

**ULSTER COUNTY PLANNING BOARD**  
***Minutes–Wednesday, February 3, 2021***

**The Ulster County Planning Board Meeting 7:00 p.m. on Zoom**

**There was no Executive Committee Meeting**

**REMOTE MEETING ONLY - WEB or CALL IN ONLY**

MEMBERS OF THE PUBLIC ARE INVITED TO LISTEN IN

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

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

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

2. **APPROVAL OF MINUTES**

Ms. Pecora asked to have the December 2, 2020 and January 6, 2021 Minutes amended to show that she was excused and not absent.

Chairman Brown informed the Board that Ms. Pecora asked to have the December 2020 and January 2021 minutes amended to show she had been excused. Motion to approve the amendment was made by Ms. Mance and seconded by Mr. Baden. All were in favor and the amendment carried.

Ms. Welton made a motion to approve the December and January minutes as amended, seconded by Mr. McCarthy. All were in favor and the minutes were approved as amended.

3. **EDUCATION & TRAINING OPPORTUNITIES**

Ms. Lanzetta suggested we contact Ag & Markets to do a training.

4. **COMMUNITY REPORTS**

Mr. Murray informed the Board of the \$6.6 Million New Paltz Fire House groundbreaking. He also spoke about the Public Comment on the Short Term Rental Law vote.

Mr. Baden stated the total amount for the Alligerville Fire House was over budget so they are looking to rework. He also noted that the Town of Rochester's Short Term Rental Law was going to be re-referred.

5. **PLANNING BOARD REPORTS**

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

6. **PLANNING DEPARTMENT REPORTS**

- a. Financial Report  
No member comment

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

- b. Environmental Notice Bulletin & Grant Opportunities  
No Member Comment
- c. Communications  
No Member Comment
- d. Director/Staff Reports  
No Member Comment

**7. SPECIAL TOPICS DISCUSSION**

Mr. Doyle noted the Trails Advisory Committee has put out the "2020 State of the Trails Report."

Mr. Doyle informed the Board of a Legislative Public Comment Hearing for the DEP Lower Esopus EIS review presentation. Mr. Hlavaty asked for the link to the registration.

**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



2/3/2021

## Gardiner

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Referral Number **2021028** Received: 1/15/2021  
Name: **Short-Term Rental Law** Type of Referral: **Zoning Statute Amendment**  
Description: Proposal to adopt a law to regulate short-term rentals Townwide  
Project Location: Townwide  
Recommendation: **No County Impact** Abstentions:  
Motion: Watkins  
Second: McLaughlin Recusals: NO: Welton  
Vote: Yes  No

## Gardiner

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Referral Number **2021034** Received: 1/27/2021  
Name: **Golden Dome** Type of Referral: **Site Plan Review**  
Description: Expansion of existing business. Convert existing for wine manufacturing and selling.  
Project Location: 658 Route 208  
Recommendation: **Required Modifications** Abstentions:  
Motion: Baden  
Second: McCarthy Recusals:  
Vote: Yes  No

## Kingston City

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Referral Number **2021023** Received: 1/25/2021  
Name: **Resolution 9 of 2021** Type of Referral: **Zoning Map Amendment**  
Description: Re-zone Kingston Freeman building from O-2 to C-2  
Project Location: 79 Hurley Avenue  
Recommendation: **Advisory Comments** Abstentions:  
Motion: Gagliardi  
Second: Welton Recusals:  
Vote: Yes  No

## Kingston Town

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Referral Number **2021029** Received: 1/14/2021  
Name: **Local Law #1 of 2021** Type of Referral: **Zoning Statute Amendment**  
Description: Proposal to amend standards for planning board members.  
Project Location: Townwide  
Recommendation: **No County Impact** Abstentions:  
Motion: Baden  
Second: Gagliardi Recusals: Konior  
Vote: Yes  No

# ~Ulster County Planning Board Minutes~

## Marlborough

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Referral Number      **2021036**      Received:      1/26/2021  
Name:      **Dollar General**      Type of Referral:      **Site Plan Review**  
Description:      9,100 sq. ft. Dollar General retail store.  
Project Location:      1978 Route 9W  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Pecora  
Second:      McCarthy  
Vote:      Yes  No       Recusals:      Lanzetta

## New Paltz Town

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Referral Number      **2021026**      Received:      11/24/2021  
Name:      **Homeland Towers**      Type of Referral:      **Special Permit**  
Description:      150' wireless telecommunications facility.  
Project Location:      60 Jansen Road  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Baden  
Second:      Pecora  
Vote:      Yes  No       Recusals:      Gotto

## New Paltz Town

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Referral Number      **2021027**      Received:      11/24/2021  
Name:      **Homeland Towers**      Type of Referral:      **Site Plan Review**  
Description:      150' wireless telecommunications facility.  
Project Location:      60 Jansen Road  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Baden  
Second:      Pecora  
Vote:      Yes  No       Recusals:      Gotto

## Ulster

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Referral Number      **2021024**      Received:      1/22/2021  
Name:      **Albany 7 LLC**      Type of Referral:      **Site Plan Review**  
Description:      Redevelop two parcels for mixed-use including laundromat and apartments and reuse of existing for manufacturing.  
Project Location:      721-723 Ulster Avenue  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      McCarthy  
Second:      Baden  
Vote:      Yes  No       Recusals:      Almquist  
NO:Gagliardi & Markowitz

## Ulster

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Referral Number      **2021025**      Received:      1/22/2021  
Name:      **NY1161 Ulster Transfer Station**      Type of Referral:      **Site Plan Review**  
Description:      Install and operate 192' monopole wireless telecommunications facility at former transfer station.  
Project Location:      901 Miron Lane  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Gagliardi  
Second:      Welton  
Vote:      Yes  No       Recusals:      Almquist

# ~Ulster County Planning Board Minutes~

## **Wawarsing**

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Referral Number      **2021030**      Received:      1/24/2021  
Name:      **Ellenville Regional Hospital Addition**      Type of Referral:      **Special Permit**  
Description:      Expansion to existing hospital.  
Project Location:      10 Healthy Way, Ellenville  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      McCarthy  
Second:      Welton  
Vote:      Yes  No       Recusals:

## **Wawarsing**

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Referral Number      **2021031**      Received:      1/24/2021  
Name:      **Ellenville Regional Hospital Addition**      Type of Referral:      **Site Plan Review**  
Description:      Expansion to existing hospital.  
Project Location:      10 Healthy Way, Ellenville  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      McCarthy  
Second:      Welton  
Vote:      Yes  No       Recusals:

## **Wawarsing**

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Referral Number      **2021032**      Received:      1/22/2021  
Name:      **Lundy Estate Wedding Venue**      Type of Referral:      **Special Permit**  
Description:      Expand B&B use to wedding venue use.  
Project Location:      895 Lundy Road  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Watkins  
Second:      Markowitz  
Vote:      Yes  No       Recusals:      Gagliardi

## **Wawarsing**

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Referral Number      **2021033**      Received:      1/22/2021  
Name:      **Lundy Estate Wedding Venue**      Type of Referral:      **Site Plan Review**  
Description:      Expand B&B use to wedding venue use.  
Project Location:      895 Lundy Road  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Watkins  
Second:      Markowitz  
Vote:      Yes  No       Recusals:      Gagliardi

## **Woodstock**

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Referral Number      **2021035**      Received:      1/26/2021  
Name:      **Local Law #1 of 2021**      Type of Referral:      **Other Special Authorization**  
Description:      Add Fill and Grading Law to the Town code  
Project Location:      Townwide  
Recommendation:      **Advisory Comments**      Abstentions:  
Motion:      Welton  
Second:      Boggess  
Vote:      Yes  No       Recusals: