

The monthly meeting of the Town of Ulster Planning Board was held on Thursday June 15 , 2006 at 7:30 p.m. at the Town Hall Lake Katrine, New York., The following members were present

Chairman: Frank Almquist  
Gerard Beichert  
George Lucente  
Renno Budziak

Town Planner: Hilary Smith

The Pledge to the flag was recited. The fire exits were designated

A motion to approve the minutes of the May meeting was made by Mr. Beichert. with a second by Mr. Lucente .with all in favor.

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

Dan Shuster the consulting planner states that the DEIS for Ulster Manor has been reviewed five consultants along with Mr. Shuster. .The DEUIS is an organized well written document that presents the majority of the material required. However there are some items that did not satisfy the consultant review team. These items are listed in Mr. Shuster's review dated June9, 2006. The planner recommends that he Board determine the DEIS to be incomplete and the applicant be directed to make the necessary revisions and resubmit the DEIS. With the Boards permission Mr. Shuster will speak to the applicants and direct them on how to address some the issues. When the applicant resubmits the DEIS the Board will have 30 days to review and determine if the DEIS is complete. If the DEIS is determined complete the Board will establish a review period and although not mandated Mr. Shuster suggest a Public Hearing be held. A motion to accept the resolution of completeness was made by Mr. Lucente and seconded by Mr. Budziak with all in favor.

### **Twin Creeks Subdivision 270 – 300 Old Kings Highway**

David Rider and Michael Vetere were present on behalf of the application for a Major (25) lot subdivision. Mr. Shuster reviewed his memo with the Board states that applicant proposes the division of 82 acres of vacant land into 24 lots that will be completed in two phases. This plan has been in review for approximately 2 years. The applicant has submitted a proposed agreement for the open space conservation easement and the storm water control plan that was previously requested by the Board. The Town Engineer has approved the storm water plan along with the proposed roads. The previous town attorney has approved the Conservation Easement. The NYS Office of Parks, Recreation and Historic Preservation have recommended that a Phase 1 archaeological survey be conducted of areas not previously disturbed. It is the Planner's recommendation that the Board approves a negative declaration under SEQR and grant Preliminary Plat Approval of map titled "Map of Subdivision- Twin Creeks – Phase One." dated February 16, 2006 with the following conditions:

- a. Approval of on-site sewage disposal systems by the Ulster County Health Department.
- b. Approval of the curb cut for access to Old Kings Highway (County Road 31) by the Ulster County Highway Department.
- c. Establishment of a drainage improvement district to provide for the operation and maintenance of the storm water control facilities
- d. The subdivider shall either post a bond or other surety to guarantee completion of the road and drainage improvements for Phase 1 of the subdivision. In lieu of the surety the road and drainage shall be completed to the satisfaction of the Town of Ulster Highway Superintendent prior to the approval of the Final Plat.
- e. The Final Plat shall provide for the planting of street trees, approved by the Planning Board on both sides of the street.
- f. Payment of a fee in lieu of the provision of recreation lands on the site.
- g. The 50-foot right of way granted to Overbaugh shall not be released until the entire roadway within the parcel is accepted by the town and access to the creek is provided by such Town road and conservation easement.
- h. A Phase 1 archaeological survey shall be conducted on undisturbed areas and the results reported back to the Planning Board.

Motion to accept the planner's recommendations made by Mr. Lucente and seconded by Mr. Beichert with all in favor.

#### **Kinston Vineyard Church Site Plan 119 Barbarosa Lane**

Michael Lockwood appeared on behalf of the application for two additions to a church located on an existing 2.56-acre of land. The first addition will be a 50' x 80' addition off the back of the church with the second being a 40' x 40' off the side. Mr. Lockwood states that he will continue with the Board of Health approval. Mr. Lockwood will submit his new plans for approval before July 6<sup>th</sup>. No action was taken by the Board.

#### **Quick Chek Site Plan 640 – 642 Washington Avenue**

Howard Geneslaw and his team appeared on behalf of the application for a Quick check Food Store. Mr. Geneslaw states that because of the location of this site (fronting two roads) changes that were asked for on the 9 W site were incorporated into this plan. The fuel pumps that were originally facing Washington Avenue are now facing Sawkill Road. There are also architectural changes on the site. Mr. Woerner and Mr. Zweben gave a short review on the future plans for a roundabout that will be constructed on Washington Avenue. The applicant and board discussed the following issues:

Design Standards, Lighting, Signage and Landscaping. It was decided that the applicant would resubmit plans as soon as possible. A motion to refer the applicant to the Town Board and the Zoning Board of Appeals was made by Mr. Beichert and seconded by Mr. Lucente with all in favor.

**1050 Morton Boulevard Site Plan 1050 Morton Boulevard**

Paul Jankowitz appeared on behalf of the application for a Change of Use. Ms. Smith recommends the Board approve a resolution to approve the Site Plan with the following revisions:

- a. Show the applicable building setbacks and provide dimensions of existing setbacks.
- b. Expand the Zoning Table to indicate the site's compliance accordingly. Pre-existing non-conforming situations should be noted as such.
- c. Label uses of existing tenants and show existing entrances.
- d. Add a Location Map at a scale of approximately 1"= 400' that shows the subject property as a parcel centered in the map, surrounded by adjacent parcels within approximately 1000'. Streets, area zoning, parks, ect. should also be detailed on this map.
- e. Provide an elevation view of the existing sign and a detail showing proposed signage for the changed use.

A motion to accept the Planner's recommendation was made by Mr. Lucente and seconded by Mr. Beichert with all in favor.

**Benderson Plaza Site Plan Amendment 1165 Ulster Avenue**

Ms. Smith recommends the Board approve a resolution to approve the Site Plan with the following revisions:

- a. An original signature of the applicant/owner (as indicated by deed) shall be included in the appropriate signature block.
- b. An original signature and certification seal of the professional(s) responsible for its preparation shall be included.
- c. The plan shall be revised to show the locations of new proposed refuse facilities.
- d. Add notation referencing the original Site Plans and Site Plan Approval.

A motion to accept the Planner's recommendation was made by Mr. Beichert and seconded by Mr. Lucente with all in favor.

The meeting was adjourned at 10:00

Respectfully Submitted,

Mary Secreto