

Town of Ulster Planning Board

The monthly meeting of the Town of Ulster Planning Board was held on Tuesday March 15, 2011 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
Scott Ricketson
Alan Sorensen – Planner

A motion to approve the minutes from the February meeting was made by Mr. Decker with a second from Mr. Ricketson; all were in favor.

Prestige Toyota

Robert Dupont appeared on behalf of the application for a 4,785 sq ft addition to an existing car dealership. Mr. Dupont stated he had revised the site plan making the suggested changes to the parking stalls and traffic circulation. The photometric plan and stormwater plan have been completed and have been submitted for review. Mr. Sorensen stated that with the new submittals the project should be referred to the Ulster County Planning Board for review. Mr. Moriello the attorney for the applicant appeared to discuss the request for a Memorandum of Understanding for future installation of sidewalks. Mr. Moriello stated entering into this agreement would be difficult due to the site. The applicant would lose 26 parking spaces in the front of the site, light poles and signage would also need to be moved. A sidewalk would be devastating to the applicant. Mr. Moriello requested the Board waive the recommendation for the MOU. The Board will take into account the concerns and will discuss at a later. Mr. Moriello will be submitting a memo to the Board.

Action: A motion to refer the project to the County Planning Board was made by Mr. Decker with a second from Mr. Ricketson. All were in favor.

Florida Samas

Robert Hagopian appeared on behalf of the application for a minor site plan revision. Because of a Central Hudson guide wire the traffic at the site is forced to merge into one lane. Central Hudson has been contacted and has agreed that the guide wire can be removed from the site this change will allow the applicant to move the curbing and open up the lane for better traffic flow. Mr. Sorensen stated he has prepared a draft resolution and recommends approval of the project.

Action: A motion to approve the project with the conditions in the resolution was made by Mr. Beichert with a second from Mr. Ricketson with all in favor.

WHEREAS, the Town of Ulster Planning Board and its consultant planner have reviewed an application by Florida Samas Ventures, Inc. for Site Plan Amendment Approval to make a minor modification to the layout of the off-street parking lot between the Auto Zone Building and Massa Drive; and

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

- Attendance at Planning Board Workshop by applicant's engineer Robert Hagopian, PE;
- *Site Plan* prepared by Hagopian Engineering for Florida Samas Venture, Inc. dated 1/18/11;
- *Narrative Description* by applicant's engineer Robert Hagopian, PE dated 2/11/2011;
- *Site Plan Application* prepared by Hagopian Engineering dated 2/11/11;
- *SEQRA Short EAF* by Hagopian Engineering dated 2/11/11; and
- *Site Plan* prepared by Hagopian Engineering for Florida Samas Venture, Inc. dated.

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 consultants made via memoranda (which memoranda are incorporated herein by reference); and

WHEREAS, the Planning Board upon review of the entire record (including SEQRA Short Environmental Assessment Form (EAF)) 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.

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

FURTHER BE IT RESOLVED, the application by - Florida Samas Ventures, Inc. - for Site Plan Amendment approval to make a minor modification to the layout of the off-street parking lot between the Auto Zone Building and Massa Drive is granted, subject to the conditions, limitations and restrictions set forth below.

1. Compliance with applicable Building Codes requirements;
2. Curb on lane side of island shall be painted yellow;
3. Provision of \$2,500 Performance Bond to Central Hudson; and
4. Escrow account paid in full.

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

Respectfully Submitted
Mary Secreto
Planning Secretary