

Town of Ulster Planning Board

The monthly meeting of the Town of Ulster Planning Board was held on Tuesday January 19, 2010 at 7:00 p.m. at the Town Hall Lake Katrine New York. The following members were present:

Renno Budziak -Chairman
Larry Decker
Scott Ricketson
Gary Mulligan
Alan Sorensen – Planner

A motion to accept the minutes from the December meeting was made by Mr. Decker with a second from Mr. Ricketson. All were in favor.

Mr. Budziak introduced the Board and made a speech on his expectations of the Board.

Smith Subdivision, Public Hearing Minor Subdivision

Barry Medenbach appeared on behalf of the application for a 3 lot subdivision. Mr. Medenbach states the Board approved Preliminary Plat approval for the 5 lot subdivision earlier this year. The applicant now has changed its request to a 3 lot subdivision. The applicant has obtained all approvals. Mr. Sorensen states the applicant has all the required approvals and has completed a full EIF; that has been reviewed. A motion to open the Public Hearing was made by Mr. Decker with a second from Mr. Ricketson. There were no comments. A motion to close Public Hearing was made by Mr. Decker with a second from Mr. Ricketson. Mr. Sorensen recommends issuing a negative declaration as per SEQRA.

Action: A motion to issue a Negative Declaration was made by Mr. Decker with a second from Mr. Mulligan. All were in favor.

A motion to grant final approval for a 3 lot minor subdivision was made by Mr. Decker with a second from Mr. Ricketson. All were in favor.

Ulster Manor, Public Hearing Preliminary Plat Approval

Dan Shuster Consulting Planner for the Town reviewed the project; the project consists of townhouses with 2 types of ownership patterns individual single family townhouses and condominium townhouses on an overall 52 acre site. The original plans consisted of more units. A full EIS was reviewed and the Board approved the Finding Statement which found that all potential adverse environmental impacts were mitigated to the maximum extent practical. The SEQRA process has been completed. This hearing is the beginning of the remaining approvals that are required. The Planning Board must approve the subdivision and the Town Board will be approving the site plan and special use permit; another public hearing will be held by the Town Board. Barry Medenbach appeared on

behalf of the applicant Mr. Medenbach reviewed the plan; the site is located off 9W and Memorial Drive, there are some wetlands but is mostly wooded. The site is within 3 zoning districts, 2 of the districts allow townhouse type units; attached buildings there will be from 4 to 8 in a row. 100 units will have individual lots; because of zoning the remaining townhouses will be on land with common ownership. There will be a recreation center which will have a tennis court and swimming pool and a community center. The roads will be privately maintained as there will be a homeowners association. 52 acres are involved in the subdivision 4 will be retained by the current owners, out of the remaining 48 acres 8 acres will be developed with buildings and impervious surface. The project will be served by town water and sewer; these plans have been reviewed by the Town Engineer. The applicant's attorney requested a rebuttal time after the public hearing comments. Mr. Budziak stated it would be considered.

A motion to open the Public Hearing with a 3 minute time limit was made by Mr. Decker with a second from Mr. Mulligan, all were in favor.

Patty Guido read a letter noted as exhibit #1.

Marlene Engelhardt read a letter noted as exhibit #2 and resubmitted previous letters to the Board.

Paul Rubin read a letter noted as exhibit #3 and 3 additional documents exhibits A, B, C.

Karen Schneller-McDonald read a letter noted as exhibit #4; Ms. Schneller-McDonald resubmitted reviews to the file, exhibit D, E & F

Spider Barbour read a letter noted as exhibit #5. (Mr. Barbour states in his letter he would be submitting additional comments, these comments were never submitted). Steven Engelhardt read a letter noted as exhibit #6 and resubmitted previous letters to the Board.

Judy Abbott stated she feels the site needs to be studied further. A record of where bodies were buried needs to be found. Ms Abbott quoted sections of "A Chance Horizon" by William Ritchie. Ms. Abbott submitted a copy of the "Ritchie Report" for the record it is noted as exhibit #7.

Barbara Sturtecky requested the Board take an extra look at the site and hire someone to do an independent study.

Susan Higgins stated that independent archeologist be hired to study the site and no digging should be started until the remains have been found and dealt with in a proper manner.

Deb Sanchez spoke of her concerns with environmental and historic issues. Henrietta Wise states the site is not suitable for subdivision because there are wetlands on the site.

She spoke of the "Ritchie Report" and stated the SEQRA is not complete. It is her opinion that the site not be developed since it is to sensitive and full of history.

Fred Standing spoke of a site called the Flint Mine Hill stating the site is similar to the Ulster Manor Site. He suggested a conservation easement be considered for the site.

Rev. James Davis stated he spoke with the Grand Chief in Canada ; Rev. Davis stated the Grand Chief said that it was customary for Native Americans to leave bodies exposed to the elements, when the tribe or band left the region they would take the large bones with them. Only in dire circumstances would the bodies be interred. Rev. Davis goes on speaking of CP-42, the trading habits of the Esopus people and the estuary registration requirements.

Alex Lines feels this type of development is not conscious of the environment. The town should encourage green business not housing developments.

Donna Coane states her concerns of building on top of a burial ground.

Patrick Coane showed the Board his grandfather's arrowheads.

Larry Thetford read a letter noted as exhibit # 8.

Bruce Grundt spoke of the beauty of the site.

Mr. Decker made a motion to adjourn the Public Hearing with the purpose of reconvening at next months meeting. Mr. Lake the attorney for the applicant requested time to respond to the comments made; Mr. Lake stated all the issues raised are environmental issues that were addressed during the SEQRA review process, the Planning Board concluded the SEQRA process by adopting a Finding Statement on June 16, 2009 this was file with the Town of Ulster Town Clerk on June 29, 2009. The Findings Statement considered the potential impacts mitigating measures and conditions relating to geology, soil topography, surface water, wetlands, groundwater resources, cultural resources and a host of other issues. The Findings Statement concludes the action minimizes or avoids adverse environmental effects to the maximum extent that is practical. Mr. Budziak stated the Board will review the information they have received. Mr. Ricketson seconds Mr. Decker's motion; all were in favor.

Note: Exhibits G-Q were submitted to the record by an unknown speaker.

Davis, Lot Line Adjustment

Michael Vetere the 3rd appeared on behalf of an application for a lot line adjustment. Mr. Vetere states the parcels involved are on Birch Street; County Real Property shows the lot as 2 parcels but they are being assessed as 1. 2,078 sq ft from parcel #2 will be go to parcel #1. Both lots will exceed Town standards. Mr. Sorensen states all issues have been addressed; a short EAF has been submitted and reviewed. Mr. Sorensen

recommends granting a negative declaration and granting approval of the lot line adjustment.

Action: A motion to grant a Negative Declaration as per SEQRA was made by Mr. Decker with a second from Mr. Mulligan. A motion to approve the lot line adjustment was made by Mr. Decker with a second from Mr. Ricketson. All were in favor.

Hudson Valley Cycle, Site Plan Revisions

Mr. Sorensen reviewed his memo with the Board stating the applicant received site plan approval in 2005; certain aspects of the site have not been completed. The applicant has submitted a revised site plan; this plan will need to be revised again. These revisions include the parking area, landscaping, signage, and railing in the area of the retaining wall. The applicant will resubmit for the next meeting. No action was taken by the Board.

A motion to adjourn was made by Mr. Decker with a second from Mr. Ricketson; all were in favor.

Respectfully Submitted,

Mary Secreto
Planning Secretary