

*TOWN OF ULSTER
PLANNING BOARD
MARCH 18, 2014*

The monthly meeting of the Town of Ulster Planning Board was held on Tuesday March 18, 2014 at 7:00 p.m. at the Town Hall Lake Katrine, New York. The following members were present:

Alan DeForest-Chairman–
Gary Mulligan
Anna Hayner –
Karl Allison
Larry Decker
Alan Sorensen - Planner

A motion to approve the minutes from the February meeting was made by Mrs. Hayner with a second from Mr. Mulligan. All were in favor.

Kingston Area Soccer League

Khattar Elmassalemah appeared on behalf of the application for site plan and special use permit for two soccer fields with concession stand and equipment shed. Mr. Elmassalemah stated the applicant is working on the stormwater plan with Brinnier & Larios. They will apply for a highway permit once the stormwater plan is approved. A Special Use Permit was granted by the Town Board. Mr. Sorensen stated the plans have been revised as per his last memo. The Planner's recommendation is to grant a negative declaration subject to approval of the stormwater plan and grant conditional site plan approval with the conditions listed in the resolution.

Action: A motion to accept the Planner's recommendation was made by Mr. Decker with a second from Mr. Allison with all in favor.

WHEREAS, the applicant – *Kingston Area Soccer League* – submitted an application seeking *Site Plan* approval to establish two (2) regulation "Soccer Fields" and related ancillary facilities along with a 90-space parking lot on the subject site, which is located on Kukuk Lane; and

WHEREAS, pursuant to Chapter 190 of the Town Code, the Proposed Action is subject to Special Permit review and approval by the Town of Ulster Town Board; and

WHEREAS, pursuant to Chapter 190 of the Town Code, the Town of Ulster Town Board held the required public hearing and voted to granted the Special Permit; and

WHEREAS, pursuant to Chapter 145 of the Town Code, the Proposed Action is subject to Site Plan review and approval by the Town of Ulster Planning Board; and

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

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- Application for Site Plan Review* prepared by Khattar Elmassalemah, PE, dated 12/05/13;
- *Site Plan Consent Form* by Sykes Ulster, LLC signed by Suzanne Sykes, Gen. Partner 12/5/13;
 - *SEQR Short EAF* prepared by Khattar Elmassalemah, PE dated December 5, 2013;
 - *Existing Site Plan* by Praetorius & Conrad, P.C. Professional Engineering and LS, 12/5/13;
 - *Conceptual Sketch Plan with Aerial* by Praetorius & Conrad, P.C. dated 12/3/13; and
 - *Proposed Site Plan* by Praetorius & Conrad, P.C. Professional Engineering and LS, 12/5/13.
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- *NYSDOS Correspondence* by Matthew Marglio dated December 13, 2013;
 - *NYSDOT Correspondence* via e-mail prepared by David Corrigan dated 12/18/2013;
 - *NYSOPRHR Letter* prepared by Ruth L. Pierpont dated December 23, 2013;
 - *Existing Site Plan* by Praetorius & Conrad, P.C. Professional Engineering and LS, 2/11/14;
 - *Proposed Site Plan* by Praetorius & Conrad, P.C. Professional Engineering and LS, 2/11/14;
 - *Preliminary Grading & Drainage Plan* by Integrated Engineering Solutions, PC, 2/2014; and
 - *Preliminary SWPPP for KASL* prepared by Integrated Engineering Solutions, PC, 2/2014.

WHEREAS, the Proposed Action was referred to the Ulster County Planning Board pursuant to the UCPB Land Use Referral Guide, and their advisory comments are incorporated in the conditions, limitations and restrictions cited in this resolution; and

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 has received a recommendation to accept the Proposed Site Plan subject to minor revisions by its consulting planner; and

WHEREAS, a *Preliminary SWPPP* was reviewed by Brinnier & Larios, PC who concurred with the overall concept for managing stormwater, but asked that the final SWPPP be referred to their office for review and acceptance; and

WHEREAS, the Planning Board upon review of the entire record (including SEQR Short Environmental Assessment Form (EAF)) found the Proposed Action was an Unlisted Action pursuant to Part 617 of State Environmental Quality Review (SEQR) law.

WHEREAS, the Planning Board *as Lead Agency, found a SEQR Conditional Negative Declaration was appropriate subject to the acceptance of the final SWPPP by the Town Engineer.*

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NOW THEREFORE BE IT RESOLVED, the Town of Ulster Planning Board has determined they have complied fully with the procedural requirements of Part 617 of the State Environmental Quality Review (SEQR) Law; and

FURTHER BE IT RESOLVED, the Town of Ulster Planning Board hereby grants a SEQR Conditional Negative Declaration subject to the acceptance of the final SWPPP by the Town Engineer; and

FURTHER BE IT RESOLVED, the Town of Ulster Planning Board hereby grants Site Plan Approval to *Kingston Area Soccer League* subject to the conditions, limitations and restrictions set forth below.

1. Compliance with applicable zoning and building laws, rules and regulations;
2. Compliance with all representations made by the applicant;
3. The Town's consulting planner, engineer and building inspector are hereby authorized to approve minor Site Plan changes of a ministerial nature, which may arise due to unforeseen circumstances in the project site development; and
4. Prior to Chairman signing the Site Plan, the Town Engineer shall first sign off on the final SWPPP for the Proposed Action;
5. Prior to issuing a building permit, the applicant shall secure a permit for access to CR-37 from the Ulster County Department of Public Works.
6. Prior to issuing a building permit for the concession stand, sanitary facilities or water supply facilities the applicant shall first obtain approval from the Ulster County Health Department.
7. All fees, including consultant fees, shall be paid.

Lang Media

Mr. Sorensen stated Lang Media is proposing a new monopole billboard that is 45' in height and 37'8" sq ft. The County Planning Board recommended denial of the sign. It is an unlisted action as per SEQRA. Mr. Sorensen stated he completed part II of the EAF and read questions and answers from section C stating that the Board should also look at the "fall zone" for the sign. Mr. Sorensen read part III instructions on the EAF (exhibit A). Mr. Sorensen recommended the Board declare a positive declaration and require a visual assessment with balloon test and should also ask the applicant to look at alternatives to the proposed action.

Action: A motion to accept the Planner's recommendation was made by Mr. Mulligan with a second from Mrs. Hayner with all in favor.

Residence Inn by Marriott

Richard Tabaczynski appeared on behalf of the application for a 92 unit, 4 story Residence Inn that is proposed on Frank Sottile Blvd. Mr. Tabaczynski reviewed the revised plans with the Board stating the applicant will be requesting a 2 lot subdivision; the current owners will retain 1.4 acres closest to the Marriott. The hotel will be on the

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remaining property located on the East side of the entrance road. Revisions include moving the structure 40 to 50 feet East creating more green space. The entrance has also been moved further from the single light. The underground stormwater basins will not be needed with the new plan. The applicant is still working with the County Highway Department; it has yet to be determined if the entrance will have any conditions. Mr. Sorensen stated a visual assessment will be required for this project. No action was taken by the Board.

Mr. Kovacs stated he spoke with the attorney representing Lang Media; he has advised them that a visual assessment may be required.

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

Respectfully Submitted,
Mary Secreto
Planning Secretary