

# ULSTER COUNTY PLANNING BOARD

*Minutes – Wednesday, December 6, 2023*

**The Ulster County Planning Board Meeting - 7:00 p.m.  
UCAT Operations Center (Ulster County Area Transit)  
1 Danny Circle, 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, M. Cohen, D. Onderdonk, S. McCarthy, H. Hansen, D. Boggess, T. Wilkin, M. Baden, J. Brown, S. Hubbard, V. Welton, M. Watkins, F. Almquist, V. McLaughlin, L. Molyneaux, D. Doyle, R. Leibowitz, B. Samuelson **Absent:** M. Rudikoff **Excused:** C. Lanzetta, A. Ruger, J. Ferraro, V. Markowitz, W. Murray **Guests:** Dan Ahouse/iPark87, George Distefano/iPark87, Dave Church/Town of Ulster/iPark87

- 2. APPROVAL OF MINUTES**

The November 1<sup>st</sup> minutes were approved. Motion made by Mr. McLaughlin and seconded by Ms. Welton. All were in favor.

- 3. EDUCATION & TRAINING OPPORTUNITIES**

Mr. Doyle stated he had handouts for NYSDOS Winter Webinar Series. Mr. Baden stated the 4-hour last chance Planning Federation email went out recently and he reminded the Board to send in any certificates for training they had to the Planning office.

- 4. COMMUNITY REPORTS**

Mr. McLaughlin informed the Board that the Village of Saugerties recently lost Alex Wade, who served the community for many years, and he shared a story and noted losing Mr. Wade was a big loss for Saugerties.

Mr. Baden stated the trail and bridges are complete on the O&W rail trail section between Accord and Kerhonkson. OSI managed the project, the work was done by Colucci out of Gardiner and it was funded by the County Legislature with ARPA funding. Thank you to OSI for getting it done and to the Legislature for the funding.

Mr. Boggess noted the Town of Olive's new firehouse on Route 28, located just uphill from Boiceville, is beautiful.

- 5. PLANNING BOARD REPORTS**

- a. Chairperson Report

Chairman Boggess informed the Board that he, Mr. Baden and Mr. Molyneaux were at the public hearing for proposed local laws on charter revision. He noted that Dave Donaldson, Fawn Tantillo, Comptroller March Gallagher, Mr. Baden and himself all spoke during the public comment period. Mr. Baden stated he got there early and was observing the caucus discussing the capital project plan and Legislator Laura Petit talked about comments made by the County Planning Board and she asked for an amendment to have some of them included. Mr. Baden noted that the County Executive writes the Capital Projects plan and makes recommendations to the Legislature. Our Board is directed by the Charter to make comments on the Capital Program. If the Planning Director is appointed by the County Executive, our words will be pointless. Mr. Baden stated he talked about conflict of interest and noted the vote will be on December 18<sup>th</sup>. He added that the Comptroller believes this change to the Charter violates the law, and given the errors that Fawn Tantillo found, it is

hard to believe it could be voted on. Mr. Baden stated that we need 12 Legislators to be against this or at least to postpone it. Mr. McLaughlin stated that he drafted and mailed a letter to County Executive, and if the Legislature passes this law on the 18<sup>th</sup>, he will proceed with an Article 78.

- b. Committee Reports - No Report

## 6. **PLANNING DEPARTMENT REPORTS**

- a. Financial Report

Mr. Doyle noted the 2024 budget vote is tonight including our department's budget for next year. We have concerns for the Finance Department's new rules regarding rolling funding from year to year, as we have many multi-year contracts. Of special note is the ARUP (Rental Upgrades) contract for \$1.5 Million.

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

## 7. **SPECIAL TOPICS DISCUSSION**

- Lower Esopus Stream Management Plan Update

Mr. Samuelson gave a presentation to the Board on the Lower Esopus Stream Management Plan noting that two documents are being prepared using an order of consent from NYSDEC: a Stream Management Plan and an Implementation Plan. He noted that a survey was completed over the summer with 290 responses. There was also a walk shop at the Marbletown Town Park with short presentations by consultants from around the country. Last night was a public workshop in Kingston with consultants from Minnesota who were specific on stream management. Mr. Samuelson stated there is an Executive Summary and the next phase is an Implementation Plan. Mr. Doyle stated we've asked Supervisors to call community meetings to discuss impacts on their communities. Mr. Samuelson stated the goal is to create policies: improve water quality, enhance stream function, encourage floodplain management, encourage responsible recreation, engage communities. Mr. Boggess asked if the major driver was due to the releases from the Ashokan. Mr. Doyle said that has the most to do with interest from the public, but we also need a stream management plan. End of March.

- Ag & Farmland Protection Plan Update

Mr. Samuelson updated the Board on the progress of the Ag & Farmland Protection Plan. He stated the kickoff meeting was on May 5<sup>th</sup>. He noted that Mr. Baden was there representing the Town Supervisors; there were also representatives from the Farm Bureau, Rondout Valley Growers Association, NYS and others. The survey was released at the time of the UC Fair and got an initial 108 responses from that and up to 250 responses altogether with the help of Cornell Cooperative. Our consultant, Nan Stolzenburg out of Schoharie, sent postcards to local farms and she conducted 10 interviews. Mr. Samuelson stated that Mr. Wilkin was interviewed, he talked about history of Ulster County farming. He noted that they will be moving to focus groups in 2024: orchards, vegetable growers, agri-tourism and craft beverages, processing and distribution, farmland preservation, and land access transitioning farmers. Mr. Samuelson stated we will continue to work with consultants through the summer, have meetings with Farmland Protection Board after next growing season, then have a public meeting and draft plan.

Ms. Pecora asked what we are doing proactively to keep agriculture from becoming housing. Mr. Doyle stated the County has two positions that will be added to the Economic Development Department having to do with farming and farming outreach. We have funding proposed in the capital program that is designed to provide incentives (match) with other sources of funding. We rely on non-profits to work with farmers as well as the soil and water conservation district. Mr. Doyle stated that we should also ask what the Towns are doing. Mr. Samuelson stated people should reach out to Cornell. Mr. Leibowitz asked if we no longer were doing PDRs (Purchase Development Rights). Mr. Doyle stated we do PDRs with matching funds but haven't seen a "NOFO" for funds from the state yet. Mr. Baden stated the State Legislature adopted laws last year to made it easier for municipalities to create a taxing base on land transactions that are above the County median; so it is a percentage added on top of the sale for open space protection (a/k/a Community Preservation Act). Mr. Baden noted this has to be adopted by referendum and it takes a while to get it done. He added that Gardiner, New Paltz and Marbletown have done it and Rochester has it in their budget for next year.

**8. PUBLIC COMMENT**

No public comment

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

**10. ADJOURNMENT**

The meeting adjourned at 9:25 PM. All were in favor.

# Ulster County Planning Board Minutes



12/6/2023

## Denning

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Referral Number      **2023184**      Received:      11/27/2023  
Name:      **Honzo Haven**      Type of Referral:      **Special Permit**  
Description:      Wellness/culutral center 40'x30 structure, 2-story, used by 8-10 people on weekends.  
Project Location:      Next to 467 Greenville Rd, Sundown  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      McLaughlin  
Second:      Welton  
Vote:      Yes  No       Recusals:

## Denning

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Referral Number      **2023185**      Received:      11/27/2023  
Name:      **Honzo Haven**      Type of Referral:      **Site Plan Review**  
Description:      Wellness/cultural center 40'x30 structure, 2-story, used by 8-10 people on weekends.  
Project Location:      Next to 467 Greenville Rd, Sundown  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      McLaughlin  
Second:      Welton  
Vote:      Yes  No       Recusals:

## Gardiner

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Referral Number      **2023182**      Received:      11/21/2023  
Name:      **Local Law # 5,6,7**      Type of Referral:      **Zoning Statute Amendment**  
Description:      Authorization for local Map, ADU unit allowances, zoning and subdivision changes incorporating NRI into review proc  
Project Location:      Townwide  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Pecora  
Second:      Watkins  
Vote:      Yes  No       Recusals:

## Marlborough

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Referral Number      **2023179**      Received:      11/27/2023  
Name:      **Vito Triolo**      Type of Referral:      **Site Plan Review**  
Description:      Add two apartments to third floor of existing three-story structure  
Project Location:      1326 Route 9W Marlboro  
Recommendation:      **Approve**      Abstentions:  
Motion:      Pecora  
Second:      Watkins  
Vote:      Yes  No       Recusals:

# ~Ulster County Planning Board Minutes~

## Plattekill

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Referral Number      **2023183**      Received:      11/27/2023  
Name:      **Kismet House**      Type of Referral:      **Site Plan Review**  
Description:      Convert existing farm to hospitality/resort use/recreation use  
Project Location:      1467 Route 44/55  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Watkins  
Second:      McCarthy  
Vote:      Yes  No       Recusals:

## Rochester

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Referral Number      **2023177**      Received:      11/16/2023  
Name:      **Local Law 14 of 2023**      Type of Referral:      **Zoning Map Amendment**  
Description:      Adopt Economic Enterprise, Floodplain Overlay, and Historic Preservation Overlay Districts  
Project Location:      Town-wide  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      McLaughlin  
Second:      Welton  
Vote:      Yes  No       Recusals:      Baden

## Shandaken

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Referral Number      **2023178**      Received:      11/17/2023  
Name:      **APFU LLC**      Type of Referral:      **Area Variance**  
Description:      Three area variances to construct 7-unit, multi-family, structure.  
Project Location:      Adjacent to 6280 Route 28  
Recommendation:      **Advisory Comments**      Abstentions:  
Motion:      McCarthy  
Second:      McLaughlin  
Vote:      Yes  No       Recusals:      Welton

## Ulster

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Referral Number      **2023163**      Received:      10/5/2023  
Name:      **lpark 87**      Type of Referral:      **Site Plan Review**  
Description:      Mixed-used Development of East Campus of former IBM facility including residential and commercial uses.  
Project Location:      Boices Lane and Enterprise Drive  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Watkins  
Second:      McCarthy  
Vote:      Yes  No       Recusals:      Almquist

## Ulster

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Referral Number      **2023180**      Received:      12/5/2023  
Name:      **lpark 87**      Type of Referral:      **Subdivision**  
Description:      Resubdivision of Ulster East Campus for Residential Phase  
Project Location:      Boices Lane and Enterprise Drive  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Watkins  
Second:      McCarthy  
Vote:      Yes  No       Recusals:      Almquist