

ULSTER COUNTY PLANNING BOARD
Minutes – Wednesday, May 3, 2023

The Ulster County Planning Board Meeting 7:00 p.m.
Restorative Justice & Community Empowerment Center
Conference Room A
733 Broadway, Kingston, NY

The Executive Committee Did Not Meet

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

- 1. ROLL CALL – Present:** R. Pecora, G. Gidaly, D. Onderdonk, S. McCarthy, H. Hansen, M. Calimano, D. Boggess, T. Wilkin, M. Baden, J. Brown, J. Ferraro, V. Welton, M. Watkins, F. Almquist, V. Markowitz, M. Rudikoff, W. Murray, V. McLaughlin, L. Molyneaux, D. Doyle, R. Leibowitz, B. Samuelson **Excused:** M. Cohen, C. Lanzetta

- 2. APPROVAL OF MINUTES**
The April minutes were approved. Motion made by Ms. Pecora, seconded by Mr. Baden. All were in favor.

- 3. EDUCATION & TRAINING OPPORTUNITIES**
Mr. McLaughlin informed the Board that registration is open on Dutchess County Planning Federation’s website for their Spring training opportunities.

- 4. COMMUNITY REPORTS**
Ms. Welton noted the Town of Shandaken’s Comprehensive Plan Committee is getting started and they will be sending a survey to the community.

Mr. Baden stated that Town of Rochester’s Town Clerk was honored by the Rondout Valley School District on Friday by being inducted into their Hall of Pride.

Mr. Almquist stated the Town of Ulster is holding a public hearing tomorrow on outdoor lighting in order to put all concerns into one document. Mr. Baden stated that Rochester has been looking at doing one since December and noted that Town of Ulster is doing this as a stand-alone document, adding that he thought it was well done.

Mr. McLaughlin noted the current burn ban runs until May 15th and asked the Board to please remind your community.

Chairman Boggess stated the Town of Olive received a \$54,000 grant from the state in December for phase 2 of their Comprehensive Plan. He added that hopefully they will have a comp plan by this time next year.

Ms. Pecora stated that Town of Esopus currently has four large projects: Lighthouse Village, Streamside, Esopus Barns (old creamery in West Park) and campground cabins retreat center. She noted that all except Esopus Barns are creating a residential uprising.

Mr. Wilkin stated the proposed solar array on the Hertel landfill in Town of Plattekill caused a stir by town residents in the area, adding that the Town Board is against it. Mr. Doyle stated that the Hertel property is a superfund site the and the County can foreclose on it. He added that the County put an RFP for solar on the site and explained the problem is UCRRA did a study and chose the adjacent site for a landfill, causing

more problems than the solar. Mr. Wilkin stated the property is still on special zoning from 20 years ago, which might also be causing problems.

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 are in good shape financially. He noted that \$1.5 million was provided by the Legislature for small landlords will go for Legislative approval in May. Mr. Doyle stated the Transportation Council has two RFPs going out for handicapped and elderly transit and optimization. We also have a substantial amount of other work going on.
- b. Environmental Notice Bulletin & Grant Opportunities– *No Member Comment*
- c. Communications – No Member Comment
- d. Director/Staff Reports
Mr. Doyle informed the Board that we have interviewed for the Deputy Director’s position but have not decided yet.

Mr. Samuelson gave a reminder of the kickoff meeting for the update to the County’s Ag and Farmland Protection Plan. It is this Friday, May 5th, from 10:00-11:30AM at Cornell in the Kingston Plaza. The focus is on how to improve public outreach. Mr. Samuelson stated it will be an hour and a half meeting followed by Cornell providing the consultant with a tour of the County.

Mr. Samuelson stated that the review of Ag District 2 is coming to a close, adding there was no public comment. He informed the Board that approximately 27 parcels were removed, mostly from Shawangunk, and the review should be done by mid-July.

Mr. Samuelson stated most properties that applied for the ag additions this year were impressive and he described some of them. The proposed additions will be reviewed by the Ulster County Agricultural and Farmland Protection Board on May 30th. Mr. Watkins requested an email of what was going on in Shawangunk.

7. SPECIAL TOPICS DISCUSSION

Mr. Doyle described work being done for a Lower Esopus stream management plan. He noted the Housing Smart Communities Program is doing well, 7 communities have joined, and we have selected 3 or 4 consulting teams to do on call work. Mr. Doyle stated the County received \$1.75 Million from the State for the Plus One ADU program, which should go for Legislative approval in May. He stated the Transportation Council is doing a rail safety study in Kingston, a Route 9W corridor study, a Long Range Transportation Plan, has hired a consultant to update the UCTC website and hired a new firm for traffic counts. Construction on the Kingston Rail Trail (KRT) started 3 weeks

ago and the Shandaken Rail Trail will be starting design work. There are no updates on the Government Operations Center (GOC).

Mr. Doyle notified the Board and Executive Committee that the County Executive is submitting a proposed change to the Charter Revision Commission as to how the Planning Director is appointed by making it a direct appointment by the County Executive with confirmation by the Legislature. Mr. Doyle noted that currently the Board has 90 days to recommend three candidates to the County Executive who selects one to forward to the Legislature. Mr. Doyle stated that the Executive Committee could send a comment to the Charter Revision Committee as this is a topic they feel strongly about.

Mr. Baden stated the Charter commission is meeting tomorrow with the Chair of the Legislature. He added our Executive Committee met with them last month and we might want to remind the Charter Committee of our position on this matter.

Mr. McLaughlin made a motion authorizing the Chair to write a letter to the Charter Revision Commission requesting to leave the process of appointing the Director of Planning as is. Mr. Baden 2nd the motion for discussion.

Mr. Watkins stated we protect the Board and County by nominating someone involved in the process and our Board always felt there was a very good reason for this. There should be a reference to things being ongoing and not being cut and dry. Mr. McLaughlin stated the system we have now should be left alone, it is more accountable to the people of Ulster County. Mr. Wilkin noted that before the Charter form of government our old mantra was to keep the politics out of planning. Mr. McLaughlin added that our board is made of different communities, of different backgrounds, the decision should lie with the Board. Ms. Pecora stated we are unique as a Board and it is important to note that.

Mr. Baden noted that the Legislature can change the Commission's report as they see fit. But if it comes from the Charter Commission to leave this as is and not make the recommendation to change this, that will send a clear message to the Legislature.

Mr. Doyle stated, to be clear, the Board's request is based on the original discussion: 1. Ability of local governments to have a say at the County level. 2. The Planning Director position is unique within the Charter – either branch can direct things to do 3. Charter calls out when Director is allowed to opine on land use issues of future development or economic development 4. Act as Liaison between any economic development funding entity utilizing county funds. Mr. Doyle noted this would not affect his appointment.

The Chairman stated we have a motion and a second and called for a vote. All were in favor, none opposed. Motion passed.

Chairman Boggess will draft a letter for the Charter Revision Commission requesting they not change how the Director of Planning is appointed in the Charter.

8. PUBLIC COMMENT - No comment.

9. ZONING REFERRALS – *See Separate Zoning Minutes*

10. ADJOURNMENT

The meeting adjourned at 8:45PM. All were in favor.

Ulster County Planning Board Minutes



5/3/2023

New Paltz Village

Referral Number **2023063** Received: 4/24/2023
Name: **137 N. Chestnut** Type of Referral: **Special Permit**
Description: 63,490 sq. ft. mixed-used building - Revised Plan.
Project Location: 137 N. Chestnut NYS Route 32
Recommendation: **Required Modifications** Abstentions:
Motion: McLaughlan
Second: Welton
Vote: Yes No Recusals: Murray

New Paltz Village

Referral Number **2023064** Received: 4/24/2023
Name: **137 N. Chestnut** Type of Referral: **Site Plan Review**
Description: 63,490 sq. ft. mixed-used building - Revised Plan.
Project Location: 137 N. Chestnut NYS Route 32
Recommendation: **Required Modifications** Abstentions:
Motion: McLaughlin
Second: Welton
Vote: Yes No Recusals: Murray

Plattekill

Referral Number **2023066** Received: 4/28/2023
Name: **Sainthan Corporation** Type of Referral: **Site Plan Review**
Description: Re-use and expand former bank for retail use. Expand existing 1,350 by 1,500 to rear and southerly sides.
Project Location: 2080 Route 32
Recommendation: **Required Modifications** Abstentions:
Motion: Baden
Second: Welton
Vote: Yes No Recusals:

Rochester

Referral Number **2023065** Received: 4/18/2023
Name: **Granary EEO** Type of Referral: **Zoning Map Amendment**
Description: Addition of Granary Redevelopment Project to EEO
Project Location: 2, 4, 8 Towpath and Granite Rd Accord
Recommendation: **Approve** Abstentions:
Motion: Pecora
Second: Watkins
Vote: Yes No Recusals: Baden

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Ulster

Referral Number **2023062** Received: 4/24/2023
Name: **Kingston Commons** Type of Referral: **Site Plan Review**
Description: Site plan amendment to approved plan with switch of proposed bank with proposed Dunkin' Donuts location.
Project Location: 631-669 and 625 Washington Ave
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: McCarthy Recusals: Almquist
Vote: Yes No

Woodstock

Referral Number **2023067** Received: 4/28/2023
Name: **Zoning Amendments** Type of Referral: **Zoning Statute Amendment**
Description: Revised Zoning Statute
Project Location: Townwide
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Markowitz Recusals:
Vote: Yes No

Woodstock

Referral Number **2023068** Received: 4/28/2023
Name: **Subdivision of Land Amendments** Type of Referral: **Other Special Authorization**
Description: Update to the Town's subdivision of land statute
Project Location: Townwide
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Markowitz Recusals:
Vote: Yes No