

## Town of Ulster Planning Board

The monthly meeting of the Town of Ulster Planning Board was held on Monday December 15, 2009 at 7:00 p.m. at the Town Hall Lake Katrine New York. The following members were present:

Frank Almquist  
Renno Budziak  
Larry Decker  
Scott Ricketson  
Ozzie Beichert - Chairman  
Alan Sorensen – Planner

### **Public Hearing – Hudson Landing Traditional Neighborhood Development Plan and Regulating Design Manual**

Dan Simone appeared on behalf of the Hudson Landing. Mr. Simone reviewed the project with the Board. The project has been ongoing for 7 years and encompasses 500 acres in the City of Kingston and the Town Of Ulster. This includes approximately 350 acres of open space, 16,882 dwelling units and 75,000 sq ft of commercial area along with a public waterfront promenade and public parks. The Design Manual is a booklet that was prepared for the project; it incorporates site plan, landscaping guidelines along with architectural guidelines and setback requirements for residential and commercial buildings. Dan Shuster consulting planner for the town states the project has completed the environmental review with the City of Kingston as Lead Agency. Zoning laws in the city and the town have been amended to include a Traditional Neighborhood Overlay District. Approving the design manual is the first step in the site plan process. The Town was an involved agency during the SEQRA process. Mr. Beichert opened the floor to the public. Mr. Robert Barton asked if the project fit the zoning in the Town and if the Town board was involved with the environmental review. Mr. Shuster reviewed the process that had taken place with Mr. Barton. There were no other comments or questions. A motion to close the Public Hearing was made by Mr. Almquist with a second from Mr. Decker. Mr. Budziak questioned if the Ulster County Planning Board has reviewed the manual; Mr. Simone stated he met with the County and they have reviewed the manual, the comments from the Ulster County Planning Board were not completed as of yet. Mr. Beichert states the City of Kingston has already held a Public Hearing on the manual. Mr. Shuster states he has spoken to Sue Cahill the City of Kingston Planner and she has submitted some tentative changes to the design manual; copies were given to the members. **No action was taken.**

### **Ulster Manor – Minor Subdivision**

Town consultant Dan Shuster reviewed the project status with the Board; the application will require subdivision, site plan and special use permit approval. The Board last reviewed the project at the October meeting, the Board has received a letter (dated December 14, 2009) from Brinnier & Larios stating general approval of the site issues.

Outstanding issues will be reviewed later in the process. The only item on the agenda is to schedule a Public Hearing for the subdivision of the property. Barry Mendenbach representative for the applicant reviewed the Brinnier and Larios letter stating the Water Department had requested the water main connection be revised and the Sewer Department preferred the direction of the sewage be moved to the South( engineering details are being worked out). The recharge drainage areas were changed during the environmental process these areas are shown on the site plan that was submitted in October. Mr. Budziak addressed the Board stating he has read the Phase III Archeological Study Mr. Budziak states he has serious concerns about the effect the project would have on the archeological site. After a lengthy statement by Mr. Budziak Mr. Beichert requested all members of the board review the Phase III Study before the next meeting. Mr. Wolinsky attorney for the applicant requested the Board review the letter from the NYS Office of Parks, Recreation and Historic Preservation. This letter states the archeological issues regarding this project have adequately been addressed. **Action:** A motion to schedule a Public Hearing for Preliminary Plat approval was made by Mr. Almquist with a second by Mr. Ricketson. All were in favor with Mr. Budziak abstaining.

**A motion to approve the minutes from the November meeting was made by Mr. Almquist with a second from Mr. Budziak.**

#### **Michael & Kathleen Smith – Minor Subdivision**

Barry Mendenbach appeared on behalf of the application for a minor subdivision, Mr. Mendebach states the subdivision application was originally for 5 lots; the applicant has now has revised his plans and now wishes to divide only 3 lots at this time. The Planning Board had previously granted preliminary plat approval for 5 lots; the subdivision has all the required approvals.

**Action:** A motion to schedule a public hearing for January 19, 2010 is made by Mr. Decker with a second from Mr. Almquist all were in favor.

#### **San Eldorado – Site Plan Reapproval**

Steve Kalka appeared on behalf of the application for reapproval of a site plan. Mr. Sorensen states the Planning and Town Board approved the request for a convenient store with gas pumps in 2007 the final plan was signed in 2008. The Town Code states construction needs to begin within 1 year of approval; no construction has been started on this site therefore it requires reapproval. Mr. Budziak questions if any changes have been made to the site; Mr. Kalka responds no.

**Action:** A motion to refer the application to the Town Board with the recommendation of approval is made by Mr. Decker with a second from Mr. Budziak. All were in favor.

A short discussion followed on the informal request from Target to place a recycle center in the parking lot of the mall. Mr. Zweben also informed the Board that Hudson Valley Cycle was brought to court by the Building Department as they did not build as per the approved site plan and have not received their Certificate of Occupancy. As part of the

agreement with the court the applicant was told to reapply for site plan. The Board should not let this court case influence their decision on site plan approval. The court case is a separate issue.

Mr. Vincent Guido requested a copy of the Phase III Archeological Study as an interested party. Mary Secreto requested Mr. Guido place a written request with the Town Clerk and one would be forwarded to him. Mr. Guido also requested a document from Joe Diamond be forwarded to him; Mary Secreto states the document Mr. Guido is requested is not in the Town records. Mr. Guido states the document is in Mr. Schuster's records and has foiled the documents and has been denied twice.

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

Respectfully Submitted

Mary Secreto  
Planning Secretary