

# ULSTER COUNTY PLANNING BOARD

*Minutes – Wednesday, August 7, 2024*

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

## **The Executive Committee Did Not Meet**

**Chairman Baden called the meeting to order, and Mr. Leibowitz read the roll call.**

- 1. ROLL CALL - Present:** R. Pecora, D. Onderdonk, H. Hansen, C. Lanzetta, M. Calimano, D. Boggess, T. Wilkin, M. Baden, J. Brown, J. Ferraro, C. Valianti, M. Watkins, J. Crispell, V. Markowitz, V. Messner, S. Weisburd, V. McLaughlin, L. Molyneaux, H. Solomon, D. Doyle, R. Leibowitz, B. Samuelson **Absent:** S. McCarthy **Excused:** G. Gidaly, M. Cohen, F. Almquist, M. Rudikoff, W. Murray **Guests:** Ernie VanDeMark-Town of Plattekill Board Member

- 2. APPROVAL OF MINUTES**

Mr. Samuelson requested that the paragraph under 6d Director/Staff Reports be corrected to: Mr. Samuelson stated we completed another housing rehab program from CDBG with RUPCO. The program focused on areas outside of Kingston. There were 27 homes repaired in the program and 110 still on the waiting list. He added that it is harder to do these programs and to find contractors. Mr. Doyle added this was an \$800K community development block grant – one of the largest awarded.

The July 10<sup>th</sup> minutes were approved as corrected. Motion made by Mr. Crispell and seconded by Mr. Calimano. Ms. Weisburd abstained. The remainder of the board were in favor.

- 3. EDUCATION & TRAINING OPPORTUNITIES**

Chairman Baden stated New York Planning Federation (NYPF) will be hosting a Learn at Lunch seminar on August 14<sup>th</sup> to report on the new NYS Wetlands Laws. He noted it is an hour-long session and you must email NYPF.com to get the link, but you can watch at any time. Let them know you are a member of the Ulster County Planning Board for free registration. Mr. Baden added NYPF will also host a conference at the FDR Library in Hyde Park in September, it is a daylong session for \$95 and includes lunch. Mr. McLaughlin stated that Dutchess County Planning Federation has announced an upcoming list of seminars also.

- 4. COMMUNITY REPORTS**

Mr. Markowitz asked if there was any news on the marijuana plant in Ellenville. Mr. Doyle answered he hasn't heard anything.

Mr. Baden made note of a ribbon cutting about a week and a half ago for sections of the O&W trail between Accord and Kerhonkson and also between Wawarsing and Ellenville.

Mr. McLaughlin stated the Mayor of the Village of Saugerties signed paperwork for an ARPA grant for a sewer plant. He added his thanks to the County Legislature and all the parties involved in the County for helping to see this through.

Mr. Wilkin stated that NYSDOT has a portion of Route 32 shutdown for culvert work and now also has pavement repair work on Route 208. They both are instructing traffic to

find alternate routes. He added it was not good to have Ireland Corners in Gardiner overloaded with extra traffic. Mr. Wilkin stated it was his last night and wanted to say it was a pleasure to be on the board, it's been a lot of years and he really enjoyed being here. Mr. Wilkin added he would like the Board to remember to keep politics out of planning.

Mr. Baden stated he wanted to recognize Tom's 21 years and 2 months of service that equaled 254 meetings, emphasizing that Mr. Wilkin only missed one. Mr. Baden stated we want to thank you and have a cake to share. The Board gathered around, and a picture was taken.

**5. PLANNING BOARD REPORTS**

- a. Chairperson Report - None
- b. Committee Reports - None

**6. PLANNING DEPARTMENT REPORTS**

- a. Financial Report

Mr. Doyle stated that we have several large contracts moving forward and are in good shape financially. We met with the budget office for the 2025 budget noting it is effectively flat relative to the current budget. Mr. Doyle added that the County is going through a wage review so we don't know what impact that might have on the budget but will affect the entire County.

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

- c. Communications

Mr. Doyle made note of the Town of Saugerties amended negative declaration for the Villa residences adding that it was nice to see the Catholic Sisters finding a residential reuse for the property.

Mr. Doyle asked Mr. Watkins if he wanted to speak about the Lead Agency notification from the Town of Shawangunk. Mr. Watkins stated the process has been difficult with this applicant, adding that this could be a good project as a commercial business that Walker Valley really needs, and this Board will probably see the GML review next month.

Mr. Baden stated the Legislature convened the UCRRA Reform Committee last year to make recommendations to the Legislature on the upcoming contract with UCRRA, which expires in March. The Committee's report was submitted to the Legislative Chair on Monday, and they met with the Energy, Environment & Sustainability Committee on Tuesday. Mr. Baden stated there were 8 key recommendations and approximately 25 lesser recommendations. Mr. Doyle noted he had a copy of the report if anyone was interested.

- d. Director/Staff Reports

Mr. Doyle informed the Board that the Ag addition recommendations made by the Farmland Protection Board was passed by the Legislature with no changes and have been sent to the NYS Commissioner of Ag and Markets. He added that we should hear from them in September. Mr. Doyle stated we have a Stream Management Plan that has been completed by the Planning Department. He informed the Board

that we are asking for a Watershed Coordinator position to deal with the Lower Esopus and other rivers and streams and have requested funding for that position.

Mr. Doyle stated we have also completed a Human Services Transit Coordination Plan, the Route 9W study should be completed by end of month and we will also complete a rail safety study. We are currently looking at some changes to the Transportation Improvement Program (TIP). Mr. Doyle noted we are in the process of working with the County Executive to launch another program with respect to Safe Starts to Summer, Brian Slack from our office is working on that. We are completing Phase 2 of environmental studies on Brownfields and there are 30 properties that can't be taken because of environmental liabilities.

Mr. Doyle stated we are past capacity with what we can do, not just our office, but across the County. Mr. Doyle stated the County's current Capital Program is \$108 million and we will not implement half of that. The capital needs will outstrip our ability to pay in the long run. This Board's comments annually have basically formed the basis of giving people some decision-making work needed to move projects forward. Mr. Doyle added that the needs and their costs do not go away. We are now having conversations on need and priority and how to implement projects. Mr. Doyle stated that he wanted to thank the Board for their role in bringing attention to these issues.

## **7. SPECIAL TOPICS DISCUSSION**

- Planner's Memorandum on Warehousing

Chairman Baden stated the document Mr. Leibowitz has been working on is in tonight's packet. Mr. Leibowitz informed the Board that he did a zoning audit to look at how each municipality handled warehousing/distribution centers and found they universally did not have a definition on the topic. He added that Town of Saugerties could handle them followed by the Town of Ulster, otherwise it is undefined, and it is amorphous as to size and how they are controlled. Mr. Leibowitz said he also added a map to the document with access routes for trucks to show municipalities considering these types of facilities where there would be large trucks, that they should be on those roads.

Mr. Doyle stated we should provide this with some history to every planning board and town board, as there is an indication that these things are not something that will go away and they seem to be part of today's economy.

Mr. McLaughlin made a motion to adopt the memorandum as presented and distribute it as necessary. Mr. Solomon seconded the motion.

Discussion:

Chairman Baden stated we should also send the memorandum to the County Executive's Office, the County Legislature and the Comptroller. Mr. McLaughlin stated he would amend his motion. Mr. Baden stated this will also go on the website with the various other memorandums.

The Chairman called for a vote. All were in favor.

## **8. PUBLIC COMMENT - None**

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

**10. ADJOURNMENT**

**The Chairman asked for a motion to adjourn and thanked Mr. Wilkin for his many years.**

**The meeting adjourned at 8:22PM. All were in favor.**

# Ulster County Planning Board Minutes



8/7/2024

## Lloyd

Referral Number **2024106** Received: 7/9/2024  
Name: **Comprehensive Plan** Type of Referral: **Comprehensive Plan**  
Description: Comprehensive Plan update  
Project Location: Townwide  
Recommendation: **Required Modifications** Abstentions:  
Motion: McLaughlin  
Second: Calimano Recusals:  
Vote: Yes  No

## Marlborough

Referral Number **2024109** Received: 7/26/2024  
Name: **ELP Solar Truncali** Type of Referral: **Special Permit**  
Description: 5 MW community solar with lithium-ion battery energy storage system with connect to CH distribution system on Brin  
Project Location: 335 Bringham Road  
Recommendation: **Required Modifications** Abstentions:  
Motion: Watkins  
Second: McLaughlin Recusals: Lanzetta  
Vote: Yes  No  NO: Brown, Markowitz

## Marlborough

Referral Number **2024110** Received: 7/26/2024  
Name: **ELP Solar Truncali** Type of Referral: **Site Plan Review**  
Description: 5 MW community solar with lithium-ion battery energy storage system with connect to CH distribution system on Brin  
Project Location: 335 Bringham Road  
Recommendation: **Required Modifications** Abstentions:  
Motion: Watkins  
Second: McLaughlin Recusals: Lanzetta  
Vote: Yes  No  NO: Brown, Markowitz

## New Paltz Town

Referral Number **2024107** Received: 7/17/2024  
Name: **Bank of America** Type of Referral: **Site Plan Review**  
Description: ATM/Drive-Thru Update  
Project Location: 271 Main St  
Recommendation: **No County Impact** Abstentions:  
Motion: McLaughlin  
Second: Calimano Recusals:  
Vote: Yes  No

# ~Ulster County Planning Board Minutes~

## **New Paltz Village**

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Referral Number      **2024108**      Received:      7/24/2024  
Name:      **Affordable Housing Amendment**      Type of Referral:      **Zoning Statute Amendment**  
Description:      Update to affordable housing regulations  
Project Location:      Village wide  
Recommendation:      **Approve**      Abstentions:  
Motion:      Pecora  
Second:      McLaughlin      Recusals:      Baden  
Vote:      Yes  No       Weisburd

## **New Paltz Village**

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Referral Number      **2024111**      Received:      7/25/2024  
Name:      **Wells Fargo NP, LLC**      Type of Referral:      **Special Permit**  
Description:      Internal conversion of use to gym and bank. 4 new one-bedroom apartments, parking amendments.  
Project Location:      27-29 Main Street  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Calimano  
Second:      McLaughlin      Recusals:      Weisburd  
Vote:      Yes  No       Baden

## **New Paltz Village**

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Referral Number      **2024112**      Received:      7/25/2024  
Name:      **Wells Fargo NP, LLC**      Type of Referral:      **Site Plan Review**  
Description:      Internal conversion of use to gym and bank. 4 new one-bedroom apartments, parking amendments.  
Project Location:      27-29 Main Street  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Calimano  
Second:      McLaughlin      Recusals:      Weisburd  
Vote:      Yes  No       Baden

## **Ulster**

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Referral Number      **2024113**      Received:      7/25/2024  
Name:      **Verizon Wireless**      Type of Referral:      **Site Plan Review**  
Description:      65' monopole (69' with lighting)  
Project Location:      Flatbush Rd  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      McLaughlin  
Second:      Solomon      Recusals:      Crispell  
Vote:      Yes  No

## **Ulster**

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Referral Number      **2024114**      Received:      7/26/2024  
Name:      **Sage Cannabis**      Type of Referral:      **Special Permit**  
Description:      Use existing structure for adult-use retail cannabis dispensary  
Project Location:      268 Forest Hill Drive  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Watkin  
Second:      Wilkin      Recusals:      Crispell  
Vote:      Yes  No       NO: McLaughlin

# ~Ulster County Planning Board Minutes~

## Ulster

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Referral Number	<b>2024115</b>	Received:	7/26/2024
Name:	<b>Sage Cannabis</b>	Type of Referral:	<b>Site Plan Review</b>
Description:	Use existing structure for adult-use retail cannabis dispensary		
Project Location:	268 Forest Hill Drive		
Recommendation:	<b>Required Modifications</b>	Abstentions:	
Motion:	Watkins	Recusals:	Crispell
Second:	Wilkin	NO:	McLaughlin
Vote:	Yes <input type="text" value="17"/>	No	<input type="text" value="1"/>