

ULSTER COUNTY PLANNING BOARD
Minutes – Wednesday, December 4, 2024

**The Ulster County Planning Board Meeting
7:00 p.m. Legislative Chambers, 6th Floor
County Office Building**

The Executive Committee Did Not Meet

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

- 1. ROLL CALL Present:** D. Onderdonk, S. McCarthy, H. Hansen, C. Brand, A. Ruger, D. Boggess, E. VanDeMark, M. Baden, J. Brown, J. Ferraro, C. Valianti, M. Watkins, F. Almquist, V. McLaughlin, L. Molyneaux, D. Doyle, R. Leibowitz, B. Samuelson **Absent:** V. Markowitz, M. Rudikoff **Excused:** R. Pecora, G. Gidaly, M. Cohen, C. Lanzetta, V. Messner, W. Murray **Guests:** Mike & Lynn Gans for Eddyville Corp

- 2. APPROVAL OF MINUTES**
The November minutes were approved. Motion made by Mr. McLaughlin, seconded by Ms. Valianti. All were in favor.

- 3. EDUCATION & TRAINING OPPORTUNITIES**
Chairman Baden noted online training is available from NY Planning Federation. He urged the board to get this year's required 4 hours of training completed and to alert their alternates as well.

- 4. COMMUNITY REPORTS**
Mr. McLaughlin stated the Village of Saugerties is working towards using electronic parking kiosks that will roll out next Spring.

- 5. PLANNING BOARD REPORTS**
 - a. Chairperson Report
Chairman Baden wished everyone a Happy Holiday, whichever they choose to celebrate. He gave the Board a reminder to notify their local board if the term on this Board is up this year, and if anyone is without an alternate, please request that your local board nominate someone.
 - Adopt 2025 Meeting Schedule
Mr. Baden stated the proposed 2025 meeting schedule is in tonight's folder and noted two months that needed to be rescheduled due to holidays:
January 8th (New Year's Day) and October 8th (Yom Kippur).

Motion to adopt 2025 meeting schedule as amended made by Mr. McLaughlin, seconded by Mr. Boggess. All were in favor.

 - b. Committee Reports
 - Nominating Committee – 2025 Slate of Officers
Mr. Boggess spoke on behalf of the Committee and informed the Board that the proposed officers for 2025 would remain the same: **Mike Baden as Chair, Scott McCarthy as Vice Chair and Cindy Lanzetta as Secretary.**

Motion to approve 2025 Slate of Officers made by Mr. McLaughlin, seconded by Mr. Watkins. All were in favor.

6. PLANNING DEPARTMENT REPORTS

a. Financial Report

Mr. Doyle informed the Board that the Legislature is considering the 2025 budget for adoption. There are two proposed amendments to the Planning Department's budget to add money but no proposals for new staff members. He added the County is in good financial shape at the end of the year.

Mr. Doyle stated we provided the Legislature and Executive Staff with copies of the Board's comments on the Capital Program. We have received feedback from the Budget office but not from the Legislature. He noted some of our concerns, such as the ability to spend down a budget that large. Mr. Doyle stated there are important things missing from the Capital Program including safety improvements associated with County roadways, noting a major "complete streets" program in New Paltz that received federal funds, and has spent approximately \$300,000 from County funds, but was not recommended for funding in this Capital Program. Mr. Doyle stated there is a need for increased security and safety in county buildings, but we are not seeing anything proposed.

Mr. Doyle also brought up the dollar amounts programmed for large projects and the staffing needed to implement such large programs. He also noted the cost of pushing a project back due to staffing issues, was costing money as the price of materials continue to go up 4% each year. We have engaged the Chair of the Ways and Means Committee and the Legislative staff. Mr. McLaughlin suggested having someone from the Budget office attend our meeting next year. Mr. Doyle stated they are always welcome.

b. Environmental Notice Bulletin & Grant Opportunities– *No Member Comment*

c. Communications

Mr. Leibowitz made note of a Lead Agency communication received from City of Kingston for a proposed housing mixed-use development project downtown near the overpass.

Mr. Baden stated Village of New Paltz emailed a Lead Agency notice regarding Woodland Pond doing renovations to their infrastructure (10 different projects).

d. Director/Staff Reports

Mr. Doyle informed the Board that the Governor's office announced, through the Housing & Community Renewal's (HCR) Community Infrastructure Act, an availability of funding for infrastructure for economic development and housing uses. The maximum grant for an economic development project is \$500,000, the utility must own the infrastructure and be ready to go. If the grant is tied to housing with more than 6-10 units, the availability of funding increases to \$1 Million. The County must submit the application and can only submit one application. He added that a working list of projects is being put together, but the municipality would have to state their interest for an application to be submitted by the County. Mr. Doyle said he would send information to the Board.

Mr. Doyle stated, as Mr. Leibowitz had brought up, that the City of Kingston is looking to utilize the vacant lands in the waterfront area at the bottom of Broadway, behind the condos/townhouses, and is proposing to use eminent domain. Mr. Doyle stated the mayor's office asked us to give testimony for the City's consideration of the site for housing. He added the site was originally taken by eminent domain

years ago for urban renewal and was then sold to a developer who only did half the work. The property has been identified as a key development site. Mr. Doyle offered to share the testimony provided to the city if the Board is interested.

The Chairman informed the Board that mileage forms are due as soon as possible after this meeting, adding that both pages need to be signed and forms can be submitted to the Planning office electronically or mailed. Mr. Baden noted that we normally have a holiday gathering after the December meeting, but since we weren't sure where we'd be meeting tonight, and because it is only one week after Thanksgiving, the party will be held after the January 8th meeting in the Planning office on the 3rd floor. He added that the Board should feel free to bring something to share.

7. SPECIAL TOPICS DISCUSSION

No member comment

8. PUBLIC COMMENT

No public comment

9. ZONING REFERRALS – *See Separate Zoning Minutes*

10. ADJOURNMENT

The meeting adjourned at 8:30PM. All were in favor.

Ulster County Planning Board Minutes



12/4/2024

Esopus

Referral Number **2024156** Received: 10/24/2024
Name: **K&Y Site Plan** Type of Referral: **Site Plan Review**
Description: Fuel Supply Business - Propane
Project Location: 126 Ulster Avenue
Recommendation: **Required Modifications** Abstentions:
Motion: McLaughlin
Second: Boggess
Vote: Yes No Recusals:

Esopus

Referral Number **2024171** Received: 11/25/2024
Name: **Charter Communications** Type of Referral: **Site Plan Review**
Description: 24' x 40' south accessory shed.
Project Location: 438 Broadway
Recommendation: **No County Impact** Abstentions:
Motion: Watkins
Second: McCarthy
Vote: Yes No Recusals:

Kingston Town

Referral Number **2024164** Received: 11/12/2024
Name: **Local Law #4 of 2024** Type of Referral: **Zoning Statute Amendment**
Description:
Project Location: Town Wide
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Boggess
Vote: Yes No Recusals: Onderdonk

Marlborough

Referral Number **2024148** Received: 10/23/2024
Name: **Highland 201 Solar, LLC** Type of Referral: **Special Permit**
Description: 4100 kW solar photovoltaic array system.
Project Location: 206 Milton Tpk.
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: McCarthy
Vote: Yes No Recusals: Brand

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Marlborough

Referral Number **2024149** Received: 10/23/2024
Name: **Highland 201 Solar, LLC** Type of Referral: **Site Plan Review**
Description: 4100 kW solar photovoltaic array system.
Project Location: 206 Milton Tpk.
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: McCarthy Recusals: Brand
Vote: Yes No

New Paltz Village

Referral Number **2024168** Received: 11/19/2024
Name: **Yah So Nice Carribean Cuisine** Type of Referral: **Area Variance**
Description: Variance for 500' distance requirement for restaurant/bar/tavern from schools and churches.
Project Location: 52 Main Street/Route 299
Recommendation: **No County Impact** Abstentions:
Motion: McLaughlin
Second: McCarthy Recusals: Baden
Vote: Yes No

Plattekill

Referral Number **2024167** Received: 11/21/2024
Name: **Comprehensive Plan Update** Type of Referral: **Comprehensive Plan**
Description: Comprehensive Plan Update
Project Location: Town Wide
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Brand
Vote: Yes No Recusals: VanDeMark

Plattekill

Referral Number **2024172** Received: 11/21/2024
Name: **Moratorium** Type of Referral: **Other Special Authorization**
Description: Moratorium, Battery Energy Storage Systems
Project Location:
Recommendation: **No County Impact** Abstentions:
Motion: McLaughlin
Second: Brand Recusals: VanDeMark
Vote: Yes No

Rosendale

Referral Number **2024173** Received: 11/22/2024
Name: **Eddyville Corp** Type of Referral: **Special Permit**
Description: Selective timber harvest of 315 mature trees.
Project Location: Dewitt Mills Road and 32/Blacks Road
Recommendation: **Required Modifications** Abstentions:
Motion: McLaughlin
Second: Valianti Recusals: Brown
Vote: Yes No

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Rosendale

Referral Number **2024174** Received: 11/22/2024
Name: **Eddyville Corp** Type of Referral: **Site Plan Review**
Description: Selective timber harvest of 315 mature trees.
Project Location: Dewitt Mills Road and 32/Blacks Road
Recommendation: **Required Modifications** Abstentions:
Motion: McLaughlin
Second: Valianti Recusals: Brown
Vote: Yes No

Shawangunk

Referral Number **2024165** Received: 11/15/2024
Name: **Harrier Ridge Estates** Type of Referral: **Subdivision**
Description: 7-lot single-family home subdivision.
Project Location: Intersection of Malloy and Dubois Roads
Recommendation: **Required Modifications** Abstentions:
Motion: McCarthy
Second: Boggess Recusals: Watkins
Vote: Yes No

Shawangunk

Referral Number **2024166** Received: 11/22/2024
Name: **One Stop Shop** Type of Referral: **Site Plan Review**
Description: Change of use and site updates from indoor commercial recreation facility to e-commerce business (commercial to li
Project Location: 3050 NYS Route 208
Recommendation: **Required Modifications** Abstentions:
Motion: McLaughlin
Second: VanDeMark Recusals: Watkins
Vote: Yes No

Ulster

Referral Number **2024150** Received: 10/23/2024
Name: **Lands of Eddyville Corporation** Type of Referral: **Special Permit**
Description: Selective Timber Harvest
Project Location: 65 Blacks Road
Recommendation: **Required Modifications** Abstentions:
Motion: McLaughlin
Second: Watkins Recusals: Almquist
Vote: Yes No

Ulster

Referral Number **2024151** Received: 10/23/2024
Name: **Lands of Eddyville Corporation** Type of Referral: **Site Plan Review**
Description: Selective Timber Harvest
Project Location: 65 Blacks Road
Recommendation: **Required Modifications** Abstentions:
Motion: McLaughlin
Second: Watkins Recusals: Almquist
Vote: Yes No

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Ulster

Referral Number **2024152** Received: 10/23/2024
Name: **Sawkill Rd Business Park** Type of Referral: **Site Plan Review**
Description: Two warehouse/office buildings 8,000 and 27,500 square feet respectively.
Project Location: 220 Sawkill Rd
Recommendation: **Required Modifications** Abstentions:
Motion: Molyneaux
Second: Watkins
Vote: Yes No Recusals: Almquist

Ulster

Referral Number **2024153** Received: 10/23/2024
Name: **2-4 Kieffer Ln, LLC** Type of Referral: **Site Plan Review**
Description: Three warehouse additions to existing industrial use.
Project Location: 2-4 Kieffer Ln.
Recommendation: **Required Modifications** Abstentions:
Motion: McLaughlin
Second: Valianti
Vote: Yes No Recusals: Almquist

Ulster

Referral Number **2024154** Received: 10/23/2024
Name: **Pinsetter Apartments** Type of Referral: **Special Permit**
Description: Two-story, 4-unit apartment building.
Project Location: 644 E. Chester ST Bypass/Route 9W and Quail Drive
Recommendation: **Required Modifications** Abstentions:
Motion: McCarthy
Second: McLaughlin
Vote: Yes No Recusals: Almquist

Ulster

Referral Number **2024155** Received: 10/23/2024
Name: **Pinsetter Apartments** Type of Referral: **Site Plan Review**
Description: Two-story, 4-unit apartment building.
Project Location: 644 E. Chester ST Bypass/Route 9W and Quail Drive
Recommendation: **Required Modifications** Abstentions:
Motion: McCarthy
Second: McLaughlin
Vote: Yes No Recusals: Almquist

Wawarsing

Referral Number **2024169** Received: 11/22/2024
Name: **The Machaneh Trust Phase 2** Type of Referral: **Special Permit**
Description: 77,000 sq. ft. of building space expansion to existing camp. Updated SWPPP.
Project Location: 80 Synagogue Rd
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: McLaughlin
Vote: Yes No Recusals:

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Wawarsing

Referral Number	2024170	Received:	11/22/2024
Name:	The Machaneh Trust Phase 2	Type of Referral:	Site Plan Review
Description:	77,000 sq. ft. of building space expansion to existing camp. Updated SWPPP.		
Project Location:	80 Synagogue Rd		
Recommendation:	Required Modifications	Abstentions:	
Motion:	Watkins	Recusals:	
Second:	McLaughlin		
Vote:	Yes <input type="text" value="15"/>	No	<input type="text" value="0"/>