

ULSTER COUNTY PLANNING BOARD

Minutes – Wednesday, February 5, 2020

The Ulster County Planning Board Meeting
7:00 p.m. – Surrogate Courtroom, 3rd Floor
County Office Building

The Executive Committee Did Not Meet

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

- 1. ROLL CALL – Present:** R. Pecora, L. Mance, J. Konior, S. McCarthy, C. Lanzetta, A. Gotto, D. Boggess, T. Wilkin, M. Baden, J. Brown, V. Welton, M. Watkins, F. Almquist, V. Markowitz, M. Rudikoff, W. Murray, G. Gagliardi, D. Doyle, R. Leibowitz, B. Samuelson **Absent:** V. McLaughlin, J. Bonavita-Goldman **Excused:** L. Geary, D. Proctor, M. Calimano, R. Hlavaty, J. Winer **Guests:** Sarah Wenk, Clark Richters

- 2. APPROVAL OF MINUTES**

Mr. Baden noted that the zoning minutes from December should show Mr. Murray recusing himself from the vote on referral #2019-214, Timber Solutions Site Plan from Village of New Paltz.

December minutes approved as amended. Motion made by Mr. Wilkin, seconded by Mr. Konior. All were in favor.

- 3. EDUCATION & TRAINING OPPORTUNITIES**

Mr. Doyle asked the Board if they would like to have a Spring training session, and if so, what topics were they interested in.

Ms. Lanzetta asked about uses on agricultural properties. Mr. Baden asked if Bob Sommers (from NYS Ag & Markets) was still around. Mr. Doyle stated he thought Mr. Sommers had retired.

Mr. Doyle informed the Board of the "Out of Alignment" report from Pattern for Progress. The report addresses what is wrong in the economic demographic in the region and he said he'd like them to come give a presentation on the report. The report speaks to housing costs vs. jobs, things that are stressing individuals at median or moderate income levels, lack of housing, etc. There is also a community profile of Ulster County - where the region would like to go is not where the region is heading. What should we be thinking about regionally as well as locally.

Mr. Doyle stated that the County Legislature and our board have been immersed in discussions on affordable housing and housing in general. We could revisit recommendations from older reports to see where we are and where we were. We also have the Tri-County Housing Study and Priority Strategies for Housing in Ulster County. Ms. Lanzetta stated she thought this would help communities that are redoing their Comprehensive Plan.

Mr. Baden suggested training on tourism-based businesses: camping facilities, short term rentals, agri-tourism, food trucks, etc. Not a traditional review where you'd be looking at brick and mortar.

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

Mr. Doyle said he'd take a look at those ideas and come up with recommendations.

Mr. Wilkin noted there were extra newsletters available from the NY Planning Federation if anyone was interested. Mr. Baden stated that a couple of his local board members were going to the NYPF conference in April.

4. COMMUNITY REPORTS

Mr. Murray stated that Village of New Paltz passed a fire sprinkler system law for new residential construction. He noted they also received a report from the police department that ped/car crash statistics have doubled. Mr. Murray stated that the Mayor met with NYSDOT who suggested an education program for the community. Mr. Doyle stated he and reps from UCTC were also at the meeting. Mr. Doyle also noted that we just hired a consultant to study traffic safety county-wide.

Mr. Boggess informed the Board that Town of Olive received funding from NY Rising after Hurricane Irene and he spoke about how the Bushkill Stream is being realigned going under the bridge, moving it away from County Route 42 to avoid flooding and erosion of the bank. Mr. Boggess also noted that there were four properties bought out that just closed. Mr. Doyle stated that properties to the north are well within the 100-year flood zone. He added that properties near the Onteora school are coming up for sale at the County tax auction. The community can ask the County to pull properties up for auction for municipal purposes.

Mr. Boggess noted that the Ashokan Rail Trail is very popular. Mr. Doyle stated that responsibility for those access areas to the trails is with NYCDEP and we anticipate having issues with parking in the warmer months.

Mr. Baden stated the Town of Rochester community solar went online in December and is not creating as much as they had hoped, but people are seeing billing credits as promised and the Town is getting rent for the land.

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.

b. Environmental Notice Bulletin & Grant Opportunities

Mr. Wilkin asked why there were Type 2 actions listed on the bulletin. Mr. Baden stated that DEC posts Type 2 actions and State agencies will also post them.

c. Communications

No member comment

d. Director/Staff Reports

Mr. Doyle stated Census 2020 is going to roll out soon and communities should be receiving packets. People will receive either a card to fill out electronically, a reminder or an actual paper form to fill out. Hard to count areas will get all three

notices. Mr. Doyle stressed that you are required by law to respond to the Census. Also, there is Federal money at stake as funding for programs is dependent upon the Census. Ulster County has an allocation for get out the count from the State that we will be applying for next week. Approximately 75% of the funding will go to non-profits who will work with hard to count communities: seniors, Hispanics, children under 5 and farmers. Hard to count locations include: Wawarsing, Rochester, up in the mountains and New Paltz, due to off-site student housing, also portions of City of Kingston. The SUNY campuses each have someone assigned. Mr. Doyle noted there was a kick-off meeting on Tuesday with about 40 people attending. Mr. Doyle stated that we have a fairly robust campaign and asked the Board to alert their towns that the Census is coming and look to hold events. Mr. Doyle stated if you know anyone looking for work there are 1500 Census jobs in Ulster County. Mr. Doyle offered to email the census information packet and noted that there will be a short Census presentation in March.

Mr. Samuelson informed the board of two upcoming listening sessions put on by Cornell Cooperative Extension, which will be stake holder workshops geared toward farmers and those who work closely with them. Mr. Samuelson stated that information gained from the sessions will feed into a report that will go to the County Executive and hopefully into an agricultural plan. The first workshop will be on February 25th from 12:00pm – 3:00pm at Cornell Cooperative Extension office in Kingston and the second will be on March 5th from 11:00am – 2:00pm at the Hudson Valley Lab in Highland.

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 9:10 PM. All were in favor.

Ulster County Planning Board Minutes



2/5/2020

Gardiner

Referral Number **2020009** Received: 1/13/2020
Name: **Regulation of Tourism Accommodations** Type of Referral: **Zoning Statute Amendment**
Description: Regulation of certain tourism accommodation amendments
Project Location: Town wide
Recommendation: **Required Modifications** Abstentions:
Motion: Watkins
Second: Konior
Vote: Yes No Recusals:

Hurley

Referral Number **2020015** Received: 1/27/2020
Name: **Jacob Myer Solar** Type of Referral: **Special Permit**
Description: Install 10.6 KW solar array (32 panels)
Project Location: 216 Old Route 209
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Baden
Vote: Yes No Recusals:

Hurley

Referral Number **2020016** Received: 1/27/2020
Name: **Jacob Myer Solar** Type of Referral: **Site Plan Review**
Description: Install 10.6 KW solar array (32 panels)
Project Location: 216 Old Route 209
Recommendation: **No County Impact** Abstentions:
Motion: Pecora
Second: Baden
Vote: Yes No Recusals:

Kingston City

Referral Number **2020001** Received: 12/16/2019
Name: **36 O'Neil Street** Type of Referral: **Site Plan Review**
Description: 3,265 square foot addition to existing building to expand existing dairy operation
Project Location: 36 O'Neil Street
Recommendation: **No County Impact** Abstentions:
Motion: Unanimous
Second:
Vote: Yes No Recusals:

