

The monthly meeting of the Town of Ulster Planning Board was held on Thursday September 21 , 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 August meeting was made by Mr. Lucente. with a second by Mr. Budziak. with all in favor.

Ulster Manor

Mr. Almquist states that all consultants have determined that the DEIS is complete and a public review can be held. A Public Hearing on the DEIS will be held on November 8, 2006 at 7PM at the Town of Ulster Town Hall. Mr. Almquist reads the resolution stating the DEIS is complete. A motion to accept the resolution as written is made by Mr. Beichert and seconded 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. Geneslaw states that the applicant is looking for a negative declaration and a referral to the Town Board. Board members discuss the County Planning Board's referral stating that the County has determined the application needs modifications. The issue access is addressed in the County review this needs to be resolved. The applicant also needs to submit a traffic study for the site. Mr. Geneslaw states that the traffic study has been submitted by the Planning Office to the County and should be reviewed by the County Planning Board at their next meeting. After a discussion on the need for a turning lane on 9W it was decided that Mr. Almquist would draft a letter to the Town Board requesting they reach out to the DOT and request a turning land on 9W. A motion to draft a letter to the Town Board was made by Mr. Beichert and seconded by Mr. Lucente with all in favor. Mr. Geneslaw request the following items be acted on at the next Planning Board meeting;

A determination of a negative declaration be granted

A referral to the Town Board be given

An action on the subdivision

Mr. Almquist states that the three items will be taken care of at the next meeting.

No action was taken by the Board.

Cedar Ridge Public Hearing

Mr. Barry Medenbach appeared on behalf of the application for a subdivision. Mr. Medenbach reviews the project with the Board. Mr. Medenbach states Town of Ulster Planning Board is the lead agency on this project the project will consist of 12 lots in the Town of Ulster the remaining lots will be in the Town of Hurley. The applicant has had the wetlands mapped by the appropriate entities and will be receiving new maps in the near future. There will be one entrance off of Lucas Avenue. Charlie Plunkett attorney for the adjacent property owners questioned if there the applicant completed a study of the increase of flow. Mr. Medenbach explains that the State of New York requires a Stormwater Management Plan for projects of this size. After lengthy discussion on the Stormwater Plan and how septic systems work Mr. Plunkett expresses concern on how the drainage will affect his client's property. Mr. Medenbach explains that the excess drainage will go into the stormwater basins on the parcel. Mr. Almquist states that the Public Hearing will stay open until the necessary information is submitted. No action was taken by the Board.

Ferarro Subdivision

The application has been withdrawn at this time.

Vincent Subdivision

No one appeared for the application of the subdivision. Mr. Vincent received the review and will be working on revisions Ms. Smith states that a letter has been received stating the access meets the NYS DOT standards.

DeCicco Subdivision

Sam DeCicco appeared on behalf of the application for a subdivision and lot line revision. Mr. DeCicco state this subdivision is just dividing family property; he explains that all houses are already on the parcel and nothing is going to change. Mr. Decicco explains that by dividing the property up he and his brother will have their own lots and the remaining lot will be their mothers. The septic systems and wells are existing. Mr. Budziak question if there are any problems with the existing septic systems. Mr. DeCicco states there are no existing problems and if there ever are any they would be repaired according to Board of Health regulations. Mr. Lucente request the existing wells and Septic Systems be identified on the new maps. After discussion on the lack of road frontage on lot 2 the applicant agrees to apply for an open development plan. The applicant will resubmit at a later date.

Cryo Weld Site Plan

Nadine Carey appeared on behalf of the application for a site plan on an existing site. Ms. Carey states that the project will entail a demolition and reconstruction of an existing building. The new building will be in the same footprint as the existing building with no changes to the parking. The new structure will be 2 stories at this time there are no

special specifics on the building but drawings will be included with the resubmission. Board members request a change in the signage on the site. Ms. Carey states she will make a suggestion to the applicant. After discussion of landscaping and drainage and if a survey is required it is decided that the applicant will resubmit plans with greater detail instead of a new survey. No action was taken by the Board.

Birches at Chambers

Mr. Robert Kurzon appeared on behalf of the application for a Senior Citizen Housing Project. Mr. Kurzon states the applicant is appearing to respond to the Planner's comments. There are no site plan revisions at this time, the Water and Sewer Superintendents have been contacted and their concerns are being addressed. The principal at Chambers School has requested that the separation between Birches and Chambers School be plantings rather than a fence. Mr. Kurzon and Mr. Aaron explain the difference between assistive and assisted living. (A letter from Mr. Kurzon is in file). The project proposed is independent living. Mr. Budziak questions the type of project stating the applicant has changed the type of project this is. Mr. Aaron states that the project has not been changed but there was some miscommunication in the beginning of the project as to what type of housing project was proposed. Mr. Aaron explains the only difference between this project and Phase one is this project allows people to access mail and the community room without leaving the building. There will be a non profit service provider made available to the residents if they require outside services. These services would be available to them if they were living in their own homes. Mr. Zweben states that Mary Lou Christiana the Town Counsel for this project can address the zoning issues at another time. Mr. Budziak states that he is concerned with other issues such as the changing the character of the neighborhood, he feels this project is out of character with the neighborhood. Mr. Budziak also states his concern with the potential of increased traffic, stating that Phase One has increased traffic there is service traffic and buses. Mr. Budziak also questions if the Principal of Chambers School has the authority to make the decision of plantings vs. fence. Ms. Smith suggests that a letter be submitted to the Board on the type of separation the school district would like. Mr. Lucente request that Mr. Budziak excuse himself from voting on this project as he has already formed an opinion on the project before the facts have been presented. Mr. Decker questions Boards responsibility in reviewing this project regarding the pilot, stating Board members received a letter from the Assessor. Mr. Zweben states that counsel has been hired to address that issue and the Board will be advised on the process. Mr. Aaron states the decision on the type of financing that will be used to back this project has not been made. He is aware of the process and he will keep the Town informed of his decision. A motion to direct staff to prepare a recommendation to the Town Board was made by Mr. Beichert and seconded by Mr. Lucente.

Professional Day Spa

No one appeared on behalf of the application.

Vision Excel Sign Plan

Mr. Ozzie Beichert appeared on behalf of the application for a sign change. Mr. Beichert states that the signage that was approved by the Planning Board was 16sq ft and the applicant would like a 26.6 sq ft sign. The proposed sign is within the town standards. Motion to approve the request for a larger sign was made by Mr. Decker and seconded by Mr. Lucente with all in favor. Discussion followed on modifying Town Code to allow for minor changes such as signage, as long as the changes are within Town Code. Ms. Smith will draft a letter to the Town Board with recommendations on changing the Code.

Verizon Wireless

Henry Collins appeared on behalf of the application for a cell tower. After lengthy discussion on revising the simulation to show a monopole design it was decided that the applicant would submit new simulated photos. Mr. Collins states that he does not agree with the Planner's comments on cleaning up the areas of the site that do not pertain to the cell tower. Mr. Collins states it is the Town has a Code Enforcement Officer and it is their job to enforce violations. The Board agreed with Mr. Collins. The Board directed the applicant to choose the color for the equipment cabinet. After discussion on fencing and lighting the applicant was advised to make revisions and resubmit. Mr. Collins requested verification from the Board that the monopole was the design that they wanted, the Board agreed it was. No action was taken.

Stewart's Shop

Brandon Meyers appeared on behalf of the application for a lot line deletion and a site plan. Mr. Meyers states that the project consist of changing the access from one entrance to two. An application has been submitted to DOT and approval is forthcoming. By acquiring the lot line revision the applicant will gain 9 additional parking spaces. Mr. Meyers states they have received the comments from the Town Engineer and the County and will be working on resubmission. The applicant states that they have reservations about constructing a sidewalk to nowhere but will leave an area for a proposed sidewalk that will be constructed if needed (at the expense of the applicant). No action was taken.

Dena Marie Plaza

A motion to approve the resolution to approve a negative declaration and site plan approval was made by Mr. Decker and seconded by Mr. Budziak all were in favor with Mr. Lucente abstaining.

The meeting was adjourned at 9:30

Respectfully Submitted,

Mary Secreto