

ULSTER COUNTY PLANNING BOARD  
*Minutes – Wednesday, April 6, 2022*

**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**

**MEMBERS OF THE PUBLIC WERE INVITED TO LISTEN IN**

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

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

- 1. ROLL CALL - Present:** R. Pecora, G. Gidaly, M. Cohen, S. McCarthy, H. Hansen, C. Lanzetta, A. Gotto, D. Boggess, T. Wilkin, M. Baden, J. Brown, J. Ferraro, V. Welton, M. Watkins, F. Almquist, V. Markowitz, M. Rudikoff, R. Travers, W. Murray, V. McLaughlin, D. Doyle, R. Leibowitz, B. Samuelson **Guests:** Erin Enouen-Alt. member for Town of Rochester, Diane Hull, Monroe Street Schostal, Lee Gough, Lisa Mance, Deacon Bill Mennenga

Mr. Doyle informed the Board that Mr. Konior had resigned.

**2. APPROVAL OF MINUTES**

The March minutes were approved. Motion by Mr. McLaughlin, seconded by Mr. Baden. All were in favor.

**3. EDUCATION & TRAINING OPPORTUNITIES**

Mr. Doyle stated we are looking at NYSEDA training opportunities co-sponsored with the Dept of Environment. Mr. Doyle stated he will be meeting with Woodstock Planning Board on the 28<sup>th</sup> for a planning 101 session. We are working with the Olive Planning Board to schedule a planning 101 training session, date to be determined. Mr. Watkins asked to be in the loop for those sessions. Mr. Doyle stated our board members are welcome to attend.

**4. COMMUNITY REPORTS**

Mr. Gidaly stated that Gardiner is putting together a Community Preservation Plan to identify high priority parcels for preservation. The Plan will be voted on by residents of Gardiner to preserve property. Mr. Doyle asked if the Plan will be in GIS format. Mr. Gidaly was not sure, he noted that Gardiner is using the same consultant as New Paltz and it will be similar to Gardiner's Natural Resource Inventory.

Mr. Almquist stated that RUPCO is coming to the Town of Ulster Planning Board on the 19<sup>th</sup> regarding the takeover of the Quality Inn along the thruway for housing.

Mr. Murray stated the New Paltz firehouse construction should finish and be operational by mid-May, noting the building will be energy efficient and will install solar PVs on roof. He also stated the Village will table discussion of Good Cause Law to see what Albany does in the next couple weeks to resolve landlord/rent increase issues.

Mr. Markowitz informed the Board there will be three 48" discharges from Rondout Reservoir into Rondout Creek. Noting his concern with previous flooding in Kerhonkson and Napanoch. Mr. Doyle explained that the Delaware Aqueduct will be closed for

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

repair work so they have been relying on keeping a void in the reservoir by having releases every day. Mr. Doyle offered to go into detail offline if Mr. Markowitz wanted.

Mr. Doyle asked Mr. Watkins about the housing project in Shawangunk on tonight's agenda. Mr. Watkins stated it is in a very premature stage, there is much to be done.

Mr. Boggess stated the hamlet of Shokan was supposed to get sewer treatment plant by dictates from the State Health Dept. The Town Board will be working on the modified Sewer Use law and creation of the Sewer District. There was a public information meeting on March 22 and a public hearing on the local laws to create the district. Mr. Boggess noted some opposition to project adding that construction would be 1-2 years out if approved.

**5. PLANNING BOARD REPORTS**

- a. Chairperson Report - none
- b. Committee Reports - none

**6. PLANNING DEPARTMENT REPORTS**

- a. Financial Report

Mr. Doyle stated that staff is doing a lot of work including a contract for a Route 9W study, getting proposals for a rail safety study in Kingston, spending for design of a Housing Smart Communities program, looking at Housing Action Plan funding for communities. He noted that traffic counts will also be going out in next 4 weeks.

Mr. Rudikoff asked what Ulster County is doing with broadband access money that has been coming out. Mr. Doyle answered that 97% of the County is served, so we are looking at unserved areas. He added that the County is looking at building out its public safety radio systems. There is a new one in Saugerties and we are looking to build at Tonche Mountain in Olive. Towers are being designed for cell and broadband service, but we aren't sure if we have a provider. Mr. Baden stated Rochester didn't know their underserved areas, but it was speculated at 25%, using maps from 2009. He added that less than 50 homes don't have coverage, which is better than they thought. Mr. Markowitz asked for location of public safety towers in Rochester towers. Mr. Baden answered it is in the Samsonville area on Upper Cherrytown Road.

- b. Environmental Notice Bulletin & Grant Opportunities- No member comment
- c. Communications *No member comment*

- d. Director/Staff Reports

Mr. Doyle stated we had 15-20 applicants for the new Sr. Planner position, which was narrowed to three applications. The position was offered to a Rosendale native who lives in California. He will start mid-May.

Mr. Samuelson stated this year's Ag additions finished with 20 parcels, 11 distinct properties at about 583 acres. He added that he will be out in Bearsville, Olivebridge, Marlborough, Highland and Plattekill.

**7. SPECIAL TOPICS DISCUSSION**

Mr. Doyle stated we are reviewing submittals to finish the staircase for the Midtown Linear Park, which should be done by early June. We are still working on right-of-way issues for the Kingston Rail Trail.

Mr. Doyle stated that Supervisors and Mayors should have received Congressional Directed Spending notices (a/k/a: earmarks) from Senator Schumer & Congressman Delgado's offices. He encouraged the Board to talk to their Town Board and Supervisors to make those requests, from agriculture to affordable housing to transportation related items, there is a limited timeframe. Mr. Baden stated this was the first he's heard of this. Ms. Welton asked if it was two different funding programs. Mr. Doyle said they listed all the Federal Programs and direct people to make their requests. Mr. Leibowitz shared the link.

Mr. Leibowitz stated the Reapportionment Committee will be making redistricting maps for the County Legislature at the county office building on Saturday morning at 11:00 AM if anyone is interested.

**8. PUBLIC COMMENT**

Monroe Street Schostal stated he sent a letter to Mr. Leibowitz to share. He is from Connelly and is concerned about Town of Esopus' proposed local law regarding camping at the marina. There have been numerous environmental complaints, the traffic situation has been insane in the summer with the RVs and there are no sidewalks. They have been told the Judge ordered the town to negotiate with the client. He noted there has been no noise or traffic enforcement to date.

Lee Gough is a member of the Esopus Environmental Board and lives in Connelly. She stated the area is an important watershed area and she is concerned at an environmental level. There has been a lot of trash and a Riverkeeper sweep is coming in May. Ms. Gough stated Connelly is in a flood zone and is not well represented. She added that development should be carefully considered.

Diane Hull stated she lives on First Street in Connelly. The neighborhood can't handle increased traffic and it's dangerous to walk on her street. She has 63 signatures from residents against the project and has other lists coming. She felt the applicant is being rewarded for what he has already been doing illegally.

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

**10. ADJOURNMENT**

Chairman Boggess stated he thought it appropriate to send Mr. Konior a card for his years of service to the Board. Mr. Boggess made a motion to send a note of thanks to Mr. Konior and Mr. McLaughlin seconded. All were in favor.

The meeting adjourned at 9:15 – All were in favor.

# Ulster County Planning Board Minutes



4/6/2022

## Esopus

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Referral Number      **2022059**      Received:      3/24/2022  
Name:      **Local Law #1 of 2022**      Type of Referral:      **Zoning Statute Amendment**  
Description:      Standards for accessory marina campgrounds  
Project Location:      Waterfront Zoning District  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Gidaly  
Second:      Baden      Recusals:  
Vote:      Yes  No

## Gardiner

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Referral Number      **2022047**      Received:      3/16/2022  
Name:      **Comprehensive Plan Update**      Type of Referral:      **Comprehensive Plan**  
Description:      Town-wide comprehensive plan update.  
Project Location:      Townwide  
Recommendation:      **Advisory Comments**      Abstentions:  
Motion:      Watkins  
Second:      Brown      Recusals:  
Vote:      Yes  No

## Hurley

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Referral Number      **2022042**      Received:      3/15/2022  
Name:      **Local Law #1 of 2022**      Type of Referral:      **Zoning Statute Amendment**  
Description:      Fill and Grading Law  
Project Location:      Townwide  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      McLaughlin  
Second:      McCarthy      Recusals:  
Vote:      Yes  No

## Hurley

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Referral Number      **2022043**      Received:      3/15/2022  
Name:      **Short-Term Rental Permit Applications**      Type of Referral:      **Zoning Statute Amendment**  
Description:      Amendment to short-term rental law.  
Project Location:      Townwide  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Baden  
Second:      Watkins      Recusals:  
Vote:      Yes  No

# ~Ulster County Planning Board Minutes~

## Kingston City

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Referral Number      **2022063**      Received:      3/25/2022  
Name:      **Interrante Deveopment, LLC**      Type of Referral:      **Site Plan Review**  
Description:      6,768 square foot office and warehousing space. Infill development.  
Project Location:      381 Washington Avenue  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Welton  
Second:      McCarthy      Recusals:  
Vote:      Yes  No

## Kingston Town

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Referral Number      **2022046**      Received:      3/9/2022  
Name:      **Gray Lane Subdivision**      Type of Referral:      **Subdivision**  
Description:      6-lot single-family residential subdivision on 29.464 acres.  
Project Location:      Gray Lane off Ruby Road  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Welton  
Second:      Baden      Recusals:  
Vote:      Yes  No

## Lloyd

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Referral Number      **2022058**      Received:      2/9/2022  
Name:      **Local Law A of 2022**      Type of Referral:      **Zoning Statute Amendment**  
Description:      Adaptive re-use overlay district  
Project Location:      Parcels with Municipal Water and Sewer  
Recommendation:      **Advisory Comments**      Abstentions:  
Motion:      Watkins  
Second:      Welton      Recusals:      McCarthy  
Vote:      Yes  No

## Marbletown

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Referral Number      **2022044**      Received:      3/15/2022  
Name:      **D&H Canal House Museum**      Type of Referral:      **Site Plan Review**  
Description:      Change of use from restaurant to museum. Addition of 16 new parking spaces.  
Project Location:      1315 Route 213 High Falls  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      McLaughlin  
Second:      McCarthy      Recusals:      Hansen  
Vote:      Yes  No

## Marlborough

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Referral Number      **2022048**      Received:      3/16/2022  
Name:      **Multiple Zoning Statute Amendments**      Type of Referral:      **Zoning Statute Amendment**  
Description:      Detele definition for boarding house, off-street parking dimension change, minimum distances between structures.  
Project Location:      Townwide  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      McLaughlin  
Second:      Baden      Recusals:      Lanzetta  
Vote:      Yes  No

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## New Paltz Town

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Referral Number **2022060** Received: 3/24/2022  
Name: **Viking Industries** Type of Referral: **Area Variance**  
Description: Parking and front-yard variances  
Project Location: 89 S. Ohioville Road  
Recommendation: **No County Impact** Abstentions:  
Motion: McCarthy  
Second: Baden  
Vote: Yes  19 No  0  
Recusals: Gotto

## New Paltz Village

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Referral Number **2022051** Received: 3/21/2022  
Name: **Manheim Mews (Harmony Hall)** Type of Referral: **Special Permit**  
Description: Removal of existing two-story building and replacing with new, two-story building consisting of 51 units.  
Project Location: 52-54 S. Manheim Blvd  
Recommendation: **Required Modifications** Abstentions:  
Motion: Baden  
Second: Welton  
Vote: Yes  19 No  0  
Recusals: Murray

## New Paltz Village

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Referral Number **2022052** Received: 3/21/2022  
Name: **Manheim Mews (Harmony Hall)** Type of Referral: **Site Plan**  
Description: Removal of existing two-story building and replacing with new, two-story building consisting of 51 units.  
Project Location: 52-54 S. Manheim Blvd  
Recommendation: **Required Modifications** Abstentions:  
Motion: Baden  
Second: Welton  
Vote: Yes  19 No  0  
Recusals: Murray

## New Paltz Village

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Referral Number **2022053** Received: 3/21/2022  
Name: **Woodland Pond at New Paltz** Type of Referral: **Special Permit**  
Description: Three new duplex cottages  
Project Location: 100 Woodland Pond Circle  
Recommendation: **Required Modifications** Abstentions:  
Motion: McCarthy  
Second: Baden  
Vote: Yes  18 No  0  
Recusals: Murray  
McLaughlin

## New Paltz Village

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Referral Number **2022054** Received: 3/21/2022  
Name: **Woodland Pond at New Paltz** Type of Referral: **Site Plan Review**  
Description: Three new duplex cottages  
Project Location: 100 Woodland Pond Road  
Recommendation: **Required Modifications** Abstentions:  
Motion: McCarthy  
Second: Baden  
Vote: Yes  18 No  0  
Recusals: Murray  
McLaughlin

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## **New Paltz Village**

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Referral Number      **2022055**      Received:      3/21/2022  
Name:      **218 Main Street**      Type of Referral:      **Site Plan Review**  
Description:      1,430 square foot expansion of existing office building with new handicap accessible ramp.  
Project Location:      218 Main Street  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Baden  
Second:      Gidaly  
Vote:      Yes  No       Recusals:      Murray

## **New Paltz Village**

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Referral Number      **2022056**      Received:      3/21/2022  
Name:      **5 Plattekill Avenue**      Type of Referral:      **Special Permit**  
Description:      1,150 square foot addition to existing for greater indoor seating compacity at proposed bar/restaurant.  
Project Location:      5 Plattekill Avenue  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Baden  
Second:      Welton  
Vote:      Yes  No       Recusals:      Murray

## **New Paltz Village**

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Referral Number      **2022057**      Received:      3/21/2022  
Name:      **5 Plattekill Avenue**      Type of Referral:      **Site Plan Review**  
Description:      1,150 square foot addition to existing for greater indoor seating compacity at proposed bar/restaurant.  
Project Location:      5 Plattekill Avenue  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Baden  
Second:      Welton  
Vote:      Yes  No       Recusals:      McCarthy

## **Olive**

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Referral Number      **2022045**      Received:      3/15/2022  
Name:      **Local Law #2 of 2022**      Type of Referral:      **Zoning Statute Amendment**  
Description:      Revised short-term rental law  
Project Location:      Townwide  
Recommendation:      **Advisory Comments**      Abstentions:  
Motion:      Brown  
Second:      McCarthy  
Vote:      Yes  No       Recusals:      Boggess

## **Rochester**

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Referral Number      **2022050**      Received:      3/21/2022  
Name:      **Local Law #2 of 2022**      Type of Referral:      **Zoning Map Amendment**  
Description:      Zoning petition to re-zone a property from R-5 to AR-3.  
Project Location:      62 Kyserike Road/CR-6  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Welton  
Second:      Wilkin  
Vote:      Yes  No       Recusals:      Baden

## ~Ulster County Planning Board Minutes~

### Saugerties Town

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Referral Number **2022064** Received: 3/28/2022  
Name: **Local Law #3 of 2022** Type of Referral: **Zoning Statute Amendment**  
Description: Clarifies and adds uses in the "I" zone. GB building height, and supp regulations for OLI zone. Regulates cannabis esta  
Project Location: Townwide  
Recommendation: **Advisory Comments** Abstentions:  
Motion: Baden  
Second: McLaughlin Recusals:  
Vote: Yes  No

### Saugerties Town

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Referral Number **2022065** Received: 3/28/2022  
Name: **STR Law** Type of Referral: **Other Special Authorization**  
Description: Short-term rentals law  
Project Location: Townwide  
Recommendation: **Required Modifications** Abstentions:  
Motion: Brown  
Second: McLaughlin Recusals:  
Vote: Yes  No

### Ulster

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Referral Number **2022061** Received: 3/24/2022  
Name: **Woods Road Solar Farm** Type of Referral: **Site Plan Review**  
Description: 5 MW solar farm  
Project Location: Woods Road (near Sawkill Road)  
Recommendation: **No County Impact** Abstentions:  
Motion: McLaughlin  
Second: Welton Recusals: Almquist  
Vote: Yes  No

### Wawarsing

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Referral Number **2022049** Received: 3/15/2022  
Name: **209 Storage Vault, Inc.** Type of Referral: **Area Variance**  
Description: Area Variances for approval of lot-line change, self-storage expansion.  
Project Location: 8119-8121 and 8109 Route 209  
Recommendation: **No County Impact** Abstentions:  
Motion: McCarthy  
Second: Welton Recusals:  
Vote: Yes  No