

*TOWN OF ULSTER
PLANNING BOARD
APRIL 18, 2014*

The monthly meeting of the Town of Ulster Planning Board was held on Tuesday April 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.

Ulster Hose # 5 Public Hearing

Mr. Vetere appeared on behalf of the application for a resubdivision. Mr. Vetere stated the Zoning Board of Appeals granted the variance for the setback and undersized lot. Mr. Sorensen recommended the Board grant a negative declaration and approve the resubdivision. A motion to open the Public Hearing was made by Mr. Allison. No one spoke for or against the subdivision. A motion to close the Public Hearing was made by Mrs. Hayner with a second from Mr. Allison.

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

MHMG- KM Kingston LLC –Site Plan Revision

Larry Boudreau appeared on behalf of the application for site plan revision. Mr. Boudreau stated the applicant is working on the new site entrance at Grant Avenue. The applicant is reviewing comments from the Town Engineer. The applicant is looking for approval of the landscaping changes (on the Tractor supply site) and the addition of an entrance on the medical building. Mr. Sorensen stated additional information will need to be submitted for the new access. The landscaping and building changes are minor and can be approved by the Planner and Building Inspector. Mr. DeForest request a motion stating the Board members understood the changes mentioned by Mr. Sorensen do not require Board approval. A motion was made by Mrs. Hayner and seconded by Mr. Mulligan with all in favor.

Lands of Helmbold – Lot Line Adjustment

Mr. Helmbold appeared on behalf of the application for a Lot Line Revision. Mr. Helmbold stated he is moving the property line to give more of a buffer between his home and the land that is in his parents trust. Mr. Sorensen sated the revision is straight forward and recommends the Board issue a determination of Non Significance and grant approval.

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

Stage One/Excel Glass Expansion – Site Plan Revision

Edward Fetzer appeared on behalf of the application for a gravel parking area to display used cars. Mr. Fetzer stated he is one of the owners of Stage One Auto they would like to expand their business to the neighboring site. The project would entail creating gravel parking area and constructing an access drive over a culvert. Mr. Fetzer stated he has a letter from NYS DEC that show the parcel is not within a protected wetland. Mr. Fetzer has been in contact with NYS DOT and he will be sending a letter to the Planning Board. The bridge connecting the properties will be 36' x 72'. A short discussion on the site followed. Mr. Sorensen stated the Board could forward the project to the Ulster County Planning Board

Action: A motion to forward the project to the Ulster County Planning Board was made by Mr. Decker with a second from Mr. Mulligan with all in favor.

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