

Special meeting of the Town of Ulster Planning Board was held on Monday, January 24, 2005 at 7:00 p.m. At the Town of Ulster Town Hall, Lake Katrine, N.Y.

Present: Chairman: Alan Deforest  
Frank Almquist  
Lawrence Decker  
Clark Kimble  
George Lucente  
Planner: Daniel Shuster

The secretary called the roll: All the Board members were present .The Pledge to the flag was said. The fire exits were designated.

**"Hertz Rent-A-Car", c/o Zenon Chrisdtoforou - 790 Ulster Avenue** - John Stinemire appeared on behalf of application for site plan amendment to establish a care rental and leasing agency in an existing commercial-occupancy building. The site plan drawing has been corrected to show "as-built" conditions and remaining site modifications associated with the proposed new tenancy. With no one else wishing to be heard Mr. Shuster reviewed his memo with the Board stating that the application was referred to the County Planning Board for their January meeting, this meeting was subsequently canceled. The 30 days for their recommendations have now expired. A note has been added stating that "Commercial washing of cars on this property will be strictly prohibited". The project is a Type 2 Action pursuant to SEQR, and does not require a determination of environmental significance. The plans should be amended to include a scale (20 feet to the inch) to the map. The Town Planning Board should grant site plan approval subject to adding a scale to the map. Mr. Lucente made a motion to grant site plan approval subject a scale being added to the map as stated, seconded by Mr. Almquist, with all in favor.

#### **HERTZ RENT-A-CENTER**

#### **RESOLUTION OF SITE PLAN APPROVAL TOWN OF ULSTER PLANNING BOARD**

**WHEREAS**, the Town of Ulster Planning Board received an application for a revised site plan approval from Zenon Christoforou, for the purpose of establishing a car rental and leasing agency in an existing commercial-occupancy building located at 790 Ulster Avenue, Tax Parcel 48.058-6-9.1; and

**WHEREAS**, a Short Environmental Assessment form has also been submitted; and

**WHEREAS**, in accord with Chapter 145 of the Town Code, the Planning Board reviewed said application January 24, 2005; and

**WHEREAS**, under Section 239.l and m of the General Municipal Law, the County of Ulster Planning Boards' recommendations have not been received within the 30 day time period; and

**WHEREAS**, the Planning Board has reviewed the application and relevant materials submitted and has also taken into account its knowledge of the site and the surrounding neighborhood; and

**WHEREAS**, it has been determined that said site plan is a Type 2 action under the provisions of SEQR and no further review is required;

**NOW THEREFOR, BE IT RESOLVED, that:**

1. The application for site plan approval is hereby approved in accord with Chapter 145 of the Town Code.

**Gander Mountain at the Hudson Valley Plaza - lands of S & R Company of Kingston - Site Plan Amendment - 501-799 Frank Sottile Blvd.** - Mr. Richard Fess, agent appeared on behalf of application for site plan amendment to add a sporting good retail store within existing "vacant" building space at the Hudson Valley Plaza. Mr. Mark Nadolny from Creighton Manning Engineering presented access patterns and internal circulation recommendations and modifications for the site. The applicant has stated that they will be working with the County for improvements to Frank Sottile Blvd. After much discussion about the traffic concerns Mr. Shuster reviewed his memo with the Board stating that at last month's meeting, the Board requested raised pedestrian crosswalks be used instead of speed bumps. The Planning Board requested that the applicant hire a traffic consultant to examine access patterns and internal circulation and to make recommendations for modifications. The applicant has engaged the services for the Towns' traffic consultant, Creighton Manning Engineers. The drawings have been enlarged to better illustrate the areas to be occupied by the outdoor storage and display areas and the canopy overhang. This is a Type 2 Action pursuant to SEQR, and a determination of environmental significance is not required. The Planning Board should grant approval of the amended site plan, subject to implementation of the traffic engineer's recommendations for access and internal circulation. A motion to grant final approval subject to implementation of the traffic engineer's recommendations was made by Mr. Lucente, seconded by Mr. Almquist, with all in favor.

**"GANDER MOUNTAIN"  
AT THE HUDSON VALLEY PLAZA**

**RESOLUTION OF SITE PLAN APPROVAL  
TOWN OF ULSTER PLANNING BOARD**

**WHEREAS**, the Town of Ulster Planning Board received an application for revised site plan approval from S & R Co. of Kingston, for the purpose of adding a sporting good retail store within and existing vacant building space at the Hudson Valley Plaza located at 501-799 Frank Sottile Blvd., Tax Parcel 48.008-1-34.21; and

**WHEREAS**, a Short Environmental Assessment form has also been submitted; and

**WHEREAS**, in accord with Chapter 145 of the Town Code, the Planning Board reviewed said application January 24, 2005; and

**WHEREAS**, under Section 239.l and m of the General Municipal Law, the County of Ulster Planning Boards' recommendations have not been received within the 30 day time period; and

**WHEREAS**, the Planning Board has reviewed the application and relevant materials submitted and has also taken into account its knowledge of the site and the surrounding neighborhood; and

**WHEREAS**, it has also been determined that said site plan is a Type 2 action under the provisions of SEQR and no further review is required;

**NOW THEREFORE, BE IT RESOLVED, that:**

1. The application for site plan approval is hereby approved in accord with Chapter 145 of the Town Code subject to:
  - a. Implementation of the traffic engineer's recommendations for access and internal circulation.

**Meeting Adjourned** - With all agenda business being completed, a motion to adjourn was made by Mr. Almquist, seconded by Mr. Kimble, with all in favor.