

## Town of Ulster Planning Board

The monthly meeting of the Town of Ulster Planning Board was held on Tuesday July 20, 2010 at 7:00 p.m. at the Town Hall Lake Katrine New York. The following members were present:

Renno Budziak -Chairman  
Larry Decker  
Ozzie Beichert  
Gary Mulligan  
Alan Sorensen – Planner

A motion to approve the minute's form the June meeting was made by Mr. Beichert with a second from Mr. Decker; all were in favor.

### **Ulster Manor/ Public Hearing**

**Action:** A motion to adjourn the Public Hearing until the August meeting was made by Mr. Decker with a second form Mr. Beichert; the board also requested Mr. Kovacs write a letter to the applicant requesting the status of the application. ( Letter is attached to minutes.

### **Berardi/Clausi Lot Line Adjustment**

Michael Vetere the 3<sup>rd</sup> appeared on behalf of the application for a lot line adjustment. The "Lands of Berardi" will decrease in size to 9.8 acres and the "Lands of Clausi" will increase to .849 acres. Mr. Sorensen stated the application was straight forward and no public hearing would be required. Mr. Sorensen recommended the Board grant a negative declaration and approval of the Lot Line Adjustment.

**Action:** A motion to issue a Negative Declaration was made by Mr. Beichert with a second from Mr. Decker: all were in favor. A motion to grant approval of the Lot Line Adjustment was made by Mr. Mr. Decker with a second from Mr. Beichert; all were in favor.

### **Sherry Ralph, Lot Line Adjustment**

Richard Roth appeared on behalf of the application for a Lot Line Revision. A 50 ft. right of way flagpole is being created so a parcel is not land locked. Sherry Ralph is the owner of both lots. Mr. Sorensen states the adjustment is need to correct the non-conformity. Mr. Sorensen recommended the Board grant a negative declaration and approve the Lot Line Adjustment.

**Action:** A motion to grant a negative declaration was made by Mr. Decker with a second from Mr. Mulligan. A motion to grant approval of the project was made by Mr. Mulligan with a second from Mr. Decker; all were in favor.

### **Kingston Buick GMC, Site Plan**

Richard Praetorius appeared on behalf of the application for temporary site plan for storage of cars. Mr. Praetorius stated the applicant would like to store approximately 100 cars on the property. There would be no changes on the site, no lighting. The cars will be removed when construction of the site begins. A full site plan will be submitted for the August meeting. The applicant will not be conducting tent sales on the site and has been granted approval from NYS DOT to use the front access as long as it is blocked off when all the cars are parked. The plan will be forwarded to the UCPB and a special meeting will be scheduled to expedite this application.

**Action:** A motion to declare intent to be Lead Agency was made by Mr. Mulligan and seconded by Mr. Decker with all in favor.

### **JP Morgan Chase Bank**

Jennifer Porter appeared with Dan Dougherty appeared on behalf of the application for a Chase Bank with drive thru located within the Hannaford Plaza. Ms. Porter stated the 4,196 sq ft bank will be located in front of the Hannaford parking lot; the bank will utilize the existing entrance to the site. Dan Dougherty reviewed the site with the Board; the bank will be 4,196 sq ft with 2 drive thru lanes and 1 bypass lane, the site will have 24 parking spaces 2 of which will be handicapped. A sidewalk connecting the bank with the existing sidewalk along 9W will be on the West side of the building. Mr. Dougherty goes on stating the Highway Superintendent has requested information on the impact the bank will have on John Clarke Drive; as the main entrance will be off of 9W the applicant feels the bank should not have an impact on John Clarke Drive. If needed the applicant will provide more information. A discussion on lighting followed; the site was designed to meet the ATM Standard; the standard states within 30ft of an ATM (in this case the front door) it is required that the lighting is 5 ft candles at ground level, at 60ft it needs to be 1 ft candle 5ft. above the pavement. A long discussion on lighting followed the levels at this point are at 4.02, the applicant is willing to work on lowering the levels. A review of the variances that may be required followed. The applicant would like their own pylon sign; this would require a variance. A short discussion on what category the applicant's sign fall under; a pole or monument sign. No decision was made. Mr. Dougherty went on to discuss the mature trees on the site and the health of the trees. There is fear that the trees are not healthy and should be removed. Mr. Budziak suggests a specialist look at the trees in questions. A long discussion on if the applicant needed a subdivision followed; Mr. Kovacs states that the applicant should place the metes and bounds description on the map so the Board has information on the lease lines. It was decided that the applicant would file a survey with the County Clerk when the project was completed. Ms. Porter requested a determination on if a second cross access is going to be required as the site has an existing cross access and the owner of the site does not want another one. Mr. Sorensen and Mr. Kovacs stated they would look into that issue. The building elevations were reviewed.

**A motion to declare intent to be Lead Agency was made by Mr. Decker and seconded by Mr. Beichert; all were in favor.**

## **Prestige Kia, Site Plan**

Nadine Carney appeared on behalf of the application for an addition to a car dealership located at 400-416 Old Neighborhood Road. Ms Carney stated the County Planning Board comments needed to be reviewed. The Board reviewed the comments; the county had four required modifications;

Access to the site should align with the John Clark Drive intersection, this item was reviewed by the Highway Superintendent and he did not feel it was required.

**Action:** A motion to override was made by Mr. Decker with a second from Mr. Mulligan with all in favor.

Architectural Elevation are required to be submitted; this item has been submitted to the Board.

Street trees along Old Neighborhood Road should be added to the plan; the Board did not feel street trees are needed as the applicant had upgraded their landscaping plan previously.

**Action:** A motion to override was made by Mr. Beichert with a second from Mr. Decker with all in favor.

Parking and display area is to be delineated with islands and landscaping and new parking requirements should be followed. The new parking requirements have not yet been adopted and the layouts had been discussed and approved at earlier meetings.

**Action:** A motion to override was made by Mr. Decker with a second from Mr. Beichert with all in favor.

**Action:** A motion to refer to Town Board with a recommendation of conditional approval was made by Mr. Mulligan with a second from Mr. Beichert with all in favor.

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

Respectfully Submitted

Mary Secreto  
Planning Secretary