

*TOWN OF ULSTER  
PLANNING BOARD  
April 21, 2015*

The monthly meeting of the Town of Ulster Planning Board was held on Tuesday April 21, 2015 at 7:00 p.m. at the Town Hall Lake Katrine, New York. The following members were present:

Gary Mulligan-Chairman-  
Larry Decker  
Anna Hayner  
Andrew Stavropoulos

Karl Allison  
Tim O'Brien  
Alan Sorensen - Planner

A motion to approve the minutes from the March meeting was made by Mr. O'Brien with a second from Mrs. Hayner. All were in favor.

#### DALLAS HOT WIENERS

Evan Pappas appeared on behalf of the application for auxiliary of street parking for Dallas Hot Wieners. Mr. Sorensen stated Mr. Pappas owns the site located at 6 Lake Road and is requesting auxiliary parking for the Dallas Hot Wiener site. The only change on the site will be the repaving and restriping of the parking lot. A Shared Parking Agreement has been submitted and reviewed by the Town Attorney. The Highway Superintendent suggested the applicant mark an area of no parking near the street signs to better define the entrance from Carl Terrace. Mr. Sorensen recommended the Board grant conditional site plan approval. Mr. Sorensen read the following, Be It Resolved, the Town of Ulster Planning Board hereby grants Site Plan Amendment Approval to Dallas Hot Wieners 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 Share Parking Agreement and all details as cited herein;
4. Compliance with all modifications required by Town of Ulster *Highway Superintendent*, Frank Petramale as cited in his April 20<sup>th</sup> e-mail correspondence;
5. Parking spaces for hair salon and apartments are clearly demarcated as reserved for these uses;
6. 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
7. All fees, including consultant fees, shall be paid.

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

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**BEGAL MOTORS**

Dennis Larios appeared on behalf of the application for a car dealership. Mr. Larios stated the SEQRA process has been started, applications to Central Hudson and DOT have been submitted. The revised plans have utility and landscaping details. The stormwater plan is being developed. The site will be filled in three phases as shown on the site plan. A meeting with the County Planning Board is scheduled for Friday. Mr. Larios stated he is looking for feedback from the Board. A long conversation on lighting followed, Mr. Larios will discuss options on lighting pole heights and lighting levels with his client. Mr. Sorensen reviewed the part II EAF with the Board.

A motion to accept Part II of the EAF was made by Mr. O'Brien with a second from Allison with all in favor.

**SEVEN GREEN**

Craig Tripp appeared on behalf of the application for site plan amendment and special use permit for Seven Greens. The applicant is proposing an additional 24 apartments at the existing site. Mr. Craig stated the application is moving forward, the applicant is working on details for water and sewer. Mr. Tripp met with the Water Superintendent prior to the meeting. The existing stormwater discharge is at the end of the site; this will not change; calculations for additional runoff will be addressed in the stormwater report. Scott Townsend reviewed the upgrades on the existing building and the elevations for the new structures. Mr. Sorensen stated details on lighting and parking signage will need to be submitted. Mr. Tripp will submit detailed plans for review next month. No action was taken.

A motion to adjourn was made by Mr. Allison with a second from Mr. Decker.

Respectfully Submitted,

Mary Secreto, Planning Secretary