and Shawangunk is under review. There are a few lots in Plattekill and a bunch in Shawangunk up for removal. The official 30-day period for submittal is from December into January. Mr. Watkins asked for a copy of the list.

Mr. Doyle informed the Board that the Legislature has created a Capital Project for a rail trail in Shandaken. This will be a \$4.9 million dollar project (the County share is one million dollars). Once approved by the Legislature, we will be interviewing consultants for design work. He added that construction would be about 2 years away. Mr. Doyle also updated the Board on the Kingston Rail Trail, which is going to bid for construction soon; the Midtown Linear Park, with its staircase almost finished, is now awaiting completion of the County's punch lists; and progress of the demolition of the old jail and water system issues at Golden Hill.

Mr. Doyle announced he had a thank you card for the Board to sign for John Konior, who resigned earlier this year.

**7. SPECIAL TOPICS DISCUSSION**

a. Capital Program Discussion

Mr. Doyle noted this report is required under the Charter/Administrative Code and added that a lot of the comments are similar to last year's. The major change begins on page two, where we believe there should be some care with the amount of money being committed to the Capital Program, the ability to make the projects happen, a way to track changes to the program and the way projects get done past versus present. Mr. Doyle continued that this Board has taken a higher look, rather than go item by item. Normalizing the debt taken on every year means not only having a Capital Program, but also a capital budget. Mr. Doyle stated we are also going to recommend adding the Road Safety Program back in, as this program has been dropped, adding that if we need to fix an intersection, we can move to the Program to find the money to get it done. Mr. Doyle stated we are also asking to have security measures for County buildings put back in the Capital Program.

Mr. Doyle informed the Board that last year the Board agreed that we would release this to them for comment and have the Executive Committee make the final determination and submit the final comments. Mr. Doyle asked for a resolution giving the Board another week to review and have the Executive Committee submit comments.

Mr. McLaughlin stated he would be comfortable voting on these comments right now. Mr. Baden stated the public hearing is on the 15<sup>th</sup>. Mr. Doyle asked the Board if having one week to make additional comments before being reviewed and submitted by the Executive Committee was agreeable.

**Mr. McLaughlin made a motion that the Planning staff make any changes submitted by the Board, made by the deadline set at the 9<sup>th</sup>, and have those comments sent to the Executive Committee to make any final changes before submittal to the County Executive and Legislature. Seconded by Mr. Watkins. All were in favor. Motion passed.**

Mr. McLaughlin asked if Mr. Doyle had any information on what was happening with the staffing situation at UCAT. He has heard and seen (on Facebook) many complaints of routes being cancelled and riders being stranded. Mr. Doyle stated that as of Monday the County has moved to address those concerns and make changes with UCAT.

**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



11/2/2022

## Hurley

Referral Number: **2022190** Received: 10/12/2022  
Name: **Zoning/Code Enforcement Officer Regulations** Type of Referral: **Zoning Statute Amendment**  
Description: Zoning/Code Enforcement Officer Regulations  
Project Location: Townwide  
Recommendation: **No County Impact** Abstentions:  
Motion: Watkins  
Second: McCarthy Recusals:  
Vote: Yes  No

## Kingston City

Referral Number: **2022191** Received: 10/24/2022  
Name: **Golden Hill** Type of Referral: **Area Variance**  
Description: 160' building length maximum. Applicant seeks 33.9' variance for senior building at proposed multigenerational devel  
Project Location: 63 Godlen Hill Drive  
Recommendation: **No County Impact** Abstentions:  
Motion: McLaughlin  
Second: Welton Recusals:  
Vote: Yes  No

## Rochester

Referral Number: **2022175** Received: 9/27/2022  
Name: **Local Law T of 2022** Type of Referral: **Zoning Statute Amendment**  
Description: Parking, loading, access, and traffic standards.  
Project Location: Townwide  
Recommendation: **Advisory Comments** Abstentions:  
Motion: Watkins  
Second: McLaughlin Recusals: Baden  
Vote: Yes  No

## Rochester

Referral Number: **2022176** Received: 9/27/2022  
Name: **Local Law U of 2022** Type of Referral: **Zoning Statute Amendment**  
Description: General commercial and industrial standards  
Project Location: Townwide  
Recommendation: **No County Impact** Abstentions:  
Motion: McCarthy  
Second: Welton Recusals: Baden  
Vote: Yes  No

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## Rochester

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Referral Number      **2022177**      Received:      9/27/2022  
Name:      **Local Law V of 2022**      Type of Referral:      **Zoning Statute Amendment**  
Description:      Signs  
Project Location:      Townwide  
Recommendation:      **Reviewed No Decision - Local Determination**      Abstentions:  
Motion:      Wilkin  
Second:      McLaughlin  
Vote:      Yes  No       Recusals:      Baden  
                          NO: Welton

## Rochester

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Referral Number      **2022178**      Received:      9/27/2022  
Name:      **Local Law W of 2022**      Type of Referral:      **Zoning Statute Amendment**  
Description:      Multifamily residential use regulations.  
Project Location:      Townwide  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      McLaughlin  
Second:      McCarthy  
Vote:      Yes  No       Recusals:      Baden

## Rochester

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Referral Number      **2022184**      Received:      10/26/2022  
Name:      **Local Law X of 2022**      Type of Referral:      **Zoning Statute Amendment**  
Description:      Amendment to 140-37 Solar Energy  
Project Location:      Townwide  
Recommendation:      **Advisory Comments**      Abstentions:  
Motion:      McLaughlin  
Second:      McCarthy  
Vote:      Yes  No       Recusals:      Baden

## Rochester

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Referral Number      **2022185**      Received:      10/26/2022  
Name:      **Local Law Y of 2022**      Type of Referral:      **Zoning Statute Amendment**  
Description:      Amendment to 140-25 Planned Unit Development  
Project Location:      Townwide  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Lanzetta  
Second:      McLaughlin  
Vote:      Yes  No       Recusals:      Baden

## Rochester

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Referral Number      **2022186**      Received:      10/26/2022  
Name:      **Local Law Z of 2022**      Type of Referral:      **Zoning Statute Amendment**  
Description:      Amendment to Chapter 140-30 Affordable Housing  
Project Location:      Townwide  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      McCarthy  
Second:      McLaughlin  
Vote:      Yes  No       Recusals:      Baden

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### Rochester

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Referral Number      **2022187**      Received:      10/26/2022  
Name:      **Local Law AA of 2022**      Type of Referral:      **Zoning Statute Amendment**  
Description:      Amend 140-19 Home Occupation Regulations  
Project Location:      Townwide  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      McLaughlin  
Second:      Welton  
Vote:      Yes  No       Recusals:      Baden

### Rochester

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Referral Number      **2022188**      Received:      10/26/2022  
Name:      **Local Law BB of 2022**      Type of Referral:      **Other Special Authorization**  
Description:      Miscellaneous Updates and Clarifications to Zoning Statute  
Project Location:      Townwide  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      McLaughlin  
Second:      Welton  
Vote:      Yes  No       Recusals:      Baden

### Rosendale

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Referral Number      **2022166**      Received:      9/23/2022  
Name:      **Womens Studio Workshop**      Type of Referral:      **Site Plan Review**  
Description:      Expand existing structure for ceramic studio use - 5,000 square feet.  
Project Location:      741 Binnewater Road  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Baden  
Second:      Welton  
Vote:      Yes  No       Recusals:      Brown

### Saugerties Town

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Referral Number      **2022183**      Received:      10/11/2022  
Name:      **Lumber and Timber Processing**      Type of Referral:      **Zoning Statute Amendment**  
Description:      Lumber and Timber Processing law  
Project Location:      LDR, MDR, OLI, and I zoning districts  
Recommendation:      **Advisory Comments**      Abstentions:  
Motion:      Baden  
Second:      McLaughlin  
Vote:      Yes  No       Recusals:

### Shawangunk

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Referral Number      **2022182**      Received:      10/17/2022  
Name:      **Agasca Kincaid**      Type of Referral:      **Special Permit**  
Description:      Two-family home with barn structure in R-AG2  
Project Location:      3130 New Propsect Road  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      McLaughlin  
Second:      Welton  
Vote:      Yes  No       Recusals:      Watkins

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## Ulster

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Referral Number     **2022189**  
Name:                **Conklin Area Variance**  
Description:         Residential garage in front-yard setback.  
Project Location:    1428 Creek Locks Road  
Recommendation:   **Required Modifications**  
Motion:             Baden  
Second:             McLaughlin  
Vote:                Yes  No

Received:            10/27/2022  
Type of Referral:   **Area Variance**

Abstentions:

Recusals: