

The monthly meeting of the Town of Ulster Planning Board was held on Thursday April 20, 2006 at 7:00 p.m. at the Town Hall Lake Katrine, New York., The following members were present

Chairman: Frank Almquist
Larry Decker
George Lucente
Gerard Beichert
Renno Budziak

Town Planner: Hilary Smith

The Pledge to the flag was recited. The fire exits were designated. Motion to accept the minutes of last months meeting was made by Mr. Lucente and seconded by Mr. Budziak with all in favor.

Landing Woods 1271-1299 Flatbush Avenue

Mr. Shuster appeared as the Town Consultant for the Landing Woods project. Mr. Shuster states that the board has been reviewing the project for about two approximately two years; one of the major holdups was the resolution of the determination of adequate water system and sewage treatment. Head way on that matter has been made but it is still a work in progress. The applicant would like to continue with the review process with the knowledge that no action will be taken until the sewer/water issues are resolved. Debbie Hubbard appeared on behalf of the application for a special use permit/subdivision. Ms. Hubbard states that the application is for 130 attached dwellings; 98 two bedroom units and 32 3 bedroom units. The NYS Office of Parks, Recreation and Historic Preservation have recommended that the Archeological site be used as a buffer zone. The applicant will provide a 6ft. stockade fence to block this area. Ms. Hubbard also states that the wetland impact has been decreased and sidewalks have been added to one side of the street. The tot lot and basketball court will have a fence and evergreen plantings that will be used as a buffer. The parking spaces have been changed to parallel spaces as per plan review. Mr. Budizak states that he feels a stockade fence is not the answer to the buffering of the Archaeological Site. He would like a more natural fence in place of the stockade. Mr. Budizak also states that the tot lot is too close to neighboring properties. Mr. Shuster reviews his memo with the Board stating that the main issue is the demonstration of adequate water on the site. The applicant is working with a private water company on this issue and a copy of their report has been forwarded to the Town Engineer for review. Mr. Shuster states that the sidewalks should be on both sides of the street to avoid the need to cross the street and the tot lot should be moved to a more centrally located area. Mr. Shuster states that an alterative to protecting the Archeological Site is to use the site for passive or active recreation such as walking paths. A 6 foot high fence takes a large piece of open space and conceals it from view and use. The last issue Mr. Shuster speaks about is the street connections. The original Whittier subdivision shows five sub-streets going to adjacent land. The purpose of these streets was to create a local street system. Mr. Shuster suggests the Board seriously consider requiring the connections between adjacent properties. Mr. Shuster states that the Wetland Delineation Report was sent to a consultant for review. It is recommended that the Board schedule a

Public Hearing for next months meeting. Following the Planner's recommendation discussion on; road connections, tot lot relocation and the over all look of the structures took place. A motion to accept the Planner's recommendation was made by Mr. Beichert and seconded by Mr. Lucente with all in favor.

Ulster Manor 622 E. Chester Street Bypass/1-29 Memorial Drive

Mr. Shuster states that the Draft Environmental Impact Statement for Ulster manor has been submitted to the Board. The Board now has 45 days to review and determine if it is complete. The DEIS has been referred to all consultants. When the DEIS is finalized by the Board a copy will be made available to the special interest groups. According to a new law the DEIS will be posted on a Website when finalized.

Resolutions

The following resolutions were read and voted on;

Grossbohlin Lot Line Revision- motion to approve lot line revision made by Mr. Lucente and seconded by Mr. Budziak with all in favor

Dachenhausen Subdivision-Motion to re-approve subdivision made by Mr. Decker and seconded by Mr. Beichert with all in favor

Tutt Subdivision – Motion to re-approve subdivision made by Mr. Lucente and seconded by Mr. Decker with all in favor.

Cedar Ridge Subdivision – Motion to serve as lead agency for the coordinated environmental review of the unlisted action made by Mr. Lucente and seconded by Mr. Beichert.

Ferry- Ahl – lot line revision 874 Dewit Lake Road, P-350

Ms. Judith Ferry appeared for the application of a Lot Line revision. This lot line revision will transfer approximately .206 acres from a 52 acre parcel. Ms. Smith reviews her memo to the Board. Ms. Smith states that the application has no sufficient issues other then showing the second (larger lot on the plat. The planner recommends the Board direct the staff to prepare the lot line adjustment resolution. A motion to accept the planner's recommendation made by Mr. Lucente and seconded by Mr. Decker with all in favor.

1050 Morton Boulevard Site Plan P-351

Norm Friedman appeared for the application for a change of use. The proposed plan is for a change of use of use of a tenant space in an existing building. The previous tenant space was retail. The proposed occupancy would be a karate school. Ms. Smith reviews her memo with the Board stating that the plan should be revised to include items listed on

her memo the Board. Some of those items are parking spaces, lighting signage and landscaping. No action was taken

Top Cut Site LLC 456-460 Rt. 28 P-347

Marcel Nagel appeared for the application of a Site Plan for a wholesale landscaping business. The site is on two lots approximately 8.65 acres on Rt. 28. The property is located behind an existing commercial site. The boundary separating an R-60 from a HC zone crosses through the larger lot. Ms. Smith reviews her memo with the Board stating that a formal legal mechanism is needed to bind the two lots together for the duration of the business. The plans should be submitted to NYS DOT for approval. Ms. Smith recommends the Site Plan should be revised as per her review. No action was taken.

Boice Mining Special Use Permit P 333

Ms. Smith states that the project is ready to be forwarded to the Town Board for a Public Hearing. Motion to refer the application to the Town of Ulster Town Board was made by Mr. Lucente and seconded by Mr. Decker with all in favor.

Quick Chek 1646-1648 Route 9W-Subdivision and Site Plan P-339-1 & P-339-2

Howard Geneslaw appeared on behalf of the application of Quick Chek for a Subdivision and Site Plan. Mr. Geneslaw gave a brief overview of the Quick Chek Company. Jeff Martell presented the Site Plan for the 9W site stating that the plan will consist of a 1250 car wash, 4836 sq. ft. bank , 9975 sq ft retail store and a 7254 sq ft Quick Chek with 8 fuel pumps the plan call for a 3 lot sub-division each lot will be approximately 3 acres. Mr. Martell states that they are aware of a proposed connection road that there are plans for a future connection road. The applicants understand that when the roadway is constructed the carwash will be removed. The applicant will not look for compensation when this occurs. When revisions are made new plans will be submitted. The applicant is looking for approval of the Quick Chek building only at this time as tenants have not been identified for the retail and bank buildings. Discussion of lighting, storm water management and the repositioning of the Quick Check building with the fuel pumps in the rear followed. No action was taken.

Quick Chek 640-642 Washington Avenue- Site Plan- P 348

Jennifer Porter appeared on behalf of the application for a Site Plan. Ms. Porter states the Washington Avenue site is a 2.5 acre parcel that would consist of a 7,262 sq ft Quick Chek store with 8 fuel pumps and a 1,250 sq ft car wash. The current building on the site would be demolished. Discussion on relocating the building with the fuel pumps in the rear of the building. The Board requested that the applicant take into consideration the historical aspects of this area when designing the building. Discussion followed on the plans for changing the Washington Avenue corridor. And the DOT decision to eliminate left hand turns onto Washington Avenue. No action was taken.

The meeting was adjourned at 10:15

Respectfully Submitted,

Mary Secreto