

**ULSTER COUNTY PLANNING BOARD**  
***Minutes – Wednesday, March 3, 2021***

**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 ARE INVITED TO LISTEN IN**

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

On Web <https://us02web.zoom.us/j/87563003273?pwd=RXl6TnVNZXplb2FJVWp3Y2N6Q2R6Zz09>

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

- 1. ROLL CALL – Present:** R. Pecora, G. Gidaly, M. Cohen, J. Konior, S. McCarthy, C. Lanzetta, A. Gotto, D. Boggess, T. Wilkin, M. Baden, J. Brown, R. Hlavaty, V. Welton, M. Watkins, F. Almquist, V. Markowitz, M. rudikoff, R. Travers, W. Murray, V. McLaughlin, G. Gagliardi, D. Doyle, R. Leibowitz, B. Samuelson **Excused:** M. Calimano, **Guests:** Joe Eriole & Kevin McManus for the Hutton Brickyards project, Al Lanzetta-Supervisor of Marlborough

Chairman Brown welcomed our new members Richard Travers of Ellenville, Glenn Gidaly of Gardiner and Mitchell Cohen of Hurley and asked them all to say something about themselves.

**2. APPROVAL OF MINUTES**

The February 3<sup>rd</sup> minutes were approved. Motion made by Mr. Baden and seconded by Mr. Konior. All were in favor.

**3. EDUCATION & TRAINING OPPORTUNITIES**

- Public Policy to Support & Protect Agriculture – Presented by Jeff Kehoe, NYS Ag & Markets – Tuesday, March 23<sup>rd</sup> at 6:30PM on Zoom

Mr. Doyle thanked Ms. Lanzetta for requesting that we reach out to Ag & Markets for this training. He added that the webinar will include Ag & Markets laws, local zoning and grant opportunities. Jeff Kehoe of Ag & Markets will be presenting, and the webinar should run about 1 to 1.5 hours.

Mr. Doyle read off a list of webinars being offered by the NY Planning Federation and added that our Board are members of NYPF through Ulster County. He also offered to send the list of webinars to the Board.

**4. COMMUNITY REPORTS**

Mr. Baden announced that it is the Planning Department secretary Marianne's birthday today. Mr. Doyle informed the Board that Ms. Ananew's role in the department and her involvement with special projects keeps things on track. Most recently we initiated contracts for the Midtown Linear Park, which includes revenue from NYSDOT, as well as a sizeable construction contract. Mr. Doyle noted that last year we had about \$4-5 million in outside construction contracts. He added that we also are involved in the workload that would be the responsibility of other departments, such as the radio tower in Saugerties or the TechCity work that requires additional effort.

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

Mr. Boggess informed the Board that the Town of Olive's Town Board adopted a Natural Resources Inventory (NRI) last month and it will be on their website along with the maps. Mr. Boggess stated their Board will begin the process of starting a Community Choice Aggregation (CCA). He added that there are two RFPs for the design of culverts out for bid and that work has started in Boiceville to demolish buildings. Mr. Boggess noted that the Town is also working on a new website, which should be running by April or May.

Ms. Gotto asked about the new reservoir energy project. Mr. Boggess said they heard of it from Supervisor Quigley from the Town of Ulster and added that DEP was not informed either. Mr. Boggess noted that Supervisor Sofranko has put in a request for intervenor status. Mr. Doyle said that individuals can also sign up and offered to forward the email he sent to the Supervisors and others about intervenor status.

Ms. Welton stated the Town of Shandaken coffee shop proposal was withdrawn by the applicant as it looked like the proposal would not get approval from the ZBA.

Mr. Watkins stated that the Magruder solar project in Shawangunk is back. Originally 24 MW was proposed, which was lowered to 5 MW at last night's meeting. They also plan on moving forward with an application that includes battery storage. The proposed project is located on the Garrison Farm near the Orange County border.

Ms. Welton asked if it was true that if a power agency shows an urgent need that they could bypass the DEC and local towns. Mr. Doyle said yes for towns, but he was not sure about bypassing the DEC, who is of a higher order level, but possibly by using eminent domain. She asked if the solar farms on the surrounding property would make it less likely. Mr. Doyle said renewable energy actually makes it more likely and suggested to Google the duck curve, which explains the availability vs. peak demand of solar energy. Mr. Doyle explained this is the reason most new solar farms are being constructed with battery storage.

Mr. Gidaly noted that the Town Board in Gardiner approved and adopted a Natural Resources Inventory (NRI) about a week ago. All Planning Board checklists have been revised to have applicants directed to the NRI and they are looking at where it is applicable to use in the planning process.

Mr. Baden stated that the Town of Rochester was awarded a grant from Lifeboat HV, a subsidiary of the New World Foundation. He added that the grant is to create a local task force to work toward achieving a higher status of the Climate Smart Communities program.

**5. PLANNING BOARD REPORTS**

- a. Chairperson Report – No Report
- b. Committee Reports – No Report

**6. PLANNING DEPARTMENT REPORTS**

- a. Financial Report  
Mr. Doyle noted that department finances are stable and he informed the Board this report is provided for transparency purposes only.
- b. Environmental Notice Bulletin & Grant Opportunities  
Ms. Gotto asked about the wastewater treatment plant coming out of Gardiner on the Environmental Notice Bulletin (ENB). Mr. Doyle said SPDES (State Pollutant Discharge Elimination System) permits are published in the ENB and reviewed when

they need to be renewed (approximately 5 years.) Mr. Baden suggested Ms. Gotto sign up for the weekly notifications for Region 3 on the DEC website.

c. Communications

Mr. Doyle noted that two new communications came in from the Town of Ulster that were not on the agenda. The Farm Bridge Site Plan, which is proposing to move from the east side to the west side of Enterprise Drive and add loading docks. The second is a lead agency request from the Town Board for Industrial Arts Brewing to be located at the geodesic domes off Forest Hill Drive. Mr. Leibowitz added that both of these proposed projects are on tonight's referral agenda.

d. Director/Staff Reports

No comment

**7. SPECIAL TOPICS DISCUSSION**

Chairman Brown informed the Board that we have people from the Trails Advisory Committee here tonight to do a presentation. Mr. Doyle offered to have the 2020 *State of the Trails* document added to the non-motorized portion of the UCTC website.

Kevin Smith, Chair of the Trails Advisory Committee and Chair of the Woodstock Land Conservancy Board and Karl Beard, formerly of the National Parks Service, gave a presentation on the *2020 State of the Trails Report*. Mr. Smith offered to give this presentation to any other interested groups.

Supervisor Lanzetta of Marlborough said he wanted to thank Karl Beard for his assistance with his Town's first trail.

Mr. Gagliardi stated it was a pleasure drawing maps for them and he is hoping to work with the trail connection from Washington Avenue in Kingston to Hurley, which he feels is a vital connection. Mr. Doyle said the saying "connecting open spaces with built places" is very appropriate here and would be the success they need to make the connection into Kingston.

Mr. McLaughlin asked if there was any discussion to link Saugerties to any of those trail networks. Mr. Doyle stated the short answer is to provide linkages in and around the Village – towards HITS, Barclay Heights, Winston Farm, and be sure development includes walking/biking. The long-range goal is to make the connection along the Hudson River.

Mr. Doyle thanked to Karl Beard and Kevin Smith for the presentation.

**8. PUBLIC COMMENT**

No Public comment

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

Mr. Doyle went over the rules of the referral process for the benefit of the new members.

Chairman Brown announced that we will be reviewing the Hutton Brickyard project first and asked the representatives of the project for their presentation. Joe Eriole and Kevin McManus gave an overview of the Brickyard project before the referral review.

**10. ADJOURNMENT**

The meeting adjourned at 9:30PM. All were in favor

# Ulster County Planning Board Minutes



3/3/2021

## Ellenville

Referral Number **2021050** Received: 2/23/2021  
Name: **Local Law 3 of 2021** Type of Referral: **Zoning Statute Amendment**  
Description: Definition of "Principal Building" and number of principal buildings per lot standards.  
Project Location: Villagewide  
Recommendation: **Required Modifications** Abstentions:  
Motion: Gagliardi  
Second: McCarthy Recusals:  
Vote: Yes  21 No  0

## Kingston City

Referral Number **2021045** Received: 2/23/2021  
Name: **Bluestone Commons** Type of Referral: **Site Plan Review**  
Description: 47-unit multi-family housing complex  
Project Location: 264 Lucas Avenue with access from Bluestone Court  
Recommendation: **Advisory Comments** Abstentions:  
Motion: Gagliardi  
Second: McLaughlin Recusals: Rudikoff  
Vote: Yes  20 No  0

## Kingston City

Referral Number **2021046** Received: 2/23/2021  
Name: **Hutton Brickyards** Type of Referral: **Special Permit**  
Description: Amendments to approved site plan.  
Project Location: 188 & 200 North Street  
Recommendation: **Required Modifications** Abstentions:  
Motion: Watkins  
Second: Baden Recusals:  
Vote: Yes  21 No  0

## Kingston City

Referral Number **2021047** Received: 2/23/2021  
Name: **Hutton Brickyards** Type of Referral: **Site Plan Review**  
Description: Amendments to approved site plan.  
Project Location: 188 & 200 North Street  
Recommendation: **Required Modifications** Abstentions:  
Motion: Watkins  
Second: Baden Recusals:  
Vote: Yes  21 No  0

# ~Ulster County Planning Board Minutes~

## Lloyd

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Referral Number      **2021044**      Received:      2/17/2021  
Name:      **The Views at Highland**      Type of Referral:      **Site Plan Review**  
Description:      Mixed-Use Development  
Project Location:      3715-3725 Route 9W  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Baden  
Second:      Gagliardi      Recusals:      McCarthy  
Vote:      Yes  No

## Marlborough

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Referral Number      **2021042**      Received:      2/11/2021  
Name:      **Resolution of 28 2021**      Type of Referral:      **Zoning Statute Amendment**  
Description:      Amend zoning for short-term rentals, B&Bs and site plan review requirements for them.  
Project Location:      Townwide  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      McLaughlin  
Second:      Konior      Recusals:      Lanzetta  
Vote:      Yes  No

## Rochester

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Referral Number      **2021037**      Received:      2/19/2021  
Name:      **Rich**      Type of Referral:      **Special Permit**  
Description:      Convert existing pottery studio to grocery, convenience store, and office space.  
Project Location:      19-23 Main St Accord  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Gagliardi  
Second:      Konior      Recusals:  
Vote:      Yes  No

## Rochester

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Referral Number      **2021038**      Received:      2/19/2021  
Name:      **Rich**      Type of Referral:      **Site Plan Review**  
Description:      Convert existing pottery studio to grocery, convenience store, and office space.  
Project Location:      19-23 Main St Accord  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Gagliardi  
Second:      Konior      Recusals:  
Vote:      Yes  No

## Rochester

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Referral Number      **2021039**      Received:      2/19/2021  
Name:      **Schoonmaker Subdivision**      Type of Referral:      **Subdivision**  
Description:      three-lot subdivision  
Project Location:      Tow Path Rd, Garden Ln, Lawrence Hill Rd  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      McLaughlin  
Second:      Konior      Recusals:  
Vote:      Yes  No

# ~Ulster County Planning Board Minutes~

## Rochester

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Referral Number      **2021040**      Received:      2/9/2021  
Name:      **Local Law 2 of 2021**      Type of Referral:      **Zoning Statute Amendment**  
Description:      Short-Term Rental Law, amended.  
Project Location:      Townwide  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Watkins  
Second:      Konior      Recusals:      Baden  
Vote:      Yes  No

## Saugerties Town

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Referral Number      **2021043**      Received:      2/3/2021  
Name:      **Gambino Zone Amendment**      Type of Referral:      **Zoning Map Amendment**  
Description:      Split zoned lot to single-zoned (LDR to MDR).  
Project Location:      3524 Route 32  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Gagliardi  
Second:      McLaughlin      Recusals:      Hlavaty  
Vote:      Yes  No

## Ulster

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Referral Number      **2021048**      Received:      2/23/2021  
Name:      **Industrial Arts Brewing**      Type of Referral:      **Site Plan Review**  
Description:      Construction and conversion of buildings for a beer garden and craft tasting room with retail.  
Project Location:      268 Forest Hill Drive  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      McLaughlin  
Second:      Gagliardi      Recusals:      Almquist  
Vote:      Yes  No

## Ulster

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Referral Number      **2021049**      Received:      2/23/2021  
Name:      **The Farm Bridge**      Type of Referral:      **Site Plan Review**  
Description:      Food production business relocation and construction of 9300 sf addition to existing  
Project Location:      101-899 Enterprise Drive  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      McCarthy  
Second:      Konior      Recusals:      Almquist  
Vote:      Yes  No

## Wawarsing

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Referral Number      **2021051**      Received:      2/25/2021  
Name:      **Self-Storage Facility**      Type of Referral:      **Site Plan Review**  
Description:      Site plan amendment to existing self-storage facility. New 2,250 sq. f.t building.  
Project Location:      8109 Route 209  
Recommendation:      **No County Impact**      Abstentions:  
Motion:      Baden  
Second:      Watkins      Recusals:  
Vote:      Yes  No

# ~Ulster County Planning Board Minutes~

## Woodstock

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Referral Number      **2021052**      Received:      2/8/2021  
Name:      **Bearsville Center**      Type of Referral:      **Site Plan Review**  
Description:      Parking lot expansion with improvements to entrance, lighting, drainage.  
Project Location:      277-297 Tinker St  
Recommendation:      **Required Modifications**      Abstentions:  
Motion:      Watkins  
Second:      Boggess  
Vote:      Yes  No       Recusals: