

ULSTER COUNTY PLANNING BOARD
Minutes – Wednesday, October 7, 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 PUBLIC WERE INVITED TO LISTEN IN

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

Chairman Calimano called the meeting to order at 7:05 PM and Mr. Leibowitz read the roll call.

1. **ROLL CALL – Present:** L. Mance, J. Konior, S. McCarthy, M. Calimano, D. Boggess, T. Wilkin, M. Baden, J. Brown, M. Watkins, F. Almquist, V. Markowitz, M. Rudikoff, W. Murray, V. McLaughlin, G. Gagliardi, D. Doyle, R. Leibowitz, B. Samuelson **Absent:** J. Bonavita-Goldman **Excused:** R. Pecora, L. Geary, D. Proctor, C. Lanzetta, R. Hlavaty, V. Welton, J. Winer **Guests:** John Ivankovic – Alt member Tn of Rosendale, Patty Brooks – Brooks & Brooks

2. **APPROVAL OF MINUTES**

The September minutes were approved. Motion made by Mr. McLaughlin, seconded by Mr. Markowitz. All were in favor.

3. **EDUCATION & TRAINING OPPORTUNITIES**

Mr. Doyle informed the Board that the Density and Protecting Rural Character seminar is now available on YouTube. He added that we will give 1.5 hours credit for members who watch online and self-certify. Mike Baden complimented the polling software (Mentimeter) used in the beginning of the seminar. Various members of the Board agreed it worked very well at doing comparisons in a short amount of time. Mr. Doyle stated the seminar went very well with many thanks to Barton & Loguidice for their presentation. He added that we may get another training in before the end of the year.

Mr. Calimano mentioned the NY Planning Federation training opportunity was sent out to the Board and asked members to check their credits and to check-in with their alternates.

4. **COMMUNITY REPORTS**

Mr. Baden stated that Town of Rochester will be recommending an alternate member for our Board soon. She is a town board member and former ZBA member.

Mr. McLaughlin gave an update on Central Hudson's pipeline project in the Village of Saugerties noting that those areas of road have been paved over and he thanked everyone for their patience.

Mr. Boggess updated the Board on the rehabilitation of the Bushkill Stream, work under the bridge and aligning the stream, stating the effort is now complete and came in around \$900,000. Mr. Boggess noted that County money wasn't used because there was enough in the award from the State. He added that Engineering work was done on a couple of culverts; one on upper Boiceville Rd, which is finished, and a second culvert

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

off Route 28 on Silva Road is in the process of being replaced. He noted that work was paid for by the Ashokan Watershed Management Group. Mr. Doyle asked what is going on with the flood affected property takings. Mr. Boggess stated he talked with the lawyer from CWC last week. The bids are in, but there is an issue with the apparent low bidder, so they haven't awarded the contract yet. Mr. Boggess said he believes the intent is to remove buildings before winter. He added that the Maverick Health Center asked to be part of the buyout, which will be discussed at the Town Board meeting next Tuesday.

5. PLANNING BOARD REPORTS

a. Chairperson Report

➤ Board Membership

The Chairman informed the Board of members terms expiring this year. He asked members whose terms are expiring to let their Town Board know if they'd like to stay on. Mr. Boggess stated there will be a resolution for himself and Helene Grant for reappointment from the Town of Olive. Mr. Brown stated Rosendale should also be working on this. He also asked what happens if the municipality doesn't get the resolution in before the next term. Mr. Doyle stated members continue to serve until they are reappointed or replaced. He added that letters were sent out to municipalities today. Mr. Doyle also made note that Linda Geary of Gardiner has indicated that she will be resigning at the end of the year.

Mike Baden asked about the City of Kingston representative whose term hasn't expired, but we believe he has moved out of the jurisdiction. Mr. Watkins asked if the Board could remove a member due to lack of attendance. Mr. Doyle answered that only the Legislature could do that. Mr. Leibowitz stated the City should know the person moved because he sits on the City's ZBA.

b. Committee Reports

Mr. Doyle noted that we will need Nominating Committee meeting for the November meeting. Mr. McLaughlin volunteered.

6. PLANNING DEPARTMENT REPORTS

a. Financial Report

Mr. Doyle informed the Board that the County Executive proposed a 2021 budget of approximately \$333 million that includes no tax increase and no layoffs. He added that the County Executive has implemented a number of his Big 5 programs and has used savings from the jail population being down to create an increase in funding for mental health services. There are no new initiatives in the operating budget, but new initiatives were added to the capital budget. These include a Community Development Fund that replaces and expands upon the Shovel Ready fund and a project for broadband access to start looking at fixed wireless service to be funded with a feasibility study in 2021. Mr. Doyle also stated we will send the Board the Capital Program for review. He added that he believes it is also available online. Mr. Doyle stated we would like the comments by the November meeting in order to submit them to the County Executive and Legislature in November.

b. Environmental Notice Bulletin & Grant Opportunities

Mr. Doyle made note of a Positive Declaration on a tower facility on Jansen Road in New Paltz.

c. Communications

No Member Comment

d. Director/Staff Reports

Mr. Samuelson informed the Board that Ag District 1 is under review. This district includes the Towns of Esopus, Lloyd, Marlborough, half of Plattekill and half of New Paltz. In mid to late November there will be a 30-day period for Towns to request removal of properties from the Ag Dist. The review will end in Spring or Summer of 2021. Up to Legislature to pass resolution.

Mr. Doyle stated the Housing Committee is preparing a Housing Action Plan and will be holding public meeting on 10/15 at 6:30PM on Zoom. He offered to send that link to the Board or they can register on our website. Mr. Doyle stated there will be a discussion on the contents of the Housing Action Plan.

Mr. Baden stated he has been following the UCRRA and Legislature's battle on lead agency on the waste management plan and asked does planning play a role in the discussions. Mr. Doyle stated that we looked at what has been done (or not) and have talked to the County Attorney and Executive's Office, but we haven't submitted comment to the Legislature. Mr. Markowitz asked when the Lead Agency topic will come before the Legislature. Mr. Baden answered it will be at the next Legislative meeting, which is October 20th.

7. SPECIAL TOPICS DISCUSSION

No Member Comment

8. PUBLIC COMMENT

Patty Brooks stated in regard to the Planned Residential Retirement District in Town of Lloyd she wanted to say that the UCPB comments were appreciated and she looks forward to working further with Town toward a new district that will work for all residents of the community.

9. ZONING REFERRALS – *See Separate Zoning Mins*

10. ADJOURNMENT

The meeting adjourned at 8:08PM. All were in favor.

Ulster County Planning Board Minutes



10/7/2020

Gardiner

Referral Number **2020102** Received: 9/25/2020
Name: **Hess** Type of Referral: **Subdivision**
Description: 2-lot subdivision. 5-acre lot taken from larger lot.
Project Location: 195 Sand Hill Rd.
Recommendation: **No County Impact** Abstentions:
Motion: McLaughlin
Second: Baden
Vote: Yes 14 No 0
Recusals: Gagliardi

Kingston City

Referral Number **2020103** Received: 9/29/2020
Name: **127 Greenkill Avenue** Type of Referral: **Site Plan Review**
Description: Convert existing building for use as a community center and training facility.
Project Location: 127 Greenkill Ave.
Recommendation: **Required Modifications** Abstentions:
Motion: Konior
Second: Watkins
Vote: Yes 15 No 0
Recusals:

Lloyd

Referral Number **2020105** Received: 9/18/2020
Name: **Local Law B of 2020** Type of Referral: **Zoning Statute Amendment**
Description: Amendments to retirement community standards/adopt PRRD standards and amendments to the HB zone.
Project Location: Town-wide and HB district
Recommendation: **Advisory Comments** Abstentions:
Motion: Watkins
Second: McLaughlin
Vote: Yes 14 No 0
Recusals: McCarthy

Marbletown

Referral Number **2020106** Received: 9/30/2020
Name: **Bennett Solar Farm** Type of Referral: **Special Permit**
Description: 1.8 MW DC Solar Energy System
Project Location: 170 Kripplebush Rd.
Recommendation: **Required Modifications** Abstentions:
Motion: Konior
Second: Gagliardi
Vote: Yes 14 No 1
Recusals: NO: Baden

~Ulster County Planning Board Minutes~

Marbletown

Referral Number **2020107** Received: 9/30/2020
Name: **Bennett Solar Farm** Type of Referral: **Site Plan Review**
Description: 1.8 MW DC Solar Energy System
Project Location: 170 Kripplebush Rd.
Recommendation: **Required Modifications** Abstentions:
Motion: Konior
Second: Gagliardi Recusals: NO: Baden
Vote: Yes No

Marlborough

Referral Number **2020104** Received: 9/16/2020
Name: **Bayside Mixed-Use Development** Type of Referral: **Zoning Map Amendment**
Description: Add parcel in R-1 zoning distict to Business Corridor Overlay District.
Project Location: Purdy Ave and Route 9W
Recommendation: **No County Impact** Abstentions:
Motion: McLaughlin
Second: Konior Recusals:
Vote: Yes No

Ulster

Referral Number **2020101** Received: 8/26/2020
Name: **Romeo Kia** Type of Referral: **Site Plan Review**
Description: 18,991 sq. ft. automobile dealership.
Project Location:
Recommendation: **Required Modifications** Abstentions:
Motion: Konior
Second: Baden Recusals: Almquist
Vote: Yes No

Woodstock

Referral Number **2020109** Received: 9/30/2020
Name: **Rizvi and Riemer** Type of Referral: **Special Permit**
Description: New house in scenic overlay district
Project Location: Jim's Road in Wittenberg
Recommendation: **No County Impact** Abstentions:
Motion: McLaughlin
Second: Baden Recusals:
Vote: Yes No

Woodstock

Referral Number **2020110** Received: 9/30/2020
Name: **Rizvi and Riemer** Type of Referral: **Site Plan Review**
Description: New house in scenic overlay district
Project Location: Jim's Road in Wittenberg
Recommendation: **No County Impact** Abstentions:
Motion: McLaughlin
Second: Baden Recusals:
Vote: Yes No