

*TOWN OF ULSTER  
PLANNING BOARD  
February 9, 2016*

The monthly meeting of the Town of Ulster Planning Board was held on Tuesday February 9, 2016 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  
Troy Ashdown

Karl Allison  
  
Andrew Stavropoulos  
Alan Sorensen - Planner

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

A motion to nominate Frank Almquist as the Vice Chair was made by Mr. Decker with a second from Mr. Allison with all in favor.

**Equipment Rental and Supplies Inc.**

Mardin Bathrick and Wayne Grimm appeared on behalf of an application for a change of use. The applicants are proposing an equipment rental business that will be located in a rear building on the site. The site has three structures; the front one will be auto restoration and the remaining buildings will be the rental business/ showroom and storage for the business. The applicants have a meeting with DOT and will be upgrading their entrance. A separate plan will be submitted with the entrance upgrades. Pictures of the fencing and new garage doors were submitted. All buildings will be painted gray, lighting will be dark sky. Signage designs will be coming. A short discussion on the traffic circulation followed. Mr. Sorensen recommended the Board forward the project to the Ulster County Planning Department.

**Action:** A motion to forward the project to the Ulster County Planning Board was made by Mr. Almquist with a second from Mr. Decker with all in favor.

**Begnal Motors**

Dennis Larios appeared on behalf of the application for a site plans amendment. Mr. Larios stated the applicant would like to add a 55' x 75' addition to the approve structure. The site will lose 33 display parking spaces; the lighting levels will remain the same. Some of the retaining wall on the original plan will not need to be built as Central Hudson no longer requires it. An elevation will be submitted within the next week. Mr. Sorensen stated the project should be forwarded to the Town Board to reaffirm the Negative Declaration and forward the project to the Ulster County Planning Board.

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

*TOWN OF ULSTER  
PLANNING BOARD  
February 9, 2016*

**Ulster County SPCA**

Dennis Larios appeared on behalf of the application for site plan approval. The applicant is proposing a 2,430 s.f. addition for a dog kennel. No other changes will be made on the site. Most employees now park on the road and leaving the parking lot for clients. Mr. Sorensen stated the Planning Board has the authority to approve the project. The applicant should revise the plans adding basic grading and erosion & sediment notes and the handicap parking space with details. The Board will need to notify the City of Kingston as per GML §239-nn. Mr. Larios will be requesting a waiver from the Floodplain Administrator to build the addition at the same level as the existing building. Mr. Sorensen recommended the Board refer the project to the Ulster County Planning Board and send notice to the City of Kingston.

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

**1099 Ulster Avenue**

Scott Dutton appeared on behalf of the application for site plan revision for 1099 Ulster Avenue. Mr. Dutton stated the applicants own a furniture business in New York City and would like to open a store in the Town of Ulster. Part of the existing structure will be demolished and rebuilt. This addition will be within the front setback. Mr. Dutton will be submitting a photometric and landscaping plan along with a drainage plan. The signage has not been agreed upon; if needed the applicant will come back to the Planning Board when the signs are designed. A short discussion on the traffic circulation followed. Mr. Sorensen stated the plan could be forwarded to the Ulster County Planning Board for review and the Town Board to initiate the SEQRA review. Mr. Sorensen read the resolution.

**WHEREAS**, the Town of Ulster Planning Board and its consultant planner have reviewed an application by Lillian & Arthur Nazginov seeking Site Plan Amendment approval to construct a 3,797.2 square foot (sf) addition to an existing 6,522.8 sf commercial building along with associated improvements to parking, access, landscaped areas and utility infrastructure; and

**WHEREAS**, the applicant is proposing establish a *retail furniture store* on the subject site, which is permitted by right subject to Site Plan Review; and

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

- *Written Narrative* by Dutton Architecture, PLLC dated January 29, 2016;
- *Site Plan Consent Form* by Lillian Nazginov, *unsigned and undated*.
- *Site Plan Application* by Scott Dutton, RA of Dutton Architecture, PLLC *undated*;
- *SEQR Short EAF Part 1* by Scott Dutton, RA of Dutton Architecture, PLLC 1/29/2016;
- *Existing Site Plan* prepared by Scott Dutton, RA of Dutton Architecture, PLLC 1/26/2016;

*TOWN OF ULSTER  
PLANNING BOARD  
February 9, 2016*

- *Proposed Site Plan* prepared by Scott Dutton, RA of Dutton Architecture, PLLC 1/26/2016;
- *Proposed Landscaping Plan* by Scott Dutton, RA of Dutton Architecture, PLLC 1/26/2016;
- *Proposed Topography* by Scott Dutton, RA of Dutton Architecture, PLLC 1/26/2016;
- *Site Details* by Scott Dutton, RA of Dutton Architecture, PLLC 1/26/2016;
- *Existing Conditions Floor Plans* by Scott Dutton, RA of Dutton Architecture, PLLC 1/26/2016;
- *Existing Conditions Elevations* by Scott Dutton, RA of Dutton Architecture, PLLC 1/26/2016;
- *Proposed First Floor Plans* by Scott Dutton, RA of Dutton Architecture, PLLC 1/26/2016; and
- *Proposed Basement Plan* by Scott Dutton, RA of Dutton Architecture, PLLC 1/26/2016; and
- *Proposed Elevations* by Scott Dutton, RA of Dutton Architecture, PLLC 1/26/2016.

**WHEREAS**, the Town of Ulster Town Board has the authority to approve the Proposed Action since more than 2,500 SF of new gross floor area is proposed with this Site Plan application, upon a favorable recommendation from the Town of Ulster Planning Board; and

**WHEREAS**, the Town of Ulster Planning Board, upon review of the application materials determined the Proposed Action was an *Unlisted Action* pursuant to 6NYCRR Part 617 of State Environmental Quality Review (SEQR) Law; and

**WHEREAS**, other Involved Agencies would include: NYSDEC (General Permit for Construction Activities), NYSDOT (review of site access to U.S. Route 9W, and Town of Ulster Zoning Board of Appeals (Area Variance for proposed construction in front yard); and

**WHEREAS**, Interested Agencies would include the Town of Ulster Planning Board and Ulster County Planning Board; and

**WHEREAS**, the Town of Ulster Planning Board hereby finds this matter should be referred to the Town Board for the sole purpose of initiating a SEQR *Unlisted Action-Coordinated Review* with the Town Board so named as Lead Agency.

**NOW THEREFORE BE IT RESOLVED**, the Town of Ulster Planning Board, based upon the above and its own review of the application materials, and hereby resolves that this matter should be referred to the Town Board for the sole purpose of initiating a SEQR *Unlisted Action-Coordinated Review* with the Town Board so named as Lead Agency.

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

*TOWN OF ULSTER  
PLANNING BOARD  
February 9, 2016*

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

Respectfully Submitted,  
Mary Secreto, Planning Secretary