

Town of Ulster Planning Board

A special meeting of the Town of Ulster Planning Board was held on Tuesday September 1, 2010 at 7:00 p.m. at the Town Hall Lake Katrine New York. The following members were present:

Renno Budziak -Chairman
Gary Mulligan
Larry Decker

Kingston Buick GMC – Lot Line Revision

Richard Praetorius and Bruce Utter appeared on behalf of the application for a Lot Line Revision. Mr. Praetorius states the revision will combine 2 lots into 1 conforming lot.

Action: A motion to grant a negative declaration as per SEQRA was made by Mr. Mulligan with a second from Mr. Decker with all in favor.

A motion to grant approval of a lot line revision was made by Mr. Decker with a second from Mr. Mulligan. All were in favor.

WHEREAS, the Town of Ulster Planning Board and its consultant planner have reviewed an application by *Kingston Buick GMC* for a *Lot Line Adjustment* to consolidate Town of Ulster Tax Map Parcels SBL 39.82-2-17 & 18; and

WHEREAS, materials submitted in support of the Proposed Action include:

- *Project Narrative* prepared by Praetorius & Conrad, PC dated August 3, 2010;
- *Application for Subdivision Plat Approval* by Praetorius & Conrad, PC dated August 27, 2010;
- *SEQRA Full EAF* prepared by Praetorius & Conrad, P.E dated August 26, 2010; and
- *Map of Lot Line Deletion* by Praetorius & Conrad, PC dated August 23, 2010

WHEREAS, the Planning Board upon review of the entire record (including SEQRA Full Environmental Assessment Form) found the Proposed Action involving a Lot Line Adjustment combining two (2) lots will not have an adverse impact on the environment; as Lead Agency made a determination of non-significance and issued a Negative Declaration pursuant to Part 617 of SEQRA at its September 1, 2010 public meeting.

NOW THEREFORE BE IT RESOLVED that the Planning Board has determined they have complied fully with the procedural requirements of Part 617 of the State Environmental Quality Review Act (SEQRA); and

FURTHER BE IT RESOLVED, that upon full consideration of the above, the Planning Board hereby grants approval of the Lot Line Adjustment by *Kingston Buick-GMC* subject to the conditions, limitations and restrictions set forth below.

1. Compliance with zoning and building laws, rules and regulations.
2. Escrow account paid in full.

Motioned by: Mr. Decker

Seconded by: Mr. Mulligan

All in Favor:

All Opposed:

Renno Budziak	x
Ozzie Beichert	absent
Larry Decker	x
Gary Mulligan	x
Scott Ricketson	absent

Action: A motion to forward to the Town Board for a Public Hearing was made by Mr. Mulligan with a second from Mr. Decker; all were in favor.

Ulster Federal Credit Union – Site Plan

William Querbes & Rick Mantey appeared on behalf of the application for renovations of the credit union. Mr. Querbes stated the ZBA approved the variances for the front and rear porticos. A no left turn sign will be placed on the site exit and a revised lighting plan has been submitted. Mr. Querbes stated that the drive thru is open for 51 hours a week during that time 1 or 2 hours there are backups and at these times there may be queuing problems. There have been no issues with cars not entering the site. The landscaping in the front of the site will be removed and replaced with smaller shrubbery. Sign details have been submitted and all signage will conform to Town Zoning Laws. The plans have been submitted to the Ulster County Planning Board but the referral has not yet been received; therefore the Board cannot vote on the project. The applicant will return on September 21st for a vote. Mr. Querbes requested the Town rescind the Stop Work Order that has been issued on the project; Mr. Kovacs stated that he would speak to the Building Department about the issue. No action was taken.

Birches at Chambers – Site Plan Revision

Nadine Shadlock appeared on behalf of the application for site plan revision. Ms. Shadlock stated the revisions to the site include a bus turn-a-round and the reduction of 1 parking space. Addition landscaping near an ornamental fence was requested and has been put on the plan and will be planted before the final Certificate of Occupancy is issued. The variances needed for the turn-a-round and reduction of parking have been approved. Ms. Shadlock submitted 2 plans that where reviewed by the Town Planner earlier in the day; the planner has approved the plans and the applicant will combine the plans into one and will submit for review with the application for Final Certificate of Occupancy. Ms. Shadlock stated that the common boundary neighbors appeared at the ZBA meeting and supported the turn-a-round. A short discussion on the need for a letter

approving the landscaping facing the Chambers School followed. The Secretary will check the file to see if one has been submitted.

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 forward the project to the Town Board was made by Mr. Mulligan with a second from Mr. Decker. All were in favor.

WHEREAS, the Town of Ulster Planning Board and its consultant planner have reviewed an application by *The Birches at Chamber Senior Housing* for Site Plan Amendment Approval to create a 60' diameter UCAT Bus Turn-A-Round, which will require the removal of two (2) mature trees and three (3) off-street parking spaces in front of the eastern wing of the senior housing complex building; and

WHEREAS, The Proposed Action also involves the reconfiguration of handicap accessible parking spaces throughout the project site; and

WHEREAS, materials submitted in support of the proposed action include:

- *Cover Letter* by Scott Davis, P.E. of Peak Engineering, PLLC dated 6/25/2010;
- *As Built Survey*, prepared by Decker Surveying, John H. Decker, LS, dated 7-1-10; and
- *Bus Turn-A-Round Plan* prepared by Peak Engineering, PLLC dated 6/25/2010.
- *As Built Survey*, prepared by Decker Surveying, John H. Decker, L.S. revised 8-5-10; and

WHEREAS, the Proposed Action required an Area Variance to the provide fewer off-street parking spaces than required by the Town Code and to allow paved surfaces within a 25-foot required buffer; and

WHEREAS, the complete application was referred to the Town of Ulster *Zoning Board of Appeals* for an Area Variance to allow for fewer off-street parking spaces and paved area within the 25-foot buffer area; and

WHEREAS, the Town of Ulster *Zoning Board of Appeals* - following the public hearing - approved the applicant's request to provide fewer off-street parking spaces; and

WHEREAS, the Planning Board upon review of the entire record (including SEQRA Short Environmental Assessment Form) found that the Proposed Action will not have an adverse impact on the environment; as Lead Agency made a determination of non-significance and issued a Negative Declaration pursuant to Part 617 of SEQRA at its September 1, 2010 public meeting.

WHEREAS, the Planning Board considered of the application materials submitted by the applicant in support of the Proposed Action, along with the comments of its consultant planner, Town Water and Sewer Departments and consulting engineer made via memoranda (which memoranda are incorporated herein by reference); and

NOW THEREFORE BE IT RESOLVED that the Town of Ulster Planning Board recommends to the Town Board approval of the Proposed Action subject to the following conditions:

1. Submission of Zoning Board of Appeals Letter granting required variances;
2. Submission of revised plans address technical issues raised by Town's consulting engineer and planner; and
3. Escrow account paid in full.

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

Respectfully Submitted
Mary Secreto