

**ULSTER COUNTY PLANNING BOARD**  
***Minutes – Wednesday, October 6, 2021***

**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**

MEMBERS OF THE PUBLIC ARE INVITED TO LISTEN IN

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

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

1. **ROLL CALL – Present:** R. Pecora, G. Gidaly, M. Cohen, S. McCarthy, C. Lanzetta, A. Gotto, D. Boggess, T. Wilkin, M. Baden, R. Hlavaty, V. Welton, M. Watkins, V. Markowitz, M. Rudikoff, R. Travers, V. McLaughlin, G. Gagliardi, D. Doyle, R. Leibowitz, B. Samuelson **Excused:** J. Konior, H. Hansen, J. Brown, F. Almquist, W. Murray Guests: Bill McGloine – Spector-Korg project

2. **APPROVAL OF MINUTES**  
The September minutes were approved. Motion by Mr. McLaughlin and seconded by Ms. Pecora. All were in favor.

3. **EDUCATION & TRAINING OPPORTUNITIES**  
Mr. Baden stated Dutchess County Planning has a couple more opportunities coming up. He added that the American Planning Association has seminars every Wednesday and Friday for the full month of October for a flat rate fee.

4. **COMMUNITY REPORTS**  
Mr. Doyle asked the Board for an update of how their communities are spending the American Rescue Plan funding and if they knew the amount their municipality would be receiving.

Mr. Boggess stated the Town of Olive was planning a bonus of approximately \$1000 for people working, whether essential or at risk during COVID. He also stated the Town is in need of replacing a Salt Shed and would like to put money toward that if meets clean water act. Mr. Doyle asked if he knew how much the Town was receiving. Mr. Boggess said he believes the total amount is \$346,000. He noted they are also using money to pay for playground equipment.

Mr. Baden stated the Town of Rochester will be receiving \$650,000-660,000 in total. They ordered new playground equipment this year so they will be reimbursing themselves for the equipment and will be hiring an installer. Mr. Baden stated the Town is considering premium pay for employees related to covid work. Town of Rochester is also looking at updating their communications equipment. Mr. Baden stated they have also been trying to get Spectrum to communicate about Broadband. Mr. Doyle stated if the infrastructure bill passes there is money for broadband in that.

Mr. Boggess stated Olive will also be updating monitors to allow for better communication. Mr. Baden offered to help with language for communication upgrades.

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

Mr. McLaughlin stated the Village of Saugerties is looking at infrastructure improvements for water and wastewater. He believed the Village will be receiving approximately \$330,000. Mr. McLaughlin made note of Saugerties' Garlic festival adding he wanted to thank UCAT for providing shuttle service for the event.

Mr. McCarthy stated that Town of Lloyd will be doing infrastructure work in the town.

**5. PLANNING BOARD REPORTS**

a. Chairperson Report

- Membership & Training

Mr. Boggess stated that reports were sent regarding Expiring Terms. There are 11 member's terms expiring at the end of the year. There are other communities with terms that expired one or two years ago. He urged members to reach out to their Town boards to get reappointed. Mr. Boggess added that even if you are not reappointed you can continue to serve until replaced.

Mr. Boggess stated a report on yearly training was also sent. He added if anyone had training that was not on the list, please send it in.

Mr. Baden noted that alternates have been attending some of the Zoom meetings and asked if the 15 minutes of training could be extended to them. Mr. Doyle answered yes. Mr. Leibowitz noted that logs of attendance were not available for previous meetings but may be used moving forward.

Mr. Boggess stated that record of attendance was also sent out and asked the Board to please check for accuracy.

b. Committee Reports  
No Reports

**6. PLANNING DEPARTMENT REPORTS**

a. Financial Report

Mr. Doyle stated we are in really good shape. The County Executive released the 2022 budget and the 2022-2027 Capital Program. He informed the Board that the new budget adds a Sr. Planner position. Some may recall that position was eliminated several years ago to create a new position in the Economic Development division. The new Planner will be tasked with housing work currently being split between himself and deputy county executive Evelyn Wright. Mr. Doyle informed the Board of the department's work plan for 2022, which includes substantial housing work.

b. Environmental Notice Bulletin & Grant Opportunities–

Mr. Doyle noted that the Village of New Paltz has a lead agency for what he is referred to as Park Point 2, to provide student housing in a slightly different location from before.

Mr. Doyle noted the County has applied for a Transportation Alternatives Program grant and noted he wasn't aware if any other community had.

Mr. Wilkin wanted to note about the comments on the Capital Program, for anyone that was new, that if you stick with items related to Planning, it will be easier to make comments.

- c. Communications  
No Member Comment

- d. Director/Staff Reports

Mr. Doyle informed the Board that we are engaged with the County Executive relative to the Traffic Safety Board. The most recent discussion was concerned with safety performance measures and accidents. Currently the Traffic Safety Board Coordinator is an employee from the County's Safety Office. The Board hadn't met for all of 2020 and beyond. Mr. Doyle added that we have engaged the Coordinator and Chair of the Board and asked them to meet at the Exec's call. He added that the Executive is considering appointing another coordinator and we have recommended Brian Slack, Principal Transportation Planner for the position. Mr. Doyle stated if we cannot engage the board, UCTC will create its own subcommittee on safety and work in that direction.

**7. SPECIAL TOPICS DISCUSSION**

- a. Capital Program

Mr. Doyle stated he was happy that Mr. Wilkin brought this up. The Capital Program document was released on Tuesday and has been provided to Board. He asked the Board to send comments by October 22<sup>nd</sup>. Mr. Doyle stated that we will synthesize the comments for next meeting. He noted that this Capital Program is large, which has a lot to do with the American Rescue Plan funds. Mr. Baden asked if there is ever a report of work completed on the Capital Program. Mr. Doyle answered there is on the fiscal side, you can see the amount spent, but it's less transparent on the project side. Mr. McLaughlin noted the Capital Program may be amended and it would be nice to know if any projects had been taken out. Mr. Doyle clarified that anything the Board is commenting on has not been amended.

**8. PUBLIC COMMENT**

The owner of 3094 Route 28 (Spector-Korg), in Shokan, Bill McGloine was looking forward to his project moving ahead.

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

**10. ADJOURNMENT**

The meeting adjourned at 9:10PM. All were in favor.

# Ulster County Planning Board Minutes



10/6/2021

## Esopus

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Referral Number **2021203** Received: 9/22/2021  
Name: **Hardenburgh Subdivision** Type of Referral: **Subdivision**  
Description: 8-lot subdivision  
Project Location: 171 Hardenburgh Road  
Recommendation: **Advisory Comments** Abstentions:  
Motion: Baden  
Second: Gidaly  
Vote: Yes  16 No  0 Recusals: Pecora

## Marbletown

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Referral Number **2021197** Received: 9/17/2021  
Name: **Pra Minor Subdivision** Type of Referral: **Subdivision**  
Description: 4-lot subdivision  
Project Location: Pine Bush Rd and CR-2  
Recommendation: **Required Modifications** Abstentions:  
Motion: McCarthy  
Second: McLaughlin  
Vote: Yes  17 No  0 Recusals:

## Marlborough

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Referral Number **2021198** Received: 9/21/2021  
Name: **Henry's Farm to Table Restaurant** Type of Referral: **Special Permit**  
Description: Expand existing 2-story restaurant by 2,907 SF - deck and kitchen area.  
Project Location: 220 North Road  
Recommendation: **No County Impact** Abstentions:  
Motion: McLaughlin  
Second: McCarthy  
Vote: Yes  16 No  0 Recusals: Lanzetta

## Marlborough

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Referral Number **2021199** Received: 9/21/2021  
Name: **Henry's Farm to Table Restaurant** Type of Referral: **Site Plan Review**  
Description: Expand existing 2-story restaurant by 2,907 SF - deck and kitchen area.  
Project Location: 220 North Road  
Recommendation: **No County Impact** Abstentions:  
Motion: McLaughlin  
Second: McCarthy  
Vote: Yes  16 No  0 Recusals: Lanzetta

# ~Ulster County Planning Board Minutes~

## Marlborough

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Referral Number      **2021200**      Received:      9/21/2021  
Name:      **39 Main Street**      Type of Referral:      **Site Plan Review**  
Description:      Mixed-use development consisting of 8 retail buildings with 4 one-bedroom apartments on second floors for a total of  
Project Location:      39-53 Main Street  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      McLaughlin  
Second:      Baden  
Vote:      Yes  No       Recusals:      Lanzetta

## New Paltz Village

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Referral Number      **2021193**      Received:      9/8/2021  
Name:      **17 Cooper Street**      Type of Referral:      **Site Plan Review**  
Description:      Amendment to approved site plan - expansion of proposed enclosed porch and deck.  
Project Location:      17 Cooper Street  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Baden  
Second:      McCarthy  
Vote:      Yes  No       Recusals:

## Olive

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Referral Number      **2021194**      Received:      9/13/2021  
Name:      **Spector-Korg USA**      Type of Referral:      **Site Plan Review**  
Description:      1,132 SF expansion of existing business for storage, shipping, and receiving.  
Project Location:      3094 Route 28  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Watkins  
Second:      Baden  
Vote:      Yes  No       Recusals:

## Plattekill

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Referral Number      **2021195**      Received:      9/14/2021  
Name:      **RG Earl Plattekill, LLC**      Type of Referral:      **Special Permit**  
Description:      40'x70' equipment building and gravel parking area for storage of empty steel shipping containers.  
Project Location:      Between 1417 and 1427 Route 44/55  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Watkins  
Second:      McLaughlin  
Vote:      Yes  No       Recusals:      Gagliardi

## Plattekill

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Project Location:      Between 1417 and 1427 Route 44/55  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Watkins  
Second:      McLaughlin  
Vote:      Yes  No       Recusals:      Gagliardi

# ~Ulster County Planning Board Minutes~

## Rochester

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Referral Number      **2021192**      Received:      9/8/2021  
Name:      **1819 Berme Road**      Type of Referral:      **Zoning Map Amendment**  
Description:      Re-zone parcels form R-2 to AR-3.  
Project Location:      1819 Berme Road  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Gagliardi  
Second:      Welton      Recusals:      Baden  
Vote:      Yes  No

## Saugerties Town

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Referral Number      **2021201**      Received:      9/23/2021  
Name:      **Holmes Memorials, LLC**      Type of Referral:      **Site Plan Review**  
Description:      1,680 SF accessory storage building.  
Project Location:      3185 Route 9W  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      McLaughlin  
Second:      Welton      Recusals:      Hlavaty  
Vote:      Yes  No

## Saugerties Town

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Referral Number      **2021202**      Received:      9/23/2021  
Name:      **Glasco Apartments**      Type of Referral:      **Site Plan Review**  
Description:      162-unit multifamily dwelling complex including clubhouse and pool. Consists of 16, two-story buildings with 10 units  
Project Location:      Glasco Tpke, Route 9W and Belknap Lane  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Watkins  
Second:      Baden      Recusals:      Hlavaty  
Vote:      Yes  No

## Saugerties Town

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Referral Number      **2021204**      Received:      9/27/2021  
Name:      **Verizon/Tarpon Towers II**      Type of Referral:      **Special Permit**  
Description:      155' monopole wireless telecommunications facility.  
Project Location:      17 Industrial Drive  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      McLaughlin  
Second:      Baden      Recusals:      Hlavaty  
Vote:      Yes  No

## Saugerties Town

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Referral Number      **2021205**      Received:      9/27/2021  
Name:      **Verizon/Tarpon Towers II**      Type of Referral:      **Site Plan Review**  
Description:      155' monopole wireless telecommunications facility.  
Project Location:      17 Industrial Drive  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      McLaughlin  
Second:      Baden      Recusals:      Hlavaty  
Vote:      Yes  No

## ~Ulster County Planning Board Minutes~

### Saugerties Village

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Referral Number      **2021191**      Received:      9/14/2021  
Name:      **Storage 28, LLC**      Type of Referral:      **Site Plan Review**  
Description:      18,400 square feet of self-storage.  
Project Location:      North Street  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      McLaughlin  
Second:      McCarthy      Recusals:  
Vote:      Yes  No

### Ulster

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Referral Number      **2021206**      Received:      9/27/2021  
Name:      **Milici and Bair Subdivision**      Type of Referral:      **Subdivision**  
Description:      7-single family lot residential subdivision. 5 new residences total.  
Project Location:      165 Gallis Hill Road  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Gagliardi  
Second:      McLaughlin      Recusals:  
Vote:      Yes  No

### Wawarsing

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Referral Number      **2021189**      Received:      9/2/2021  
Name:      **Local Law #1 of 2021**      Type of Referral:      **Zoning Map Amendment**  
Description:      Adoption of new town zoning map  
Project Location:      Townwide  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      McLaughlin  
Second:      McCarthy      Recusals:      NO: Markowitz  
Vote:      Yes  No

### Wawarsing

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Referral Number      **2021190**      Received:      9/2/2021  
Name:      **Local Law #1 of 2021**      Type of Referral:      **Zoning Statute Amendment**  
Description:      Multiple zoning statute updates  
Project Location:      Townwide  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      McLaughlin  
Second:      McCarthy      Recusals:      NO: Markowitz  
Vote:      Yes  No

### Woodstock

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Referral Number      **2021207**      Received:      9/29/2021  
Name:      **Fam Acres, LLC**      Type of Referral:      **Subdivision**  
Description:      13-lot subdivision  
Project Location:      1883 Glasco Turnpike  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      McLaughlin  
Second:      Baden      Recusals:  
Vote:      Yes  No