

The monthly meeting of the Town of Ulster Planning Board was held on Thursday, May 19, 2005 at 7:00 p.m. At the Town of Ulster Town Hall, Lake Katrine, N.Y.

Present:

Chairman: Alan Deforest
Frank Almquist
Larry Decker
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. A motion to approve the minutes of last months meeting was made by Mr. Kimble, seconded by Mr. Lucente, with all in favor.

Public Hearing - Lorraine Thomas - Minor re-subdivision 1-9 Links Lane; 1265 Flatbush Road - Mr. John Post appeared on behalf of application for a two lot subdivision. The westerly portion of the site, just under $\frac{2}{3}$ of an acre, will be set aside as vacant "Lot 1B". The dwelling will remain a $\frac{3}{4}$ acre "Lot 1A". With no one else wishing to be heard Mr. Lucente made a motion to close the public hearing, seconded by Mr. Almquist, with all in favor.

Action - Lorraine Thomas - Mr. Shuster reviewed his memo with the Board stating that the site was designated as "Lot 1" of the Morris Back Estate subdivision that was approved in late 2000. Last month the owner of this residential lot discussed a sketch plan for a three lot "major" re-subdivision. It was determined at the three lot subdivision did not satisfy the area requirements of the Zoning Law. The applicant has modified the application to a two lot subdivision which satisfies the area and bulk standards of the Zoning Law. All access will be from the Town highway system. The Town Sewer Department has submitted the following comments:

1. Proposed 20' wide sewer and water easement is satisfactory.
2. If Lot 1B intends to share existing sanitary force main system with Lot 1A, a

Existing force main and existing 20' wide sewer easement is a private system.

Mr. Shuster recommends the Board render a Determination of Non-Significance (Negative Declaration) for the "Unlisted Action", pursuant to SEQR and grant conditional final plat approval subject to:

1. Satisfactory establishment of the maintenance agreement for the sanitary main
2. Submission of (10) paper copies and a reproducible master plat drawing signed by

A motion to render a Determination of Non-Significance (Negative Declaration) pursuant to SEQR and grant final plat approval subject to items 1 & 2 as stated was made by Mr. Lucente, seconded by Mr. Kimble with all in favor.

Rusi Holding Corp. - Site Plan amendment - 1306 - 1308 Ulster Avenue - Mr. Scott Dutton appeared on behalf of application proposing the addition of a second commercial - occupancy building in rear of site presently occupied by Blockbuster Video and Goodwill. The rear of the site will be redeveloped with a 13,500 square foot single-story commercial-occupancy building, along with related parking, access and other improvement. Substantial regrading is proposed. Regrading will create a level area at about 198 feet above sea level for the new building, about 2 feet below the existing level grade at this location. A mixture of cutting and filling will be

needed to achieve the parking area grades. Cutting will be required in the space to the rear of the new building, and a retaining wall is proposed to “wrap” around this portion of the site. The building does not yet have a tenant and the owners have stated that they would come back with a more detailed plan at the time a tenant is identified. Mr. Lucente asked that more vegetation be added to the rear fence area. With no one else wishing to be heard Mr. Shuster reviewed his memo with the Board stating that the layout of the new building, parking and circulation area appears to be very “tight” with respect to the dimensions and topography of the rear of this site. The parking rows between the two buildings will be developed at different grades, with westerly bank of parking spaces about 3 feet below those on the east. The plan drawings depict a “deed Line” running through the parking area to the south of the existing building. The significance of the “deed line” should be explained. The existing free-standing sign that serves Blockbuster will be replaced with a monument style sign. No detail have been provided for the new sign, which presumably will serve all tenants of the site. The existing access will be channelized and redefined into a 36 foot width. Curbed islands will be extended into the site and will provide definition to the end points of the northerly row of parking spaces, and those spaces along the Ulster Avenue frontage. This work will be subject to NYSDOT approval. The project, assuming future retail occupancy, is permitted as of right in the RC District with site plan review. The proposed floor area exceeds 2,500 square feet, and the plans must be approved by the Town Board. Since over 4,000 square feet of non-residential floor area is proposed, the project is an Unlisted Action pursuant to SEQR and will require a determination of environmental significance. The grading and drainage plans should be reviewed by the Town’s consulting engineer. An escrow account in the amount of \$2,500.00 should be established to cover the cost of the engineering reviews. The submission is incomplete, due to the missing information and the Planning board should take no action at this time. No action was taken.

Fink, et al. - Major subdivision - Preliminary plat 211 - 239 Potter Hill Road - Mr. Philip Roth appeared on behalf of application for approval of major subdivision of a 99+ acre wooded tract of land. A total of 12 lots are proposed, along with a private dead-end road, whose length will measure between 2,300 and 2,400 feet. Pursuant to §161-4 of the subdivision regulations, the Planning Board granted a waiver to the road length limit at the March 17, 2005 meeting. The applicant has stated that they will be conducting a field verification survey of each lot for the house, septic and driveway. Mr. David Brink questioned a private road being allowed at this length. Mr. Shuster stated that the road will be required to be built to town specifications and Road Maintenance Agreement will need to be prepared. After much discussion Mr. Shuster reviewed his memo with the Board stating that the preliminary plat is missing several items of information, including station numbering for the new roadway; and a “zoning block” (a tabular summary of the R-60 bulk standards, as set forth in §190-11 of the zoning local law). The plat should be accompanied by maps that show the proposed well, septic and driveway locations; all proposed grades; the estimated limits of disturbance for each building lot; the proposed culvert location at the proposed access onto Potter Hill Road and other proposed drainage improvements; along with customary drawing details. The surveyed plat that has been provided must be supported by revised engineering plans, detail drawings and other supporting documentation, as appropriate. The Planning Board should initiate Coordinated Review pursuant to SEQR when it receives a revised draft of the Full EAF, Part 1. A motion to initiate lead agency coordination was made by Mr. Kimble, seconded by Mr. Almquist, with all in favor.

Smokehouse of the Catskills - Free-Standing Sign - 1706 Ulster Avenue @ Carle Terrace - Mr. Philip Roth appeared on behalf of application for approval to install a new free-standing sign. The site is the former “Two Cousins” fish market. The existing single pole mounted sign will be replaced by a new sign mounted on two posts with a concrete base. A shingled roof will be provided, from which downward-directed spotlights will be mounted. With no one else

wishing to be heard Mr. Shuster reviewed his memo with the Board stating that the plans may suggest a simple “in place” sign replacement, but the Planning Board should closely examine the effects of removing the planter and replacement with the new concrete base. The opportunity for provision of new landscaping should be explored. The proposed lights should incorporate measures to prevent glare. The applicant needs to submit a site plan that shows the existing locations of buildings, access, and the sign and planters. There should be no action until a site plan is submitted showing the items mentioned. No action was taken.

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