

*TOWN OF ULSTER
PLANNING BOARD
JUNE 17, 2014*

The monthly meeting of the Town of Ulster Planning Board was held on Tuesday June 17, 2014 at 7:00 p.m. at the Town Hall Lake Katrine, New York. The following members were present:

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

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

Lang Media-1146 Ulster Avenue

Brian Kremer and Michael Lang appeared on behalf of the application to move 2 billboards to 1146 Ulster Avenue. Mr. Kremer stated that he wanted an opportunity to address the Board in regards to the Scoping Document that was prepared by Mr. Sorensen. Mr. Kremer stated the applicant is willing to work with the Town on the size of the signs. Mr. Kremer and Mr. Lang feel that the Scoping Document request is burdensome and unwarranted as the signage is within the guideline in the Town Code. The cost of meetings and the request for a visual assessment will be a burden on Mr. Lang. Mr. Lang stated he has never been asked for a visual assessment and that most towns have clear codes that he abides by. Mr. Kremer stated the Town Code allows a certain height and square footage and their request is below that size so a balloon test makes no sense. Mr. Lang stated that he is willing to abide by the request for a balloon test but if there were other options he would like to hear them. Mr. Kovacs stated that aesthetics are a major role of the Planning Board review. Mr. Sorensen stated that the Town recently adopted the “9W Corridor Plan” and has consistently tried to get away from the visual clutter on the corridor. Mr. Mulligan stated he does not feel a billboard fit on the site. Mr. Allison suggested the applicant submit a photo simulation to help the Board determine how the sign will look at the site. Mr. Lang and Mr. Kremer agreed. Mr. Kremer stated the size of the sign requested has been reduced to a height of 39’ with 320 square foot face. Mr. Sorensen stated the Scoping Document has a time frame. Mr. Kremer stated they were willing to waive the time frame. After a short discussion it was decided the applicant would return after a photo simulation was submitted.

Residence Inn – 650-900 Frank Sottile Blvd.

Richard Tabaczynski appeared on behalf of the application for a Residence Inn. The plan submitted is the same layout that was presented in March with minor changes. There is now a pedestrian access from Frank Sottile Blvd. to the site and one that connects with the Mall. The applicant met with the County Planning Board and County Highway in March. The entrance off of Sottile Blvd. will be right in right out only. The mall access road markings will be changed; the right lane will be full movement giving a double left

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hand turn out of the mall site. Water and Sewer tie-ins have been agreed upon and formal agreements are in the works. The stormwater plan has been revised to an above ground system; the plans have been submitted for review. A Full EAF has been submitted. The balloon test was completed; the balloon was only seen at the 209 East off ramp. The project entails a minor 2 lot subdivision; parcel #1 will be 3.25 acres this lot will have the hotel. The second lot will be 1.43 acres; there are no plans to develop the lot at this time S&R will remain the owners. Mr. Sorensen recommended the Board forward the plans to the Ulster County Planning Board for review and schedule a Public Hearing for the minor subdivision.

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

ALDI Food market – 765 East Chester Street by-Pass

Ben Vesper appeared on behalf of the application for a facade/site upgrade. Mr. Vesper stated the dumpster screening will be built out of Trex lumber. The applicant will upgrade the pole sign by building a flower box similar to the one on the neighboring property as there are underground utilities near the sign and they cannot dig footings. The Dollar General signage will not change as it is new. Mr. Vesper submitted a picture of the proposed signage for ALDI's. Mr. Sorensen stated with the consent of the Board on the proposed signage all issues will be addressed. The Board agreed on the proposed flower box and new wall signs. Mr. Sorensen recommended the Board grant site plan approval. Mr. Sorensen read the resolution.

WHEREAS, the Town of Ulster Planning Board and its consultant planner have reviewed an application by *ALDI Food Market* seeking *site plan amendment approval* to renovate the façade of the existing ALDI Food Market shopping center; repaint the south and west facades; and repair, sealcoat and restripe the parking lot for the shopping plaza; and

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

- *Written Narrative* prepared by Benjamin Vesper dated May 14, 2014;
 - *Site Plan Application* prepared by Benjamin Vesper dated May 14, 2014;
 - *SEQR Short Form EAF* prepared by Benjamin Vesper dated May 14, 2014;
 - *Escrow Agreement* signed by Benjamin Vesper dated May 14, 2014; and
 - *Exterior Elevations* prepared by APD Engineering & Architecture, PLLC dated 4/8/2014.
- Written Narrative* prepared by Benjamin Vesper dated June 14, 2014;
- *Conceptual Photo-simulated Illustration of Pole Sign Planter Box* by ALDI, Inc.;
 - *Exterior Wall Sconce Fixture Specification Sheet by Security Lighting Systems (SLS);*
 - *FueLED Recessed Canopy Light Fixture Specification Sheet by SLS;*
 - *Exterior Wall Pack Specification Sheet by Hubbell Outdoor Lighting;*
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- *Exterior Detail Drawing* by APD Engineering & Architecture, PLLC dated 6/3/14;*Exterior Elevations* by APD Engineering & Architecture, PLLC dated 4/8/2014; and *Amended Site Plan prepared by* APD Engineering & Architecture, PLLC dated 6/13/2014
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WHEREAS, the Town of Ulster Planning Board retains the authority to approve the site plan amendment for this Proposed Action since the proposed modifications to the approved Site Plan involves less than 2,500 SF of new gross floor area; and

WHEREAS, the applicant provided revised plans for the Proposed Action, which were reviewed by the Town's planner with a recommendation to the Town of Ulster Planning Board to accept the revised plans; and

WHEREAS, The Proposed Action did not require further referral to the Ulster County Planning Board pursuant to their referral agreement with the Town of Ulster since the site has channelized access and an increase in parking spaces on the site was not required to accommodate the amended Site Plan; and

WHEREAS, the Town of Ulster Planning Board, as Lead Agency, upon review of the entire record determined the Proposed Action is an *Type II Action* pursuant to 6NYCRR

Part 617 of State Environmental Quality Review (SEQR) Law and found no further action pursuant to SEQR is required; and

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 Site Plan Amendment Approval to ALDI's, Inc. on the above referenced site 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. Compliance with site plan, design plans and all details as cited herein;
4. The Town's consulting planner 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
5. All fees, including consultant fees, shall be paid.

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

Respectfully Submitted,
Mary Secreto
Planning Secretary