

ULSTER COUNTY PLANNING BOARD  
Minutes – Wednesday, March 2, 2022

**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**

MEMBERS OF THE PUBLIC WERE INVITED TO LISTEN IN

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

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

1. **ROLL CALL – Present:** R. Pecora, G. Gidaly, M. Cohen, S. McCarthy, H. Hansen, C. Lanzetta, A. Gotto, D. Boggess, T. Wilkin, M. Baden, J. Brown, V. Welton, M. Watkins, F. Almquist, V. Markowitz, W. Murray, V. McLaughlin, D. Doyle, R. Leibowitz, B. Samuelson **Absent:** J. Konior, M. Rudikoff, R. Travers **Guests:** Phil Erner-Legislator Dist 6, S. Deacon Bill Mennega – Redeemer Lutheran New Paltz, Erin Enouen – Alt member Town of Rochester

2. **APPROVAL OF MINUTES**

The February Minutes were approved. Motion made by Mr. McLaughlin, seconded by Mr. Almquist. All were in favor.

3. **EDUCATION & TRAINING OPPORTUNITIES**

Chairman Boggess noted a couple emails sent out recently from Rockland County and NYSERDA. Mr. Baden stated he attended the Orange County webinar on Comprehensive Planning with regard to green energy last night and added that they have more webinars coming up in the month of March. Ms. Lanzetta stated that NYS DEC is doing an Estuaries Conservation Overlay Zone webinar on March 23<sup>rd</sup>. Mr. Wilkin stated he is on Orange County's mailing list and he forwards email to staff so everyone should be getting them. Mr. Doyle asked to have the list sent to him.

4. **COMMUNITY REPORTS**

Mr. Boggess stated the Maverick Health Center in Boiceville, which is run by Nuvance Health, is moving to the Woodstock facility – so the community is losing some medical care. Mr. Boggess added that the owners of the property are pushing the town to join the flood buyout program.

Mr. Gidaly stated the Town Board passed a motion to refer their new Comprehensive Plan to the County. Mr. Doyle noted that the Town has sent the plan for staff to review. Mr. Boggess asked how long it took for Gardiner to come up with the Plan. Mr. Gidaly answered that it's been about a year working with a consultant.

Mr. McLaughlin noted the Village of Saugerties has awarded the bid to have Blue Mountain reservoir dredged, adding that the work should be done by fall.

Mr. Baden stated Town of Rochester is in the process of securing a consultant for the Bridge NY grant for the Boice Mill Road bridge. He added that NYSDOT has a preferred list of 15 vendors and you either offer to all 15 or go through a specific vetting process. A letter has been sent to the 15 for RFP. Mr. Baden also gave a shoutout to Deli to Go on Route 209, where the old Rainbow Diner was. He noted that our Board saw their

plan in late 2020 or 2021 and they accommodated everything our board and the local board asked for. Deli to Go is a great success!

**5. PLANNING BOARD REPORTS**

- a. Chairperson Report – No Report
- b. Committee Reports – No Report

**6. PLANNING DEPARTMENT REPORTS**

- a. Financial Report

Mr. Doyle stated we have a decent budget this year, adding that a number of transportation projects are out to bid and we should start spending from the Professional Services budget by June.

- b. Environmental Notice Bulletin & Grant Opportunities–

Mr. Doyle noted the upcoming CFA (Consolidated Funding Application) is coming out in June or July. He added that the environmental work may need to be done before submitting the application for funding for those communities looking at water/sewer infrastructure.

Ms. Gotto asked what the purpose of the ENB (Environmental Notice Bulletin) is. Mr. Leibowitz answered the ENB is compiled of Ulster County related items from a list provided by NYS DEC for the Board’s information. Ms. Welton stated she saw that the marijuana project would be discharging a large amount of water into a stream. She added that she did not remember them discussing this in their presentation. Mr. Doyle stated that Cresco will be discharging into the Napanoch sewage treatment facility and may or may not need to pre-treat prior to discharge. Mr. Doyle added that we received a letter from the Town of Wawarsing stating they had enough sewer and water capacity. There was some discussion on what had previously been in the ENBs.

- c. Communications

Mr. Doyle made note of Woodstock Artists Association on Tinker St being considered by the New York State Board for Historic Preservation.

- d. Director/Staff Reports

Director Doyle informed the Board that we are going through resumes for the Sr Planner position and are hoping to hire someone by May.

Mr. Doyle informed the Board that we are executing contracts for an \$800,000 grant from NYS Office of Community Renewal for housing rehab to be implemented by RUPCO. We are currently wrapping up homeownership contract for \$490,000, and starting a new homeownership program for \$600,000.

Mr. Doyle stated that the Pennrose project on Golden Hill is moving forward and should be through the City Planning Board process by April. The County has committed \$2 million for water and sewer for a supportive housing project in a hotel in town of Ulster. The Legislature is currently considering a \$700,000 request to purchase Elizabeth Manor in Kingston as temporary supportive housing.

Mr. Doyle informed the Board that the Transportation Council’s Unified Planning Work Program (UPWP) is on the website. He noted that \$950,000 of the \$1 million

budget is Federal funding used for transportation planning in Ulster County and supports our two transportation planners.

Mr. Doyle informed the Board that Agricultural additions began on March 1<sup>st</sup>. He asked the Board to please direct interested parties to Burt Samuelson for information. Deadline for applications is March 30<sup>th</sup>.

Mr. Doyle stated the Midtown Linear Park should be completed by June if we get the steel for stairs and added that construction work for the Kingston Rail Trail should go to bid this Spring/early Summer.

Mr. Doyle noted that we are moving toward getting work for the Veteran's cemetery out to bid.

Mr. Doyle stated the tower site in Saugerties on Quarry Street is going through the bidding process and we are looking for sites for a tower in the Shandaken area, possibly Tonche Mountain.

Mr. Doyle noted that we are going through site selection process for the 911 Center.

Mr. McLaughlin asked if there was a timeframe for occupancy at the Quality Inn. Mr. Doyle answered at least 18 months away.

Mr. Boggess asked what the housing funding goes to. Mr. Doyle answered it is 100% Federally funded and we work with RUPCO for low to moderate-income homeowners on the Housing Rehab side for improvements to roof, systems, etc. Mr. Samuelson stated that with the Homeownership funds, we help with down payment assistance, closing cost assistance and post-closing rehab.

Mr. Brown asked about the Veteran's Cemetery. Mr. Doyle answered it is located on Plains Road in New Paltz and is owned by New Paltz Rural Cemetery. A section is rented solely for veterans and is almost full. The County has identified lands adjacent to the site to expand a section exclusively for Vets.

**7. SPECIAL TOPICS DISCUSSION**

See Director/Staff Reports

**8. PUBLIC COMMENT**

Phil Erner, Legislator for District 6/City of Kingston, stated he is concerned as a matter of public and traffic safety that the Midtown Linear Park is not open, noting that any roadway with shared use is dangerous and was wondering what was holding this project up. Mr. Doyle stated the County was set to have the trail finished by November. The pandemic has disrupted the supply line and the contractor can't get steel for staircase, once that is completed the trail will open.

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

**10. ADJOURNMENT**

Meeting adjourned at 9:00PM – all were in favor.

# Ulster County Planning Board Minutes



3/2/2022

## Gardiner

Referral Number **2022036** Received: 2/18/2022  
Name: **Visitor's Center Expansion** Type of Referral: **Site Plan Review**  
Description: Expansion of visitor's center by 3,850 square feet.  
Project Location: 14 Grist Mill Lane  
Recommendation: **Required Modifications** Abstentions:  
Motion: Welton  
Second: Baden  
Vote: Yes  17 No  0 Recusals:

## Hurley

Referral Number **2022031** Received: 2/17/2022  
Name: **Local Law #1 of 2022** Type of Referral: **Zoning Statute Amendment**  
Description: Fill and Grading Law  
Project Location: Townwide  
Recommendation: **Required Modifications** Abstentions:  
Motion: Baden  
Second: McLaughlin  
Vote: Yes  16 No  0 Recusals: Cohen

## Kingston Town

Referral Number **2022040** Received: 2/18/2022  
Name: **Local Law #1 of 2022** Type of Referral: **Zoning Statute Amendment**  
Description: Short-Term Rental Establishments  
Project Location: Townwide  
Recommendation: **Required Modifications** Abstentions:  
Motion: Baden  
Second: Watkins  
Vote: Yes  17 No  0 Recusals:

## New Paltz Town

Referral Number **2022037** Received: 2/1/2022  
Name: **Viking Industries** Type of Referral: **Site Plan Review**  
Description: 44,460 SF, 28' tall single-story expansion of existing 76,937 SF warehouse on 34.9 acres.  
Project Location: 89 S. Ohioville Road  
Recommendation: **Required Modifications** Abstentions:  
Motion: Pecora  
Second: Baden  
Vote: Yes  16 No  0 Recusals: Gotto

# ~Ulster County Planning Board Minutes~

## **New Paltz Village**

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Referral Number      **2022038**      Received:      2/18/2022  
Name:      **Rezoning**      Type of Referral:      **Zoning Statute Amendment**  
Description:      Rezoning of 92 parcels in the Village  
Project Location:      Village of New Paltz  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Baden  
Second:      Pecora  
Vote:      Yes  No       Recusals:      Murray

## **New Paltz Village**

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Referral Number      **2022039**      Received:      2/18/2022  
Name:      **Rezoning**      Type of Referral:      **Zoning Map Amendment**  
Description:      Rezoning of 92 parcels in the Village  
Project Location:      Village of New Paltz  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Baden  
Second:      Pecora  
Vote:      Yes  No       Recusals:      Murray

## **Plattekill**

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Referral Number      **2022033**      Received:      2/15/2022  
Name:      **Newburgh Fuel Distributors**      Type of Referral:      **Area Variance**  
Description:      Area Variances for lot area, front yard setbacks, rear yard setbacks, and parking for proposed 2,185 SF convenience store.  
Project Location:      16-18 Plattekill Ardonia Road  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      McLaughlin  
Second:      Lanzetta  
Vote:      Yes  No       Recusals:

## **Rochester**

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Referral Number      **2022032**      Received:      2/22/2022  
Name:      **Griffitts Subdivision**      Type of Referral:      **Subdivision**  
Description:      Lot line revision/major subdivision amendment  
Project Location:      111 & 121 Peninsula Lane  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Welton  
Second:      McLaughlin  
Vote:      Yes  No       Recusals:

## **Rochester**

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Referral Number      **2022041**      Received:      2/17/2022  
Name:      **Local Law #1 of 2022**      Type of Referral:      **Zoning Statute Amendment**  
Description:      Accessory Dwelling Units  
Project Location:      Townwide  
Recommendation:      **Advisory Comments**      Abstentions:  
Motion:      McCarthy  
Second:      Watkins  
Vote:      Yes  No       Recusals:      Baden

# ~Ulster County Planning Board Minutes~

## Saugerties Town

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Referral Number      **2022034**      Received:      2/8/2022  
Name:      **Mt. Marion Firehouse Cell Tower**      Type of Referral:      **Use Variance**  
Description:      120' wireless telecommunications facility with 4' lighting rod.  
Project Location:      766 Kings Highway at Glasco Tpk  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Baden  
Second:      McLaughlin      Recusals:  
Vote:      Yes  No

## Saugerties Town

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Referral Number      **2022035**      Received:      2/8/2022  
Name:      **Mt. Marion Firehouse Cell Tower**      Type of Referral:      **Area Variance**  
Description:      12' front yard variance,  
Project Location:      766 Kings Highway at Glasco Tpk  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Baden  
Second:      McLaughlin      Recusals:  
Vote:      Yes  No