

ULSTER COUNTY PLANNING BOARD
Minutes – Wednesday, November 4, 2020

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 PUBLICWERE INVITED TO LISTEN IN

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

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

1. **ROLL CALL – Present:** R. Pecora, L. Mance, J. Konior, S. McCarthy, C. Lanzetta, M. Calimano, D. Boggess, T. Wilkin, M. Baden, J. Brown, R. Hlavaty, V. Welton, F. Almquist, V. Markowitz, M. Rudikoff, J. Winer, V. McLaughlin, G. Gagliardi, D. Doyle, R. Leibowitz, B. Samuelson **Absent:** L. Geary, J. Bonavita-Goldman **Excused:** D. Proctor, M. Watkins, W. Murray **Guests:** Adam Friedman - Wyldwyck River Camp in Saugerties.

2. **APPROVAL OF MINUTES**

Mr. Baden requested that the zoning minutes be corrected to show he voted “No” on referral #2020106 (Bennett Solar Farm – Marbletown)

The October minutes were approved as amended. Motion to approve was made by Mr. McLaughlin and seconded by Mr. Konior. All were in favor.

3. **EDUCATION & TRAINING OPPORTUNITIES**

Mr. Baden stated the Planning Federation is doing a seminar about courts and code enforcement on Tuesday at 12PM.

Mr. Doyle stated that he would ask Barton & Loguidice for other training ideas and possibly do one more webinar before the end of the year.

4. **COMMUNITY REPORTS**

Mr. Baden stated he has received questions regarding the Department of Corrections (DOC) building site across from Walmart in Wawarsing. He asked what kind of reviews do they go thru? SEQRA or anything else? Mr. Doyle answered yes to SEQRA, but it's not subject to local zoning. He added that the real concern is they should not be covering valuable farmland. Mr. Doyle stated that should make sure the bottom edge of the facilities are above the 100-year flood plain and offered that the UCPB could write a letter to DOCS. (No Decision)

Ms. Welton informed the Board that Shandaken has three projects in the works; an existing campground, converting to glamping each with their own bathroom/ second across from there is 100+ acres Madestone Hotel, which will be remodeled into a 36-room hotel with cabins, the property has a protected rattlesnake den and will have an Environmental review; thirdly is the former Copperhood Inn, which will be renovated. It's on an island surrounded by Esopus Creek and there is some issue with the flood map so they will be asking for an amendment to the map. Ms. Welton noted that part of project in the floodway. She added that all three projects are in process of being

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

approved by various agencies. Mr. Rudikoff noted that he is the consultant for the Madestone project. Mr. Doyle suggested they come in for a gateway meeting.

Mr. Boggess stated the Town of Olive Planning Board has a 14-lot subdivision request that will eventually come to UCPB. He noted that this project has a significant community backlash and expects there will be a number of people showing up in opposition.

Ms. Mance stated that there has been a determination in the family dwelling complex local law for Hurley. The developers have been asked to come back before the planning board to make a SEQRA determination.

5. PLANNING BOARD REPORTS

a. Chairperson Report
No Report

b. Committee Reports

- Nominating Committee

Chairman Calimano appointed Mr. Wilkin, Mr. Baden and Mr. Watkins to serve as the nominating committee. They will submit their nominees for officers at the December meeting for a vote by the Board.

6. PLANNING DEPARTMENT REPORTS

a. Financial Report

Mr. Doyle stated that we have some money left in this year's budget to cover professional studies for UCTC. We have saved a lot of money for the travel budget, which will go back to general fund at the end of the year. Mr. Doyle informed the Board that the Legislature is still contemplating the proposed 2021 budget. The County Executive held us harmless with the 10% Covid-19 reduction. Mr. Doyle noted that there is money for reapportionment based on the Census in the budget, if needed.

b. Environmental Notice Bulletin & Grant Opportunities– *No member comment*

c. Communications

Mr. Doyle read through the Lead Agency requests that were received. Mr. Leibowitz noted that we also received scoping documents for Homeland Towers project in New Paltz, which is on our agenda this evening.

d. Director/Staff Reports

Mr. Doyle stated he wanted to thank Board members, and especially Vivian Welton, for the help with the Census outreach efforts. We reached approximately 80,000 people with the outreach efforts of Cornell Cooperative Ext, RUPCO, Community Foundations, Family of Woodstock, People's Place, and the NAACP in Ellenville. Mr. Doyle noted that most Town's exceeded their 2010 participation rates.

Mr. Doyle informed the board that the Housing Action Plan continues to move ahead. We have done some public outreach and were disappointed in the number of participants. He added that we may have a web training on the topic. We would ask for some strong policy support from the board.

7. SPECIAL TOPICS DISCUSSION

- Capital Program Discussion
Mr. Doyle stated that we did not receive comments from the Board on the Capital Program. He added that we need to file comments with the County Executive and Legislature per the Charter, so we would propose having staff prepare comments for consideration by the Executive Committee to submit to the Legislature and County Executive.

Motion to approve made by Mr. Gagliardi, seconded by Mr. Konior.

Discussion:

Mr. Almquist asked if the comments would be sent to the Board. Mr. Doyle stated that the comments will be sent to the Executive Committee for their review and approval. We can certainly forward the comments to the entire Board, but we might run out of time to submit if we wait for full Board approval.

Mr. Wilkin asked about “upfront funding” for Planning purchasing property. Mr. Doyle stated that the shovel ready fund was amended to be a community development program. We are having a discussion with the Legislature on how it will roll out and what it will do. The Legislature may recommend not to fund this in 2021 due to concerns with the overall budget. Mr. Wilkin noted that the Board normally comments on Land Use issues and any comments made by staff are usually where we want to go.

Mr. McLaughlin was opposed.

The rest of the Board was in favor of the Executive Committee approving comments made by staff for submittal to the County Executive and Legislature.

Mr. McLaughlin asked if there was an update on the roundabout project in Kingston. Mr. Doyle said he hadn’t seen anything new this month. Mr. Leibowitz said they are moving to Phase 3. Mr. Doyle stated that Phase 3 changed where the lights are and how to get through the intersection and added the project will stay this way until April.

8. PUBLIC COMMENT

No public comment

9. ZONING REFERRALS – *See Separate Zoning Minutes*

10. ADJOURNMENT

The meeting adjourned at 8:40PM . All were in favor.

Ulster County Planning Board Minutes



11/4/2020

Esopus

Referral Number **2020115** Received: 10/15/2020
Name: **Local Law #5 of 2020** Type of Referral: **Zoning Statute Amendment**
Description: Amend 123-61 "Terms Defined"
Project Location: Townwide
Recommendation: **Advisory Comments** Abstentions:
Motion: Baden
Second: McLaughlin Recusals: Pecora
Vote: Yes No

Esopus

Referral Number **2020122** Received: 10/15/2020
Name: **Local Law #6 of 2020** Type of Referral: **Zoning Statute Amendment**
Description: Amend 123-15 "Prohibited and Restricted Uses"
Project Location: Townwide
Recommendation: **No County Impact** Abstentions:
Motion: Baden
Second: McCarthy Recusals: Pecora
Vote: Yes No NO: Gagliardi

Esopus

Referral Number **2020123** Received: 10/15/2020
Name: **Local Law #7 of 2020** Type of Referral: **Other Special Authorization**
Description: Repeal Chapter 90 "Junkyards" from the Town code.
Project Location: Townwide
Recommendation: **No County Impact** Abstentions:
Motion: Baden
Second: McLaughlin Recusals: Pecora
Vote: Yes No

Esopus

Referral Number **2020124** Received: 10/15/2020
Name: **Local Law #8 of 2020** Type of Referral: **Zoning Statute Amendment**
Description: Add "Warehouse/warehousing", "Self-Storage Warehouse" to 123-10 and remove ""Motor freight transportation warehousi
Project Location: Townwide
Recommendation: **Advisory Comments** Abstentions:
Motion: Baden
Second: Boggess Recusals: Pecora
Vote: Yes No

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Esopus

Referral Number **2020125** Received: 10/15/2020
Name: **Local Law #9 of 2020** Type of Referral: **Zoning Statute Amendment**
Description: Regulation of bus shelters
Project Location: Townwide
Recommendation: **No County Impact** Abstentions:
Motion: McCarthy
Second: Baden
Vote: Yes No Recusals: Pecora

Esopus

Referral Number **2020126** Received: 10/15/2020
Name: **Local Law # 10 of 2020** Type of Referral: **Zoning Statute Amendment**
Description: Establish "Mixed-Use Floating Zone"
Project Location: Townwide
Recommendation: **Advisory Comments** Abstentions:
Motion: Almquist
Second: Welton
Vote: Yes No Recusals: Pecora

Esopus

Referral Number **2020127** Received: 10/15/2020
Name: **Local Law # 11 of 2020** Type of Referral: **Amend Zoning Statute**
Description: Add MFZ/Mixed-Use Floating Zone to 123-6 "Zoning District Purposes".
Project Location: Townwide
Recommendation: **No County Impact** Abstentions:
Motion: Baden
Second: Gagliardi
Vote: Yes No Recusals: Pecora

Esopus

Referral Number **2020128** Received: 10/15/2020
Name: **Local Law #12 of 2020** Type of Referral: **Zoning Statute Amendment**
Description: Definition of "Motor Freight Terminal"
Project Location: Townwide
Recommendation: **No County Impact** Abstentions:
Motion: McLaughlin
Second: McCarthy
Vote: Yes No Recusals: Pecora

Esopus

Referral Number **2020129** Received: 10/15/2020
Name: **Local Law #13 of 2020** Type of Referral: **Zoning Statute Amendment**
Description: Add "Motor Freight Terminal" to 123-10, schedule of permitted uses.
Project Location: Townwide
Recommendation: **No County Impact** Abstentions:
Motion: McLaughlin
Second: McCarthy
Vote: Yes No Recusals: Pecora

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Gardiner

Referral Number **2020120** Received: 10/30/2020
Name: **110 Sheldon Rd** Type of Referral: **Special Permit**
Description: Single family home in SP-2 district.
Project Location: 110 Sheldon Rd
Recommendation: **No County Impact** Abstentions:
Motion: Baden
Second: Welton
Vote: Yes No Recusals:

Gardiner

Referral Number **2020121** Received: 10/30/2020
Name: **110 Sheldon Rd** Type of Referral: **Site Plan Review**
Description: Single family home in SP-2 district.
Project Location: 110 Sheldon Rd
Recommendation: **No County Impact** Abstentions:
Motion: Baden
Second: Welton
Vote: Yes No Recusals:

New Paltz Town

Referral Number **2020111** Received: 9/17/2020
Name: **175-177 Rose Lane Clearing** Type of Referral: **Special Permit**
Description: Clearing and grading of two lots. Planting and erosion control.
Project Location: 175-177 Rose Lane
Recommendation: **No County Impact** Abstentions:
Motion: McCarthy
Second: Mance
Vote: Yes No Recusals:

New Paltz Town

Referral Number **2020112** Received: 9/17/2020
Name: **175-177 Rose Lane Clearing** Type of Referral: **Site Plan Review**
Description: Clearing and grading of two lots. Planting and erosion control.
Project Location: 175-177 Rose Lane
Recommendation: **No County Impact** Abstentions:
Motion: McCarthy
Second: Mance
Vote: Yes No Recusals:

New Paltz Town

Referral Number **2020113** Received: 9/17/2020
Name: **Homeland Towers** Type of Referral: **Special Permit**
Description: 150' wireless facility.
Project Location: 60 Jansen Road
Recommendation: **Required Modifications** Abstentions:
Motion: Baden
Second: Boggess
Vote: Yes No Recusals:

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New Paltz Town

Referral Number **2020114** Received: 9/17/2020
Name: **Homeland Towers** Type of Referral: **Site Plan Review**
Description: 150' wireless facility.
Project Location: 60 Jansen Road
Recommendation: **Required Modifications** Abstentions:
Motion: Baden
Second: Boggess
Vote: Yes No Recusals:

Saugerties Town

Referral Number **2020117** Received: 10/28/2020
Name: **Wyldwyck River Camp** Type of Referral: **Special Permit**
Description: Eco-Resort with 48,852 building footprint in three building areas.
Project Location: NYS Route 32 & Liberty Street Extension
Recommendation: **Required Modifications** Abstentions:
Motion: McLaughlin
Second: Welton
Vote: Yes No Recusals: Hlavaty

Saugerties Town

Referral Number **2020118** Received: 10/28/2020
Name: **Wyldwyck River Camp** Type of Referral: **Site Plan Review**
Description: Eco-Resort with 48,852 building footprint in three building areas.
Project Location: NYS Route 32 & Liberty Street Extension
Recommendation: **Required Modifications** Abstentions:
Motion: McLaughlin
Second: Welton
Vote: Yes No Recusals: Hlavaty

Saugerties Town

Referral Number **2020119** Received: 10/28/2020
Name: **Wyldwyck River Camp** Type of Referral: **Subdivision**
Description: Lot-line adjustment for proposed eco-resort.
Project Location: NYS Route 32 & Liberty Street Extension
Recommendation: **No County Impact** Abstentions:
Motion: Baden
Second: McCarthy
Vote: Yes No Recusals: Hlavaty

Saugerties Town

Referral Number **2020130** Received: 9/2/2020
Name: **SherLilly, LLC** Type of Referral: **Site Plan Review**
Description: Dog training facility.
Project Location: 51 Industrial Drive
Recommendation: **Required Modifications** Abstentions:
Motion: McLaughlin
Second: Baden
Vote: Yes No Recusals: Hlavaty
NO: Mance