

The monthly meeting of the Town of Ulster Planning Board was held on Thursday October 19 , 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

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BY JPC
TOWN OF ULSTER

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

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

Birches at Chambers

Mr. Robert Kurzon and Ms. Nadine Shadlock appeared on behalf of the application for a Senior Citizen Housing Project. Ms. Shadlock states the applicant is looking for the Planning Board to refer the application to the Town Board for review. Ms. Smith states she has written a draft recommendation for the Boards approval; this recommendation can be revised stating the County's recommendations "Required Modifications "these will require a majority plus one vote at the Town Board level. The County is asking for indication of how fire access is to be provided on the back side of the structure facing Chambers School will be provided. They would also like to see emergency exits noted on the site plan. The County also requested the proposed sidewalk be extended and connected to the existing pathway. The Planning Board agrees that this pathway is not in the best interest to the project. A motion to adopt draft with modifications made by Mary Lou Christiana and attachment of the Ulster County Planning Board was made by Mr. Beichert and seconded by Mr. Lucente. Roll call vote: Mr. Beichert, yes, Mr. Decker, yes, Mr. Lucente, yes, Mr. Almquist, yes. Upon advice of special counsel no comments of Mr. Budziak will be entered on the record.

Quick Chek Route 9W

Howard Geneslaw appeared on behalf of the application for a Quick Chek food store. Mr. Paul Going reviewed the comments from Creighton Manning on the Traffic Study .As stated at other meeting the applicant will remove the carwash if the Frank Sottile Blvd. extension is constructed. Easements to adjacent properties will be provided with the understanding that the adjacent property owners agree to a maintenance agreement. After reviewing the County comments Mr. Lucente requests stripping are placed in the front of the site to distinguish turning lanes. With no comments from the public a motion to close the Public Hearing was made by Mr. Decker and seconded by Mr. Lucente with all in favor. A motion to approve the negative declaration was made by Mr. Decker and seconded by Mr. Budziak with all in favor. A motion to approve the Final Plat Subdivision with amendments made was made by Mr. Lucente and seconded by Mr.

Decker with all in favor. A motion to refer the project to the Town Board with a positive recommendation made by Mr. Lucente and seconded by Mr. Budziak, the Board gives Mr. Almquist the authority to sign the letter of recommendation to the Town Board.

Cedar Ridge

Mr. Barry Medenbach appeared on behalf of the application for a subdivision. Mr. Medenbach reviews the planner's memo. Mr. Medenbach states that there will not be any disturbance on the site that is deemed sensitive for cultural / archeological resources. The applicant does feel it is necessary. There are no DEC permits required for this project. The applicant has applied for a nationwide permit coverage with the ACOE. Because of this, a study was completed and it has been found that there are no Bog Turtles in the area. There are trees on the site that the Indiana Bat is known to roost in on the site and it is the recommendation of the ACOE to remove these trees in the winter months. The applicant has no problem adding this restriction to the plan. Mr. Medenbach continues stating that the applicant feels that the 12 homes will have little impact on the school district therefore a study is not needed. Mr. Almquist agreed with the applicant. Mr. Medenbach states that the question who will maintain the stormwater basins will be resolved with the Highway Superintendent and the Town Engineer, at this point that matter has not been resolved. Mr. Medenbach also states that access to lot 17 via Lucas Avenue would need to be approved by the county Highway Department. After lengthy discussion on how the applicant could develop a walking trail the applicant agreed to try and work out a solution with the current homeowners. Ms. Smith requests a written response to her comments and states that if the Board agrees she would prepare a resolution for Preliminary Plat approval for the November meeting. The Board agreed with the Planner's recommendation.

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. Ms. Carey reviews the Planner's comments stating the site consists of two businesses, combined there are 4 employees therefore there is adequate parking. There is a large parking lot in the rear of the building and that is where the employees will park. The sign that is on the site is within the Town's Zoning requirements and the owner does not plan to replace the sign at this time as he does not have the funding at this time. Discussion on the color of the building and revising the plans to show that the light pole on the site will not interfere with the parking followed. Mr. Lucente request that the applicant note on the plans that when the existing sign is removed it will be replaced by a monument sign. Ms. Smith will draft a report and recommendation to the Town Board. The Board agrees to allow Mr. Almquist to sign this recommendation when complete.

Grace Community Church

Kris Gerard appeared on behalf of the application for a site plan revision for a Church. Mr. Gerard reviews the changes that the applicant is requesting. The changes consist of changing landscaping, sidewalks, and removing islands. The HVAC pad needed to be revised making the access driveway will be move slightly. Mr. Gerard states the applicant is also requesting to move four trailers from their existing site to the new site. Mr. Lucente states that the trailers were to be temporary over ten years ago; Mr. Lucente feels the trailers should not be moved to the new site. Mr. Gerard states that the 2nd floor is still under construction and the applicant is looking for a Temporary C/O and until the 2nd floor is done trailers are needed. Mr. Van Kleeck a member of the church explains that the church has grown faster then they anticipated. Because of this growth the applicants will not have enough room for classes that are run at this time. Mr. Budziak states that growth is good but if you cannot afford to grow then the growth may have to end. Mr. Beichert states that he does not like the trailers and he feels they should not be moved. Mr. Beichert would also like all trees that will be saved to be noted on the plan. Mr. Lucente asked if the applicant can use the space they now have by dividing the area by partitions? The applicant states there is no way that can be done. After lengthy discussion the board agrees to allow one trailer to be moved for the length of two years. The Board members feel that the trailers should be inspected before they are moved. The Board advises the applicant to continue with all issues discussed with the exception of the moving of the trailers. Mr. Beichert motions to accept the plans as discussed with one trailer moving to the new site for a time frame of two years or issuance of the final Certificate of Occupancy. All were in favor. The applicant will revise the plans and resubmit. The planner will prepare a draft resolution after submittal of the plan.

Kyriacou

Mike Vetere appeared on behalf of the application for a two lot subdivision. Mr. Vetere states that the applicant is separating a lot with his home off of an existing 87 acre parcel. Lot one will consist of approximately 6 acres and lot 2 approximately 81. Mr. Vetere states that the 50 ft ROW does not comply with the map filed in 1993. The filed map show the ROW going into the property. Should the public road be developed the ROW area will revert back to the property owner. Mr. Beichert motions to waive a Public Hearing and direct staff to draft a final plat approval resolution. Mr. Decker seconded the motion with all in favor.

Vision Excel Sign Plan

A motion to approve the resolution to approve a sign plan approval for Vision Excel was made by Mr. Decker and seconded by Mr. Lucente all were in favor with Mr. Beichert abstaining.

The meeting was adjourned at 9:30

Respectfully Submitted,

Mary Secreto