

**CREEK MEADOWS
DEVELOPMENT PLAN**

**PROPOSED
Multiple-Dwelling Residential Development**

SITUATE:
701-703 Boice Lane Extension
Town of Ulster
Ulster County, NY
SBL: 48.7-2-35.100
26.5 Acres

DEVELOPER
CREEK MEADOWS APARTSMENTS LLC
1 Hillcrest Center Drive Suite 200
Spring Valley NY 10977

CURRENT OWNER:
Dahyabhai M Patel
Chandrika D Patel
20 Eck Road
Wappingers Falls, NY 12590

PREPARED BY:
MEDENBACH, EGGERS & CARR
CIVIL ENGINEERING AND LAND SURVEYING, P.C.
STONE RIDGE, NY 12484
(845) 687-0047

DATE:
MAY 20 2025

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Under Separate Cover

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Long Environmental Assessment Form

Threatened and Endangered Species Habitat Suitability Assessment Report

Archaeological Report and NYSPRHP Correspondence

General Description:

The development is for a 176- two bedroom unit multiple family development on 26.5-acre parcel at end of Boice Lane Extension Town of Ulster, Ulster County, NY, Tax Map Parcel No. 48.7-2-35.100. The parcel consists of former farm buildings mostly in disrepair, three single family residences with one being an old stone 18th century structure known as the E. Burhans house. All structures are proposed to be removal except for the Burhans house that will be preserved and used as a community and recreational building. The site borders Esopus Creek with a flood plain and is within the OM (Office & Manufacturing) Zoning District. The surrounding neighborhood is a mixed use of vacant undeveloped land, agricultural, parking lots, office buildings, and manufacturing. The site is adjacent to the former IBM complex.

This report will discuss the project's suitability under the Town of Ulster Zoning Code, establish density criteria, utility access and identify potential environmental impacts.

Zoning & Density

The parcel is within the OM (Office Manufacturing) Zoning District, with zoning requirements as follows.

Section 190-69 of the Town of Ulster Zoning Code:

Minimum Lot Area:	None. (Same as R-10 for Residential = 10,000 sq.ft. / dwelling
Minimum Building Setback	
Front	40 ft.
Side	10 ft.
Rear	10 ft.
Maximum Building Height	75 ft.
Maximum Lot Coverage:	50%
Minimum Green Space	10 %

Section 190= 25 (F) Multiple Dwellings Allows density to be pro-rated by the number of

bedrooms as follows:

Studio =	3,000 sq.ft.
1 Bedroom =	4,000 sq.ft.
2 Bedroom =	6,000 sq.ft.
3 Bedroom =	10,000 sq.ft.

Density Allowed

26.5 acres at 43,560 sf per acre = 1,154,340 sf

Divided by 6000 sf (for 2-bedroom units only) = 192 units Total allowed

Project proposal

Density 176 units- two bedroom units = 6,558 sf per unit

Building Setback Provided

i. Front	45' ft.
ii. Side	20' ft.
iii. Rear	130' ft.
Building Height	<35 f t.
Lot Coverage:	9.8ac, 36%
Green Space	14ac 53%

Wetlands, Species and Habitats:

An area along Esopus Creek include a 5.7 acre wetland as delineated by Ecological Solutions LLC and shown on existing condition map. No disturbance is proposed in the wetlands. The wetland area is located at a lower elevation of the site in the floodplain of the Esopus Creek.

NYDEC database lists potential Northern Long Ear Bats may exist on the site. As a result, Ecological Solutions LLC conducted a Habitat Assessment on site and determined the site does not possess the characteristics associated with roosting or colony habitat. However, recommended the following mitigations measures.

1. To ensure no direct impact occur all tree removal will occur between November 1 and

March 31 when bats are not on site.

2. Implementing soil conservation and dust control best management practices, such as watering dry disturbed soil to keep dust down, and using staked, recessed silt fence and anti-tracking pads to prevent erosion and sedimentation in surface waters onsite, and.

3. Minimizing site lighting by having tops that direct lighting downward. These provisions are provided.

Soil Types and Topography:

The site lies adjacent to the Esopus Creek to the north. Tioga fine sandy loam (Tg) exists along the flat shoreline within the floodplain with a small amount of Plainfield-Riverhead complex (PmD), moderately steep. On the higher plateau of the site where the proposed development is sited has predominantly Riverhead fine sandy loam (RvB) soils at 3 to 8 percent slopes, *Portions* of the site lie within the federally designated flood hazard area. Further soil descriptions from onsite test holes are included in the site plan existing conditions map..

Water & Sewer:

The development site is within the Town of Ulster Water and Sewer District and will have access to the existing water main and sewer lines. The water main existing in Boice Lane at the intersection with Enterprise Drive and will be extended approximately 1,400 ft to the development site. A central water meter will be provided at the site entrance and extend through the site with 8 proposed fire hydrants. The existing water supply and pressure is reported by the town water superintendent to be more than adequate.

A 24" major interceptor sewer line runs through the site at the edge of the floodplain. This line is easily accessible for connection of sewer lines to serve the development.

Estimated Average Daily Usage for water and sewer is calculated as 176 two-bedroom units at 110 gpd per bedroom to be 38,720 GPD. (26.9 gpm) peak flow at 4 times is 108 gpm.

Drainage & Stormwater Management:

NYSDEC SPDES is required to mitigate the impacts of increased pollutants and runoff of stormwater from the proposed development. Several methods will be used to treat stormwater from the project site and remove pollutants before they are discharged into downstream waters.

The NYS Stormwater Management Design Manual is followed to implement a SWPPP (Storm Water Pollution Prevention Plan) for all proposed on-site impervious cover and disturbances. Stormwater management for the project includes temporary erosion controls during construction as well as permanent post-construction controls and maintenance. The proposed bioretention areas will mitigate the impacts of the proposed development runoff quantity and quality by removing pollutants from the stormwater. Discharge of the bioretention basins will be into the lower field of the site into the onsite wetlands and floodplain before ultimate discharge into the Esopus Creek. A continuous maintenance plan will be implemented for the life of the facility.


Archaeological and Historical:

A phase I Archaeological Investigation was conducted by Tracker Archaeological Inc with a report completed December 2024. Two small prehistoric sites were identified. A phase II site evaluation is in process in accordance with recommendations in NYSPRHP March 20, 2025, letter. The results of this will allow the developer to disturb the site with the exception of the E. Burhans house that will remain for community use of the facility.

Ulster County Parcel Viewer



February 28, 2024

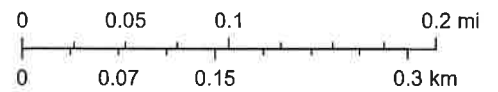
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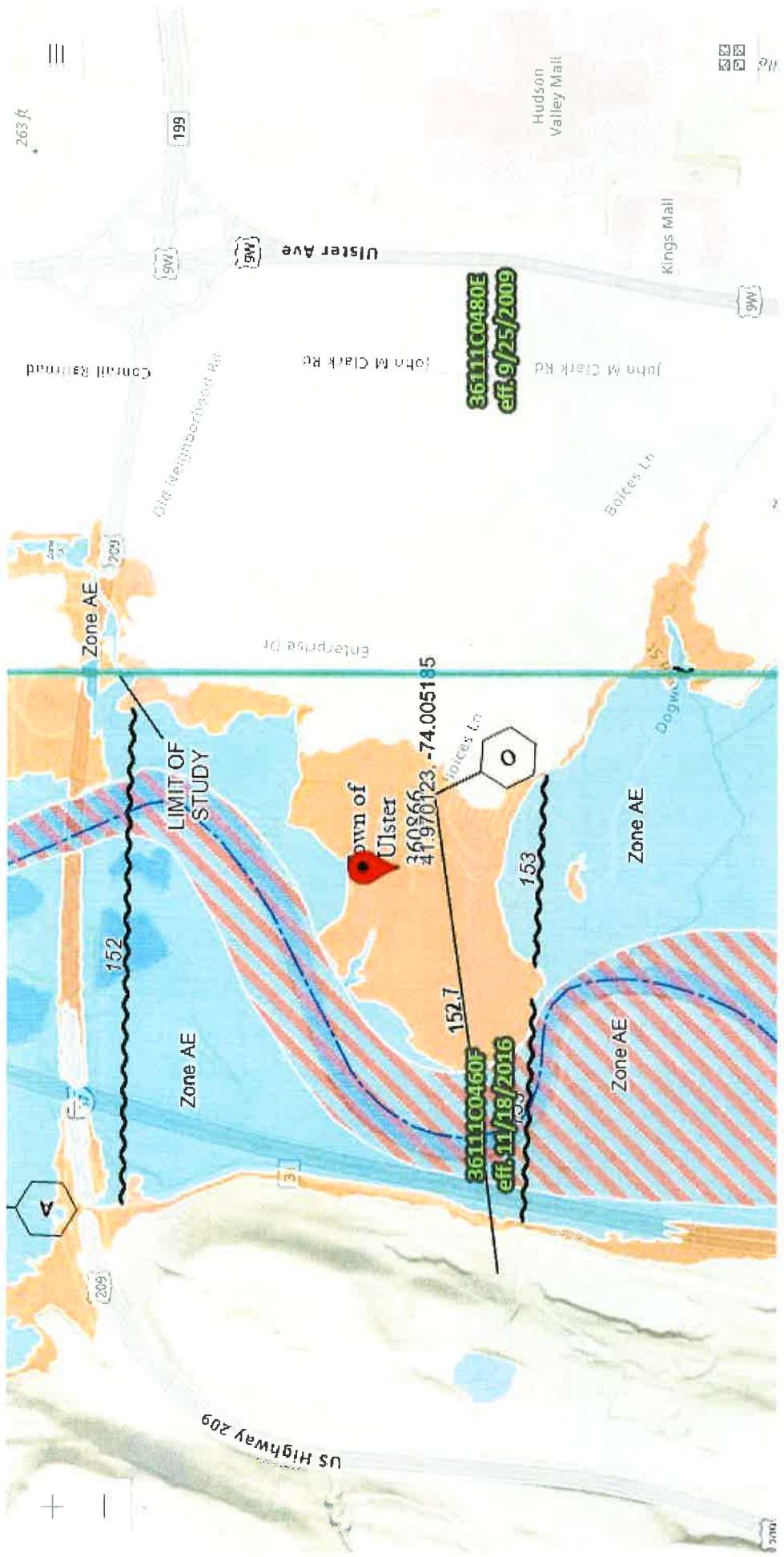
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Tax_Parcels

48.7-2-35.100

1:7,871





National Flood Hazard Layer FIRMette

74°03'7"W 41°58'26"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, AE, AH, VE, AR With BFE or Depth Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Future Conditions 1% Annual Chance Flood Hazard Area with Reduced Flood Risk due to Levee. See Notes. Area with Flood Risk due to Levee
OTHER AREAS	NO SCREEN Area of Minimal Flood Hazard Effective LOMRs Area of Undetermined Flood Hazard
GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall
OTHER FEATURES	Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Transect Base Flood Elevation Line Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature
MAP PANELS	Digital Data Available No Digital Data Available Unmapped



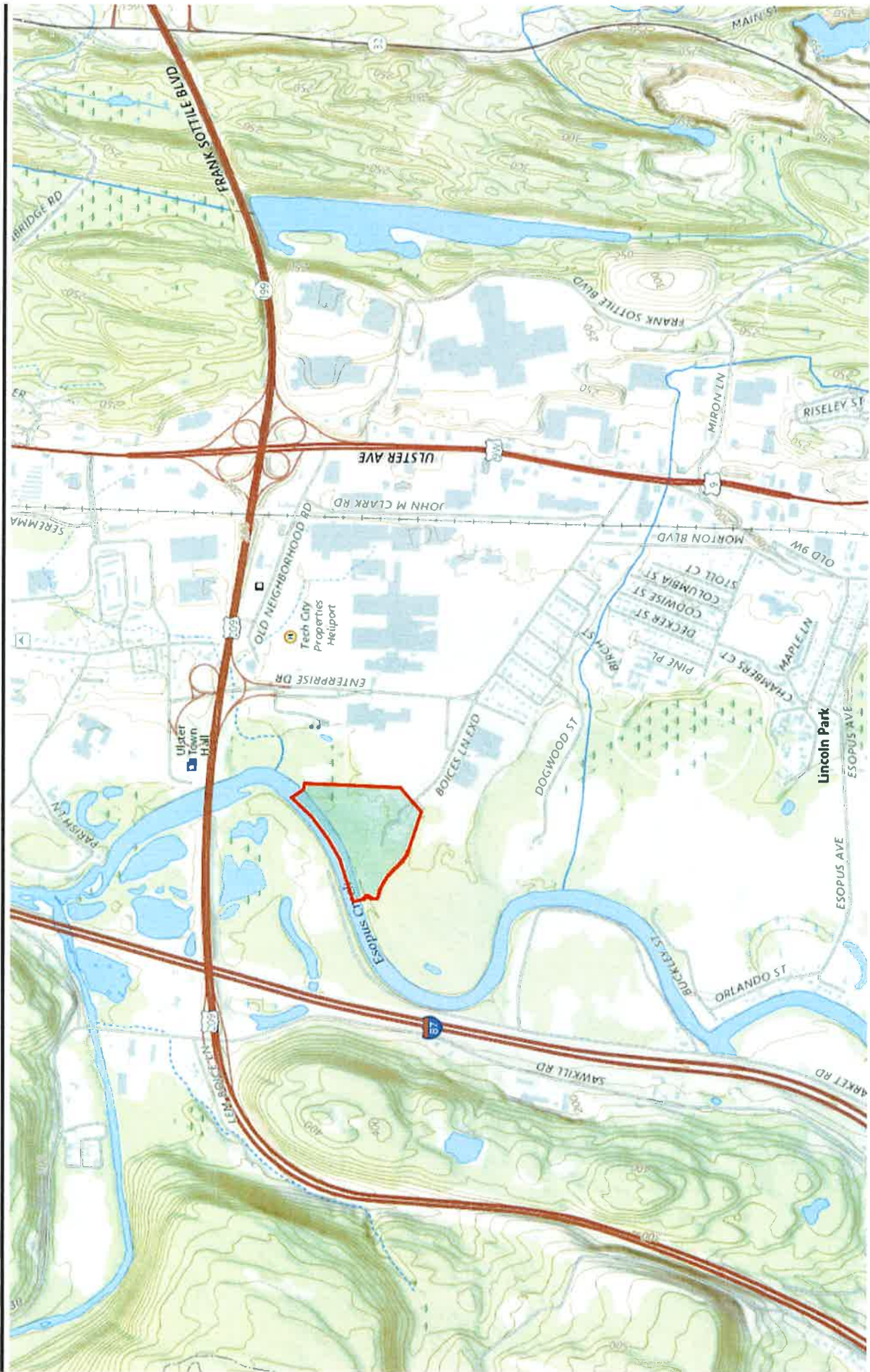
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

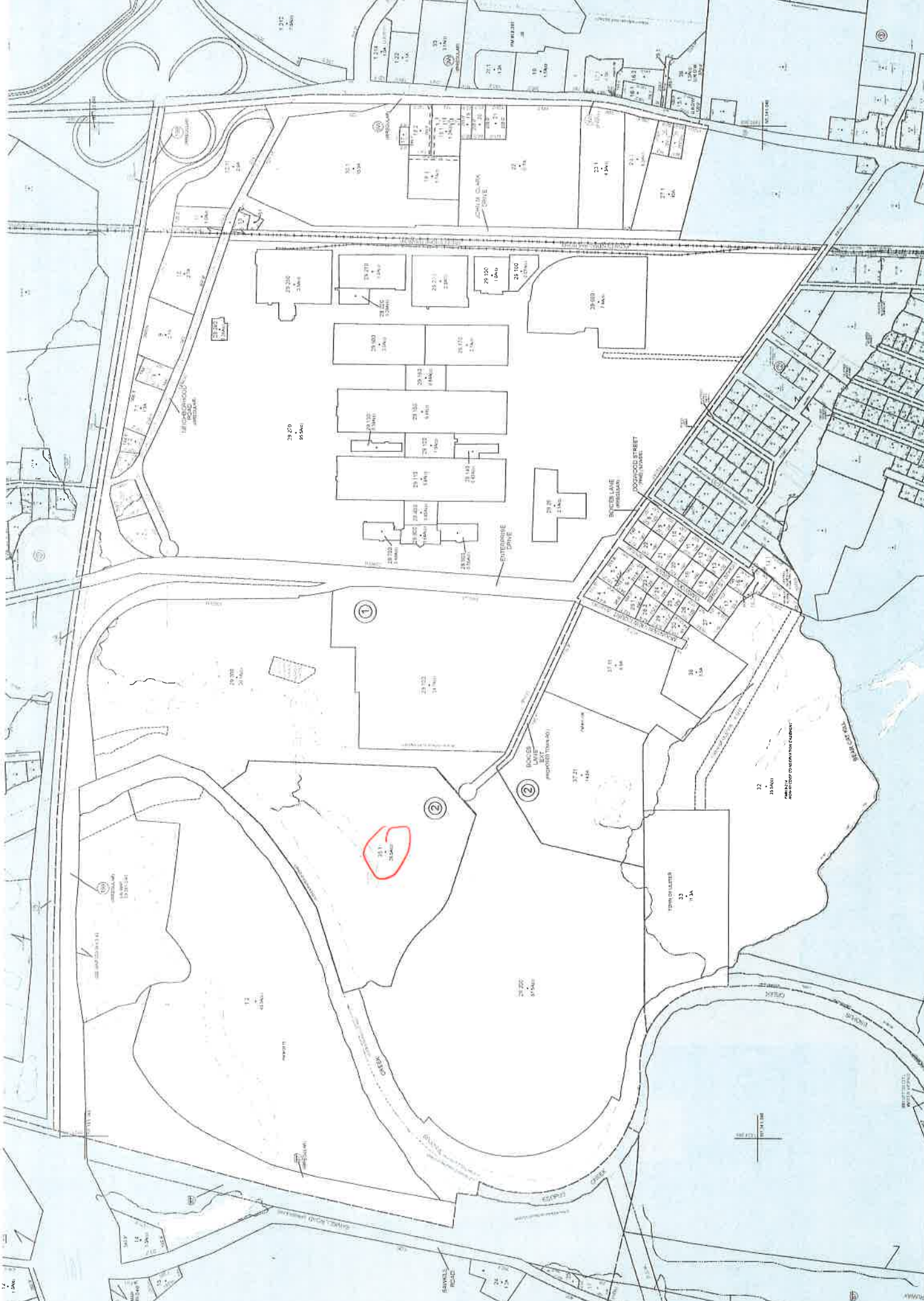
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/18/2024 at 9:51 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.







TAX MAP
TOWN OF ULSTER
ULSTER COUNTY
NEW YORK

048 007

1. Aerial Imagery
 2. Tax Map
 3. Property Lines
 4. Lot Numbers
 5. Street Names
 6. Water Features
 7. Easements
 8. Other Annotations

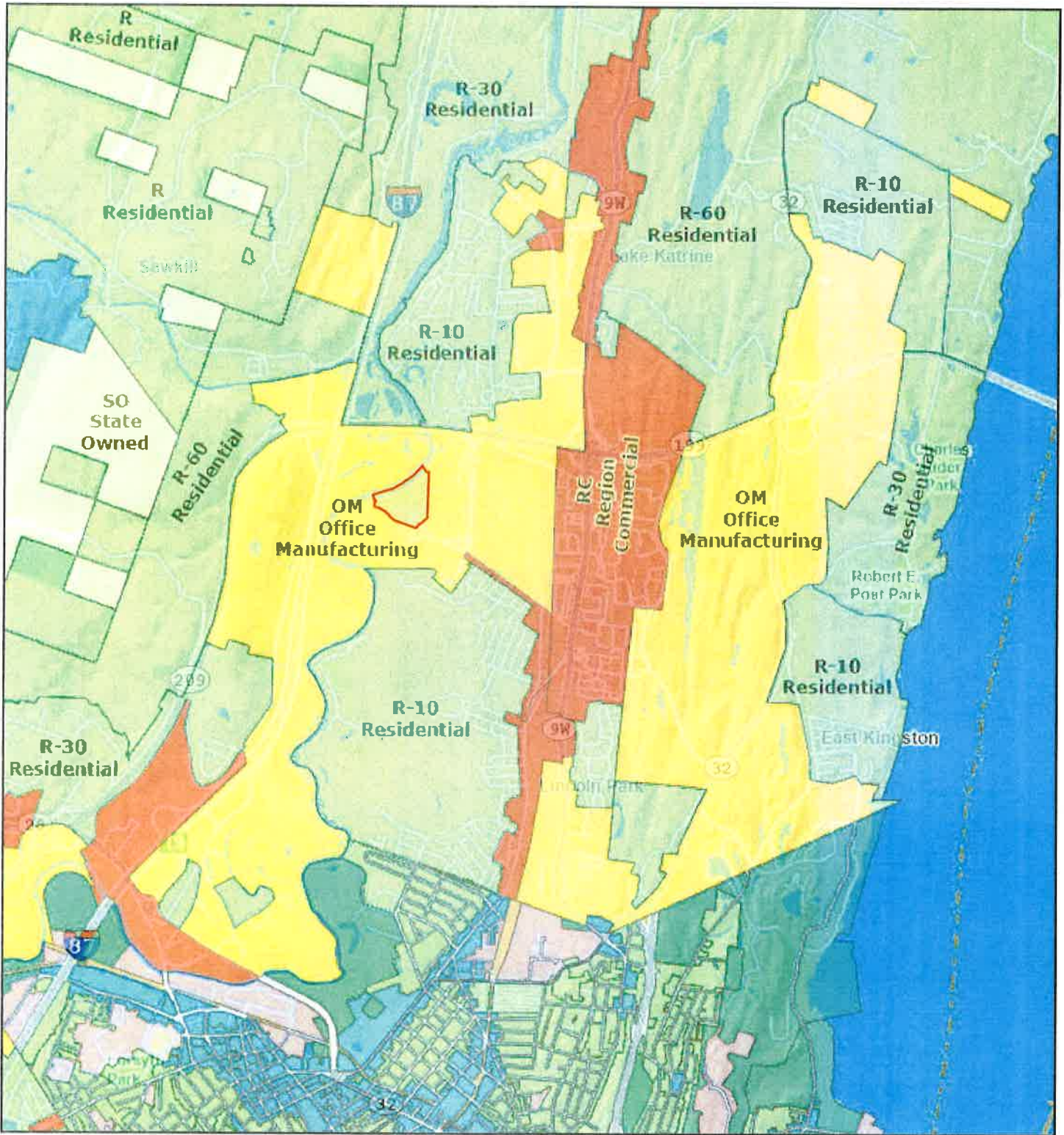
SECTION TABLE

SECTION	AREA (ACRES)	TAXABLE AREA (ACRES)	TOTAL VALUE	PERCENTAGE OF TOTAL VALUE
1	10.5	10.5	1,200,000	12.0%
2	15.0	15.0	1,800,000	18.0%
3	20.0	20.0	2,400,000	24.0%
4	25.0	25.0	3,000,000	30.0%
5	30.0	30.0	3,600,000	36.0%
6	35.0	35.0	4,200,000	42.0%
7	40.0	40.0	4,800,000	48.0%
8	45.0	45.0	5,400,000	54.0%
9	50.0	50.0	6,000,000	60.0%
10	55.0	55.0	6,600,000	66.0%
11	60.0	60.0	7,200,000	72.0%
12	65.0	65.0	7,800,000	78.0%
13	70.0	70.0	8,400,000	84.0%
14	75.0	75.0	9,000,000	90.0%
15	80.0	80.0	9,600,000	96.0%
16	85.0	85.0	10,200,000	102.0%
17	90.0	90.0	10,800,000	108.0%
18	95.0	95.0	11,400,000	114.0%
19	100.0	100.0	12,000,000	120.0%
20	105.0	105.0	12,600,000	126.0%
21	110.0	110.0	13,200,000	132.0%
22	115.0	115.0	13,800,000	138.0%
23	120.0	120.0	14,400,000	144.0%
24	125.0	125.0	15,000,000	150.0%
25	130.0	130.0	15,600,000	156.0%
26	135.0	135.0	16,200,000	162.0%
27	140.0	140.0	16,800,000	168.0%
28	145.0	145.0	17,400,000	174.0%
29	150.0	150.0	18,000,000	180.0%
30	155.0	155.0	18,600,000	186.0%
31	160.0	160.0	19,200,000	192.0%
32	165.0	165.0	19,800,000	198.0%
33	170.0	170.0	20,400,000	204.0%
34	175.0	175.0	21,000,000	210.0%
35	180.0	180.0	21,600,000	216.0%
36	185.0	185.0	22,200,000	222.0%
37	190.0	190.0	22,800,000	228.0%
38	195.0	195.0	23,400,000	234.0%
39	200.0	200.0	24,000,000	240.0%
40	205.0	205.0	24,600,000	246.0%
41	210.0	210.0	25,200,000	252.0%
42	215.0	215.0	25,800,000	258.0%
43	220.0	220.0	26,400,000	264.0%
44	225.0	225.0	27,000,000	270.0%
45	230.0	230.0	27,600,000	276.0%
46	235.0	235.0	28,200,000	282.0%
47	240.0	240.0	28,800,000	288.0%
48	245.0	245.0	29,400,000	294.0%
49	250.0	250.0	30,000,000	300.0%
50	255.0	255.0	30,600,000	306.0%
51	260.0	260.0	31,200,000	312.0%
52	265.0	265.0	31,800,000	318.0%
53	270.0	270.0	32,400,000	324.0%
54	275.0	275.0	33,000,000	330.0%
55	280.0	280.0	33,600,000	336.0%
56	285.0	285.0	34,200,000	342.0%
57	290.0	290.0	34,800,000	348.0%
58	295.0	295.0	35,400,000	354.0%
59	300.0	300.0	36,000,000	360.0%
60	305.0	305.0	36,600,000	366.0%
61	310.0	310.0	37,200,000	372.0%
62	315.0	315.0	37,800,000	378.0%
63	320.0	320.0	38,400,000	384.0%
64	325.0	325.0	39,000,000	390.0%
65	330.0	330.0	39,600,000	396.0%
66	335.0	335.0	40,200,000	402.0%
67	340.0	340.0	40,800,000	408.0%
68	345.0	345.0	41,400,000	414.0%
69	350.0	350.0	42,000,000	420.0%
70	355.0	355.0	42,600,000	426.0%
71	360.0	360.0	43,200,000	432.0%
72	365.0	365.0	43,800,000	438.0%
73	370.0	370.0	44,400,000	444.0%
74	375.0	375.0	45,000,000	450.0%
75	380.0	380.0	45,600,000	456.0%
76	385.0	385.0	46,200,000	462.0%
77	390.0	390.0	46,800,000	468.0%
78	395.0	395.0	47,400,000	474.0%
79	400.0	400.0	48,000,000	480.0%
80	405.0	405.0	48,600,000	486.0%
81	410.0	410.0	49,200,000	492.0%
82	415.0	415.0	49,800,000	498.0%
83	420.0	420.0	50,400,000	504.0%
84	425.0	425.0	51,000,000	510.0%
85	430.0	430.0	51,600,000	516.0%
86	435.0	435.0	52,200,000	522.0%
87	440.0	440.0	52,800,000	528.0%
88	445.0	445.0	53,400,000	534.0%
89	450.0	450.0	54,000,000	540.0%
90	455.0	455.0	54,600,000	546.0%
91	460.0	460.0	55,200,000	552.0%
92	465.0	465.0	55,800,000	558.0%
93	470.0	470.0	56,400,000	564.0%
94	475.0	475.0	57,000,000	570.0%
95	480.0	480.0	57,600,000	576.0%
96	485.0	485.0	58,200,000	582.0%
97	490.0	490.0	58,800,000	588.0%
98	495.0	495.0	59,400,000	594.0%
99	500.0	500.0	60,000,000	600.0%
100	505.0	505.0	60,600,000	606.0%

TOWN OF ULSTER TAX SERVICE AGENCY
 1000 STATE STREET, SUITE 100, ALBANY, NY 12207
 (518) 486-1234

PREPARED BY: [Name]
DATE: [Date]

Ulster County Parcel Viewer



May 15, 2024

1:55,873

- | | | |
|---|--|--|
|  Override 1 |  Conservation |  Residential |
|  Override 1 |  Industrial |  Rural |
|  Municipal Zoning |  Mixed Use |  Special District |
|  Commercial | | |

