

The monthly meeting of the Town of Ulster Planning Board was held on Thursday August 17, 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
Larry Decker
Town Planner: Hilary Smith

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

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

Quick Chek Route 9W Public Hearing

Howard Geneslaw appeared on behalf of the application for a Quick Chek food store. Mr. Jeff Martell reviewed the project with the Board. Mr. Almquist opened the hearing to the public, with no questions, or comments from the audience. Mr. Geneslaw states that the Public Hearing must remain open until the SEQR process is completed. Mr. Geneslaw states that the letter of intent for lead agency was to be sent out after last month's meeting and this has yet to happen. Mr. Geneslaw states that the applicant would like to know why this has not happened. Mr. Almquist states that the Board will look into the matter. Mr. Geneslaw would like to get the Boards approval to prepare the traffic study based on the scope that was submitted. Ms. Smith states that the Board could authorize the applicant to prepare the traffic study including the comments from Creighton Manning. Mr. Budziak expressed deep concerns on the dangers of the retention pond in the front of the Quick check building. Mr. Martell explains that the retention pond will have curbing a guide-rail and a fence surrounding it. Mr. Martell also states that in the worst possible storm the pond should be empty eighteen hours after the storm. There will not be water in the pond at all times. Mr. Budziak asks that he be put on record as having concerns about the safety of the pond. No action was taken by the Board.

Quick Chek Route Washington Avenue

Mr. Geneslaw states that the applicant will revise the Traffic Study to include the comments from Creighton Manning and will submit for the next meeting. Mr. Geneslaw also requests the Board refer the project to the Town Board. A motion to refer the project to the Town Board was made by Mr. Lucente and seconded by Mr. Beichert. Mr. Geneslaw asks if there will be a formal recommendation. Mr. Almquist states that there are still issues that need to be worked out and the Town Board will deal with any outstanding issues.

Landing Woods: Teicher Organization 1271-1299 Flatbush Road

Mr. Shuster presents the terms of the conditional negative declaration- explaining that there are negative comments pertaining to the issues of adequate water and sewage disposal. The conditions of the Negative Declaration are read by Mr. Shuster. . A motion to accept the Conditional Negative Declaration made by Mr. Lucente and seconded by Mr. Decker. Mr. Shuster explains that because of the size of the project the Town Board will must approve the special use permit and the site plan. The Town Board must hold a Public Hearing before approval of the project. Mr. Shuster recommends the Planning Board refer the project to the Town Board with the following condition that the architectural plans be revised so the entire façade does not present garage doors to the street. A motion to accept the planner's recommendation was made by Mr. Lucente and seconded by Mr. Decker with all in favor.

Professional Day Spa 14 Van Keuren Highway

Jay Hogan appeared on behalf of the applicant for a “day spa“business” Mr. Hogan states that the business will be by appointment only therefore it will not impact the traffic in the area. The existing driveway will be utilized. The applicants states that they have attended workshop meeting and feel that they addressed all issues brought forth by the planner. The parcel has one rental dwelling on it at this time, this dwelling will remain. Mr. Hogan explains that the proposed building is a modular home that has been redesigned by a professional spa designer and can be converted back into a home at any time. Ms. Smith reviews her memo with the Board. The applicant needs to submit plans that are certified by a licensed professional. The proposed storm water management provisions need to address the increased runoff on the site. The parking aisle width needs to be a minimum width of 24feet. Architectural elevations and floor plans need to be submitted. Lighting information and a landscaping plan need to be submitted. A sidewalk connection should be provided between the new building and the existing residence. A lengthy discussion of the workshop the applicant attended followed. The applicant was advised to revise the plans and resubmit. No action was taken by the Board.

Waste Management Sign Plan

The applicant withdrew the application for a sign.

Verizon Wireless Site Plan – 432 Route 28

Scott Olson appeared on behalf of the application for a cell tower. Mr. Olson states that the height of the tower will be 100ft. This tower is permitted by right and is on an approved site. The reason for the tower is to obtain adequate service for the Rt. 28 corridor. The applicant received comments form the May meeting and has attempted to provide all the information requested. Mr. Olson displayed simulated photos of the site and explained that the tower blends into the background quite well. After lengthy discussion on the color and texture of the tower and the equipment cabinets and landscaping the applicant agreed to submit photos of how the tower and compound would with different colors and textures. .No action was taken by the Board.

Cedar Ridge Subdivision Hurley Avenue

Nick Sadler of Medenbach & Eggers appeared on behalf of the application for the proposed 20 lot subdivision of a 42.21 acre parcel. Mr. Sadler gave a brief review of the project Ms Smith reviews her memo stating that the Planning Board has declared its intent to serve as lead agency on July 7, 2006. The Town Engineer has reviewed the plans and a Public Hearing can be scheduled. At that time more information will have been received and the Board will be able to issue a negative declaration. A motion to accept the planner's recommendation made by Mr. Lucente and seconded by Mr. Beichert.

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 estimated time frame for this project is one year. The Board reviewed the County Planning Board Recommendations with the applicant. The applicant states that the will add the additional landscaping and the time frame would be provided on the final plans submitted. After discussion on the need for a sidewalk a poll was taken and the Board decided there is no need for a sidewalk at this location. Ms. Smith recommends the Board direct staff to prepare a resolution for the Boards approval. A motion to accept the Planner's recommendation was made by Mr. Decker and seconded by Mr. Beichert. All were in favor with Mr. Lucente abstaining.

Aqua Jet 1606 Ulster Avenue

A motion to accept the resolution to approve the Negative Declaration under SEQR and the site plan for Aqua Jet was made by Mr. Beichert and seconded by Mr. Lucente with all in favor.

ASPIE School 499 Hurley Avenue

A motion to accept the resolution to approve the Negative Declaration under SEQR and the site plan for ASPIE School was made by Mr. Lucente and seconded by Mr. Decker with all in favor.

Provenzano Main Street Ruby

A motion to accept the resolution to approve the Negative Declaration under SEQR and the lot line deletion for Michael Provenzano was made by Mr. Decker and seconded by Mr. Beichert with all in favor.

Ferry Subdivision- 874 Dewitt Mills Road

A motion to accept the resolution to approve the Negative Declaration under SEQR and the subdivision for Judith Ferry was made by Mr. Decker and seconded by Mr. Lucente. All were in favor with Mr. Budziak abstaining.

Top Cut LLC Site Plan 456-460 Route 28

A motion to accept the resolution to approve the Negative Declaration under SEQR and the site plan for Top Cut LLC was made by Mr. Lucente and seconded by Mr. Beichert with all in favor.

The meeting was adjourned at 9:15

Respectfully Submitted,

Mary Secreto