

The monthly meeting of the Town of Ulster Planning Board was held on Thursday July 20 , 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 June meeting was made by Mr. Beichert. with a second by Mr. Lucente .with all in favor.

### **Landing Woods: Teicher Organization 1271-1299 Flatbush Road**

Laurie Montross of Chazen Engineering appeared on behalf of the application for townhouse dwellings on a site in the R-10 District. Ms. Monross explains that there have been some changes made on the plan. Sidewalks have been added to both sides of the street and additional crosswalks have been added. The parking spaces on the main drive have been changed from parallel to perpendicular. The basketball court has been removed and the Archaeological Site remains open. A pedestrian connection between Deer Run and this site have been added. The applicant is still looking at architectural plans as the Board has requested moving some front facing garages. Dan Shuster the consulting planner reviews his memo with the Board. Mr. Shuster states that the applicant has addressed most of the issues raised in past meetings. The applicant should continue to look into designing the building so the garages at the end units can be accessed from the side or design parking courts with the garages behind the buildings moving the buildings closer to the street. Mr. Shuster states that the next step would be for the Board to make a determination of significance under SEQRA. The Board may issue a conditional negative declaration which will require the resolution of the water and sewer issues. Harv Hilowitz of Teicher Organization states the water company is continuing their testing on the proposed wells on the site. Mr. Shuster also states that the plan should be sent to the County Planning Board for review as there have been changes since the first review. A motion to accept the planner's recommendation made by Mr. Lucente and seconded by Mr. Decker with all in favor.

### **Provenzano Main Street Ruby**

Mike Vetre appeared on behalf of the application for a lot line revision. The applicant is proposes to merge two nonconforming lots into one lot. The new lot will be .0871 acres. Ms Smith states that there are no issues other then some plot revisions and recommends the Board direct the staff to prepare a resolution approving the lot line revision. A motion to accept the planner's recommendations was made by Mr. Lucente and seconded by Mr. Decker with all in favor

### **Dena Marie Plaza 800-810 Miron Lane**

Jim Kelly appeared on behalf of the application for a Site Plan amendment the applicant proposes to remove existing rock outcropping along the Kohl's Plaza frontage. The rocks will be removed and placed in the existing Kohl's parking lot where a construction fence will be installed. The water and sewer line will be videotaped before and after blasting takes place. The applicant will be submitting a letter of approval from the NYSDOT. Ms. Smith states that the applicant should be able to meet all the requirements that the planner has recommended. The plans should be referred to the Ulster County Planning Board for review. A motion to accept the planner's recommendation made by Mr. Beichert and seconded by Mr. Decker with all in favor.

### **Stewart's Shop #286 Ulster Avenue**

Brandon Meyers appeared on behalf of the application for a lot line revision and site plan. Mr. Meyers states that Stewart's intention is to purchase 2/10 of an acre for addition parking and add another entrance to the site. The NYSDOT is in receipt of an application and does not have a problem adding a second entrance to the site. Mr. Meyers states that the applicant will look at the comments from the planner and resubmit. Ms. Smith states that all issues can be easily met. The plans need to go to the Ulster County Planning Board for review. A motion to accept the planner's recommendation made by Mr. Beichert and seconded by Mr. Decker with all in favor

### **Aqua Jet 1606 Ulster Avenue**

John Turk appeared on behalf of the application of a site plan to enclose an existing patio. Mr. Turk states that he would like to enclose an existing patio area of his pool business. At this time he moves the furniture in and out of the building on a daily basis by closing the area in the furniture would stay in one spot the entire season. Ms. Smith states that the space that is to be enclosed is the only area on the site that is being changed. This application needs to be referred to the Ulster County Planning Board for review. A motion to accept the planner's recommendation made by Mr. Lucente and seconded by Mr. Beichert with all in favor.

### **ASPIE School 499 Hurley Avenue**

Amy Levine appeared on behalf of the application for a school for autistic children. The site is a preexisting the school will be converting about 3,000 sq ft of office space into a school for autistic children (children with Asperger's Syndrome). No changes on the site other than the addition of a play area. The applicant will make the necessary changes and resubmit next month. Ms. Smith states that there are no major issues and the board should refer the plans to the Ulster County Planning Board for review. A motion to accept the planner's recommendation made by Mr. Beichert and seconded by Mr. Lucente with all in favor.

### **Hudson Valley Federal Credit Union**

Roger Keating appeared on behalf of the application for a 5,872 sq ft credit union located at the corner of Grant Avenue and 9W. Mr. Keating states that the branch will have drive up tellers and an ATM. The site is located in an office manufacturing zoning district. The applicant is looking into an on-site storm water management system. Mr. Keating states that the applicant will resubmit an application after reviewing the comment of the planner. Mr. Lucente request that the applicant look into reserving an area for a cross easement. No action was taken by the Board.

### **Top Cut LLC 456-460 Route 28**

James Lonergan appeared on behalf of the application for a site plan for a landscaping business. Mr. Lonergan reviewed the County review stating that the applicant has submitted a letter of approval of the curb cuts from NYSDOT. Mr. Lonergan has also come to an agreement with the town attorney on the easement issue. The signage is existing and stone will be stored closest to the stream that runs through the property this will reduce the potential of materials running into the stream. Mr. Lonergan reviewed the memo from Ms. Smith stating that the applicant felt that landscaping rocks are consistent with the type of business that will take place on the site. The applicant is proposing a commercial office trailer for an office not a converted mobile home. Mr. Lonergan also states that the parking area is more then sufficient and allows vehicles to maneuver easily. Ms. Smith states that all of her comments were reviewed and it would be the Board's decision to accept the applicant's comments as reasoning. Mr. Almquist directs staff to draft a resolution for approval at the next meeting.

### **Birches at Chambers Lawrenceville Street**

Nadine Shadlock and Robert Kurtz appeared on behalf of the application for a senior housing project. Ms. Shadlock states that the project is the second phase of the Chambers Housing project. The project will consist of a single cottage with four units and a building with two wings of thirty-one units. There will be a common room in the main building with a kitchen area and high speed internet connection. The project will be constructed on approximately three acres of the Chambers parcel. The applicant states that they have met several times with the planner and members of the planning board at workshops. They have taken the information from these meetings and incorporated them into the plan.. The applicant is working on a landscape plan at this time. The plan will recreate Maple Lane with trees and underbrush. This will buffer the project from the homes on Lawrenceville Street. Mr. Budziak questioned the zoning and if accessible living is permitted. Ms. Shadlack explains that this project is not accessible living each unit is self contained. Ms. Smith states that he applicant has respondent to her review and realizes that more detail will be required; the Board could refer the project to the Town Board for presentation and to start the SEQR process. A motion to refer the plans to the Town Board was made by Mr. Lucente and seconded by Mr. Beichert.

Roll call vote:

Mr. Almquist Yes

Mr. Lucente Yes

Mr. Decker Yes

Mr. Beichert Yes

Mr. Budziak abstained

A motion to establish an escrow account was made by Mr. Lucente and seconded by Mr. Decker with all in favor.

### **Quick Chek Washington Avenue**

Howard Geneslaw appeared on behalf of the application for a Quick Chek food store. Mr. Geneslaw states the applicant has modified according to the Boards recommendation. A monument sign will replace the proposed freestanding sign architectural embellishments have been added and the canopy of the carwash elevation now match the building. The lighting levels on the site have been reduced and the depth the storm water basins. The applicant has also applied to the ZBA for variances on the site. A lengthy discussion on the plan and the issue of a brick facade verses a stone façade. Paul Going Traffic Engineer spoke about the traffic scope that has been submitted and the decision was made to send the scope to the town consultant for review. The lighting plan was reviewed with the Board asking for more details on fixtures but approving the overall lighting plan. The applicant requests the Board finalize the scope at the next meeting and refer the plan to the Town Board for final approval. No action was taken by the Board.

### **Quick Chek Route 9W**

Howard Geneslaw appeared on behalf of the application for a Quick Chek food store. Mr. Geneslaw states that five parking spaces have been eliminated to add more landscaping to the site. The applicant has also reduced the lighting levels throughout the site and has changed the storm water system. The retention pond has been split in half reducing the depth from eight feet to three and one half feet. The question of signage was discussed the applicant questions the zoning and what is in the town code. An interpretation of the code is requested. Mr. Zweben states that he will looking the matter. The applicant requested the Board to adopt a resolution to expressing the town's intention to be lead agency. A motion to direct the planner to prepare a resolution for intent to be lead agency made by Mr. Beichert and seconded by Mr. Lucente.

### **Rinaldo Subdivision**

The motion to approve the resolution of the final subdivision plat for John Rinaldo was made by Mr. Beichert and seconded by Mr. Decker with all in favor.

The meeting was adjourned at 10:00

Respectfully Submitted,

Mary Secreto