

ULSTER COUNTY PLANNING BOARD
Minutes – Wednesday, September 4, 2019

The Ulster County Planning Board Meeting
7:00 p.m. – Surrogate Courtroom, 3rd Floor
County Office Building

There was no Executive Committee Meeting or Training

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

1. **ROLL CALL – Present:** R. Pecora, L. Geary, L. Mance, J. Konior, S. McCarthy, D. Proctor, C. Brand, M. Calimano, D. Boggess, T. Wilkin, M. Baden, J. Brown, R. Hlavaty, V. Welton, M. Watkins, V. Markowitz, M. Rudikoff, J. Winer, W. Murray, V. McLaughlin, G. Gagliardi, D. Doyle, R. Leibowitz, B. Samuelson **Absent:** J. Bonavita-Goldman **Excused:** C. Lanzetta, F. Almquist **Guests:** Bruce Raver-E&L Farms, LLC/Photovoltaic Plant/Town of Rochester, Sara Went-Resident, Sterling Atkins-Rotron Expansion, Matt Cline-Rotron Expansion, Jessica Caserto-Central Hudson

2. **APPROVAL OF MINUTES**
The August minutes were approved. Motion by Mr. McLaughlin, seconded by Mr. Gagliardi. All were in favor.

3. **EDUCATION & TRAINING OPPORTUNITIES**
 - Cornell & NYSDEC - Recognizing Habitats: A Field Workshop for Municipal Officials – 9/20/19 2:00-5:00PM Hudson Highlands Nature Museum in Cornwall, NY

 - Hudson Valley Regional Council
 - ❖ Climate Solutions Summit – September 21 from 9:00-4:00 at SUNY New Paltz
 - ❖ LED Street Lighting Academy – Webinar Series for local governments - NYSERDA & the Lighting Research center of Rensselaer Polytechnic Institute teaming up for a series of four monthly webinars on LED street lighting options: Sept 10, Oct 8, Nov 12 & Dec 12

Mr. Doyle made note of the above trainings. He added that the UCTC is working on a Road Safety Training relative to speed limits and other improvements with NYSDOT.

Mr. Baden noted that the Association of Towns is having 4 classes in Hyde Park on September 18th.

4. **COMMUNITY REPORTS**

Mr. Baden stated that Town of Rochester finished work for getting the Town Code online and now all codes are digital.

Mr. Watkins stated that Town of Shawangunk has a committee working on a Comprehensive plan update.

Ms. Welton stated the Town of Shandaken Zoning Enforcement Officer denied a permit for a 30 foot tall statue as it does not comply with the building codes.

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

Mr. Boggess informed the board that he had a tour of the Ashokan Rail Trail with Chris White on August 20th. He added that it is a big asset to Ulster County, it's a beautiful trail and he was very impressed with the construction. Mr. Doyle thanked Mr. Boggess for adding the great pictures to the Facebook page.

Mr. Gagliardi asked when the grand opening would be. Mr. Doyle stated the Ashokan Station trailhead and 9 miles of trail will be open October 19th. The rest of the trail will be a bit later than that. Mr. Doyle added that work is being done on an interpretive program for the trail by an advisory group and consultant.

Mr. Baden asked about the Empire State Trail that goes across the Kingston/Rhinecliff Bridge, he noted the lane heading East was wider and asked if that was intended to be a bike lane. Mr. Doyle answered that he had not seen any plans for that trail.

Mr. Rudikoff informed the Board that the Town of Woodstock adopted a Short Term Rental law and it is in effect. Mr. Doyle added that the County has a reciprocal agreement with the Town so the rentals register with the County to have the hotel occupancy tax collected.

5. PLANNING BOARD REPORTS

a. Chairperson Report

Chairman Calimano stated that mileage Forms are available and will be due at the end of this month.

b. Committee Reports – No Report

6. PLANNING DEPARTMENT REPORTS

a. Financial Report

Mr. Doyle stated that we are in budget preparation including the 2020 and Capital Program work, which the Board will see by late October or early November.

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

c. Communications – *No Member Comment*

d. Director/Staff Reports

- Town of Marlborough Local Waterfront Revitalization Program (LWRP)

Mr. Doyle stated this is a communication with a request for comments due to the Department of State by October 21st.

7. SPECIAL TOPICS DISCUSSION

- 2017 Ag Census Presentation – Postponed until next month

8. PUBLIC COMMENT

No Public Comment

9. ZONING REFERRALS – *See Separate Zoning Minutes*

10. ADJOURNMENT

The meeting adjourned at 9:00PM.

Ulster County Planning Board Minutes



9/4/2019

Esopus

Referral Number **2019145** Received: 8/22/2019
Name: **Britt & Graff Site Plan** Type of Referral: **Site Plan Review**
Description: Place 30,000 gallon fuel storage tank within 973 SF shed at existing propane and oil business site.
Project Location: 9 Liese Lane
Recommendation: **No County Impact** Abstentions:
Motion: McLaughlin
Second: Gagliardi Recusals: Pecora
Vote: Yes No

Gardiner

Referral Number **2019138** Received: 8/22/2019
Name: **Get Wild for Water, LLC** Type of Referral: **Site Plan Review**
Description: Site plan for mixed-use building. (6000 square feet)
Project Location: NYS Route 44-55, Ireland Corners
Recommendation: **Required Modifications** Abstentions:
Motion: Pecora
Second: Konior Recusals: Geary
Vote: Yes No

Kingston City

Referral Number **2019159** Received: 9/3/2019
Name: **Kingstonian Development Group, LLC** Type of Referral: **Zoning Map Amendment**
Description: Petition to expand the Mixed-use Overlay District to a 0.313 acre parcel
Project Location: 9-21 North Front Street
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Konior Recusals: NO: McLaughlin
Vote: Yes No NO: Markowitz

Lloyd

Referral Number **2019146** Received: 8/20/2019
Name: **D & D Auto Supply** Type of Referral: **Site Plan Review**
Description: 3,600 SF free-standing storage building at existing auto supply business
Project Location: 3537 Route 9W
Recommendation: **Required Modifications** Abstentions:
Motion: McLaughlin
Second: Baden Recusals: McCarthy
Vote: Yes No Gagliardi

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Marbletown

Referral Number **2019139** Received: 8/22/2019
Name: **Ulster Saving's Bank Addition** Type of Referral: **Site Plan Review**
Description: Expansion to existing bank interior and additional drive-thru lane.
Project Location: 3853 Route 209
Recommendation: **Required Modifications** Abstentions:
Motion: McLaughlin
Second: Welton
Vote: Yes No Recusals: Proctor

Marlborough

Referral Number **2019140** Received: 8/22/2019
Name: **Top Seed Landscape Design** Type of Referral: **Site Plan Review**
Description: 2,460 square foot commercial building.
Project Location: 1943 Route 9W (South side Mahoney Rd)
Recommendation: **Required Modifications** Abstentions:
Motion: Pecora
Second: Watkins
Vote: Yes No Recusals: Brand

Marlborough

Referral Number **2019154** Received: 8/22/2019
Name: **Royal Energy** Type of Referral: **Site Plan Review**
Description: Construct 53,200 SF cold storage warehouse with 5 trailer docks, office space.
Project Location: 1666-1672 Route 9W, Milton
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Konior
Vote: Yes No Recusals: Brand
Gagliardi

New Paltz Town

Referral Number **2019141** Received: 8/20/2019
Name: **McDonald's Renovation** Type of Referral: **Site Plan Review**
Description: Re-referral of 2018-188. Updates to facades, lighting.
Project Location: 261 Main Street
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Gagliardi
Vote: Yes No Recusals:

New Paltz Town

Referral Number **2019155** Received: 8/30/2019
Name: **Route 299 Gateway Area** Type of Referral: **Comprehensive Plan**
Description: Update to Comprehensive Plan For Route 299/Gateway Area
Project Location: Route 299 Interchange Area
Recommendation: **Advisory Comments** Abstentions:
Motion: Pecora
Second: Watkins
Vote: Yes No Recusals:

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New Paltz Town

Referral Number **2019156** Received: 8/30/2019
Name: **Route 299 Gateway Area Rezoning** Type of Referral: **Zoning Map Amendment**
Description: Establishes Gateway Business Overlay District, Gateway Hamlet, MSMU, and Planned Resort Overlay Districts in Route 2
Project Location: Route 299 Gateway Area by I-87 Interchange
Recommendation: **Advisory Comments** Abstentions:
Motion: Pecora
Second: Watkins
Vote: Yes **21** No

New Paltz Town

Referral Number **2019157** Received: 8/30/2019
Name: **Route 299 Gateway Area Rezoning** Type of Referral: **Zoning Statute Amendments**
Description: Standards for Route 299/Gateway Area zoning districts
Project Location: Route 299 Gateway Area by I-87 Interchange
Recommendation: **Advisory Comments** Abstentions:
Motion: Pecora
Second: Watkins
Vote: Yes **21** No

Rochester

Referral Number **2019142** Received: 8/8/2019
Name: **Arrowood Farms Production Expansion** Type of Referral: **Site Plan Review**
Description: Expansion of existing structure to increase their production space.
Project Location: Lower Whitfield Rd
Recommendation: **Required Modifications** Abstentions:
Motion: Pecora
Second: Konior
Vote: Yes **21** No **0**

Rochester

Referral Number **2019149** Received: 8/28/2019
Name: **Colony House, LLC** Type of Referral: **Special Permit**
Description: Renovation of existing structures for inn and events facility. No new buildings proposed.
Project Location: 77 Mill Hook Rd
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Konior
Vote: Yes **20** No **0** Recusals: Baden

Rochester

Referral Number **2019150** Received: 8/28/2019
Name: **Colony House, LLC** Type of Referral: **Site Plan Review**
Description: Renovation of existing structures for inn and events facility. No new buildings proposed.
Project Location: 77 Mill Hook Rd
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Konior
Vote: Yes **20** No **0** Recusals: Baden

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Shandaken

Referral Number **2019125** Received: 7/19/2019
Name: **Vale Restaurant** Type of Referral: **Special Permit**
Description: Convert existing structure/residence to farm-to-table restaurant.
Project Location: 5696 Route 28
Recommendation: **Required Modifications** Abstentions: Geary
Motion: Pecora
Second: Konior
Vote: Yes 19 No 1 Recusals: NO: Watkins

Shandaken

Referral Number **2019126** Received: 7/19/2019
Name: **Vale Restaurant** Type of Referral: **Site Plan**
Description: Convert existing structure/residence to farm-to-table restaurant.
Project Location: 5696 Route 28
Recommendation: **Required Modifications** Abstentions: Geary
Motion: Pecora
Second: Konior
Vote: Yes 19 No 1 Recusals: NO: Watkins

Shawangunk

Referral Number **2019147** Received: 8/14/2019
Name: **E&L Farms LLC Photovoltaic Plant** Type of Referral: **Special Permit**
Description: 2.3 MW Large-Scale Solar Array
Project Location: 3014 NYS Route 52 (near New Propsect Road)
Recommendation: **Required Modifications** Abstentions:
Motion: McLaughlin
Second: Baden
Vote: Yes 20 No 0 Recusals: Watkins

Shawangunk

Referral Number **2019148** Received: 8/14/2019
Name: **E&L Farms LLC Photovoltaic Plant** Type of Referral: **Site Plan Review**
Description: 2.3 MW Large-Scale Solar Array
Project Location: 3014 NYS Route 52 (near New Propsect Road)
Recommendation: **Required Modifications** Abstentions:
Motion: McLaughlin
Second: Baden
Vote: Yes 20 No 0 Recusals: Watkins

Ulster

Referral Number **2019143** Received: 8/16/2019
Name: **CHG&E Training Center** Type of Referral: **Special Permit**
Description: 40,351 sf training academy with offices and classrooms, 31,358 square foot indoor training area and an outdoor gas "villag
Project Location: 2229-2271 Route 9W
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Markowitz
Vote: Yes 20 No 0 Recusals: Gagliardi

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Ulster

Referral Number **2019144** Received: 8/16/2019
Name: **CHG&E Training Center** Type of Referral: **Site Plan Review**
Description: 40,351 SF training academy with offices and classrooms, 31,358 SF indoor training area and an outdoor gas "village"
Project Location: 2229-2271 Route 9W
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Markowitz
Vote: Yes 20 No 0 Recusals: Gagliardi

Ulster

Referral Number **2019151** Received: 8/29/2019
Name: **Ulster Hospitality, LLC** Type of Referral: **Area Variance**
Description: 22.5' front yard set back to allow for porte cochere for proposed hotel
Project Location: 1581 ulster Avenue/RT 9W
Recommendation: **No County Impact** Abstentions:
Motion: McLaughlin
Second: Konior
Vote: Yes 21 No 0 Recusals:

Ulster

Referral Number **2019152** Received: 8/29/2019
Name: **CMRR Section House** Type of Referral: **Area Variance**
Description: 5' setback where 25' required from County right-of-way to place section house.
Project Location: 1020 Hurley Mountain RD/Route 28
Recommendation: **Required Modifications** Abstentions:
Motion: Pecora
Second: Konior
Vote: Yes 21 No 0 Recusals:

Ulster

Referral Number **2019153** Received: 8/30/2019
Name: **LHV PreCast** Type of Referral: **Site Plan Review**
Description: Site plan amendment to construct 3,600 SF addition to existing 14,400 SF building.
Project Location: 530-600 Ulster Landing Road
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Konior
Vote: Yes 20 No 0 Recusals: McLaughlin

Woodstock

Referral Number **2019158** Received: 9/3/2019
Name: **Ametek Rotron** Type of Referral: **Site Plan Review**
Description: Expansion of existing manufacturing operation
Project Location: Hasbrouck Lane
Recommendation: **Required Modifications** Abstentions:
Motion: Baden
Second: McLaughlin
Vote: Yes 19 No 0 Recusals: Rudikoff
Hlavaty