

*TOWN OF ULSTER
PLANNING BOARD
December 15 2015*

The monthly meeting of the Town of Ulster Planning Board was held on Tuesday December 15, 2015 at 7:00 p.m. at the Town Hall Lake Katrine, New York. The following members were present:

Gary Mulligan-Chairman
Larry Decker
Frank Almquist
Alan Sorensen - Planner

Anna Hayner
Andrew Stavropoulos

A motion to approve the minutes from the November meeting was made by Mrs. Hayner with a second from Mr. Almquist with all in favor.

Kingston Commons

Michael Moriello and Jeffery Martell appeared on behalf of the application for construction of 3 structures; a retail/bank building and 2 restaurants. Mr. Moriello stated that there have been discussions with the County on legal issues at the site. The easement has been relocated and a retaining wall will be built therefore no fill will be placed on the county property. Mr. Moriello stated that Lead Agency has been established and all studies should be submitted to the Town by the end of the week. Due to the revisions in the plan Ulster County is now an interested party in the SEQRA process. Mr. Moriello requested the Planning Board refer the project to the Town Board to make a SERQA determination. Mr. Martell stated there are no sign details at this point; there will be 2 monument signs and no variances will be requested. Mr. Sorensen suggested the applicant utilize double headed lighting units as the applicant did not wish to place street light on the site. Mr. Sorensen recommended the Board refer the project to the Town Board for SEQRA determination.

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

Cross Point Fellowship

Peter Shultz appeared on behalf of the application for a change of use and lot line adjustment. Mr. Shultz stated the applicant is proposing converting a machine shop to a house of worship; there will be no changes to the facade or site. There is a small gravel parking lot on the adjoining lot. The applicant would like to move the lot lines to encompass the parking area. The applicant will use the existing signage. Mr. Sorensen reviewed his comments with the Board stating most issues have been addressed, the project will need to be referred to the Ulster County Planning Board. The plat for the lot line adjustment has been submitted and could be approved at the next meeting. Mr. Sorensen recommended the Board declare intent to be Lead Agency and forward the project to the Ulster County Planning Board.

Action: A motion to accept the Planners recommendation was made by Mr. Allison with a second from Mr. Almquist with all in favor.

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Leggs Mills Apartments

Scott Dutton appeared on behalf of the application for to convert a 3 unit dwelling to a 6 unit. The Zoning Board has granted a variance to reduce the required parking and the Town Board has issued a Special Use Permit. The Ulster County Highway Department may require a change in the curbing on the site. Mr. Sorensen reviewed the parkland fees with the applicant. Mr. Sorensen recommended the Board grant Conditional Site Plan approval.

Action: A motion to accept the Planners recommendation was made by Mr. Allison with a second from Mrs. Hayner with all in favor.

WHEREAS, the applicants – *Thomas Rice and Robert Rice* – are seeking *Site Plan Amendment* approval to modify their off-street parking on the subject site to accommodate parking for 10 motor vehicles; and

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

- *Site Plan Application* prepared by Thomas and Robert Rice *undated*;
- *SEQR Short EAF* prepared by Scott Dutton, Architect dated 9/23/2015; revised 12/15/16;
- *Site Plan* prepared by Scott Dutton, Architect dated 10/27/2015; revised 12/15/16;
- *Site Details* prepared by Scott Dutton, Architect dated 10/27/2015; revised 12/15/16;
- *Existing Floor Plans* prepared by Scott Dutton, Architect dated 10/27/2015; revised 12/15/16;
- *Existing Elevations* prepared by Scott Dutton, Architect dated 10/27/2015; revised 12/15/16; and
- *Proposed Floor Plans* prepared by Scott Dutton, Architect dated 10/27/2015; revised 12/15/16.

WHEREAS, the Town of Ulster Planning Board retains the authority to approve the site plan amendment for this Proposed Action pursuant to Chapter 145 of the Town Code; and

WHEREAS, the applicant provided a Site Plan and supporting documentation for the Proposed Action, which was reviewed by the Town’s planner with a recommendation to the Town of Ulster Planning Board to accept the amended Site Plan subject to certain conditions, which are listed below; and

WHEREAS, the Proposed Action was referred to the Ulster County Planning Board pursuant to their referral agreement with the Town of Ulster and they determined the project had No County Impact; and

WHEREAS, the Town of Ulster Planning Board, as Lead Agency, upon review of the entire record determined the Proposed Action is a *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.

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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 Site Plan Amendment Approval to *Thomas and Robert Rice* 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. Ulster County Highway Department approval of proposed modification of site access from Leggs Mill Road (CR31);
5. 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;
6. Payment of any required payment in lieu of parkland fees; and
7. All fees, including consultant fees, shall be paid.

Comfort Inn

Jeff Martell appeared on behalf of the application for a 94-room hotel. Mr. Martel reviewed site details with the Board. The site is in the Flood Plain and will be raised. Mr. Martell stated there are Geo Technical issues on the site that need to be addressed; the site will need to be surcharged. This process could take up to a year. The applicant would like to move forward with the SEQRA process so Phase I (the filling of the site) can continue. A discussion of the site followed. Mr. Sorensen recommended the Board forward the project to the Town Board in initiate a Segmented Unlisted Action.

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

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

Respectfully Submitted,
Mary Secreto,
Planning Secretary