

Town of Ulster Planning Board

The monthly meeting of the Town of Ulster Planning Board was held on Tuesday January 17, 2012 at 6:00 p.m. at the Town of Ulster Town Hall, Lake Katrine, New York. The following members were present:

Alan DeForest –Chairman
Karl Allison
Larry Decker (late)
Anna Hayner
Gary Mulligan
Alan Sorensen – Planner

Mr. DeForest introduced the new Board members to the public.

A motion to approve the minutes of the December meeting was made by Mr. Mulligan with a second from Mr. DeForest with all in favor.

A motion to appoint Gary Mulligan Vice Chairman was made by Mr. DeForest with a second from Mr. Allison with all in favor.

A motion to appoint Mary Secreto Planning Board Secretary was made by Mr. Mulligan with a second from Mrs. Hayner with all in favor.

A motion to appoint Mr. Decker the alternate member to the Ulster County Planning Board was made by Mr. Mulligan with a second from Mrs. Hayner with all in favor.

Landing Woods-Site Plan/ Special Use Permit/ Subdivision

Chris Lapine appeared on behalf of the application for project consisting of 84 Townhouses. Mr. Lapine reviewed the project with the Board. The site is 32 acres with 6.8 acres of wetlands; the project will consist of 66, 2-bedroom and 18, 3-bedroom townhouses. This project was originally before the Board in 2006 at that time there were 130 units proposed. Because of the increase in wetlands and new stormwater regulations the project has been downsized. Mr. Lapine explained to the Board that in December that project was reviewed by the previous Board during that review 2 issues came up that needed to be addressed by the new Board. The first issue is the setbacks for the rear of some units to the stormwater facilities. The applicant tried to maintain a 15 foot setback but units 4 and 10 are about 10 feet. Mr. Lapine requested the current Boards approval on the setbacks presented. Mr. Lapine continued stating the previous Board received a letter from Tim Sickles an adjoining neighbor. Mr. Sickles was concerned about the view from his house; he stated that he would be looking at 55 ft of building from his patio. The plan has been revised by rotating the building increasing the setback; the screening will be 16' high evergreens. With these changes Mr. Sickles will see approximately 10 ft

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of building from the 2nd floor of his house and approximately 8' from the rest of the dwelling. Mr. Mulligan questioned if leaving the existing trees on the site was an option; Mr. Lapine stated he felt the evergreens would be a year round buffer with hardwood trees they lose their leaves in the fall. The option will be discussed with Mr. Sickles. Mr. DeForest commended the applicant on working with Mr. Sickles and the Board. The applicant will revise plans and return at a later date. No action was taken.

Bank of America – Site Plan Adjustment

Tim Ponton appeared on behalf of the application for site plan adjustment for the Bank of America located at 1343 Ulster Avenue. The proposed project consists of construction a stand alone drive-up ATM with a canopy. Mr. Ponton reviewed the project with the Board stating nation wide Bank of America is upgrading their sites; with the growing trend of ATM's one of the upgrades is adding drive-up ATM's. This ATM will be located approximately 40' in front of the existing drive up teller window. The teller window will be closed at this time but the bank will have the option of reopening the window at a later date. Access to the new ATM will be the teller window lane. The applicant is requesting two variances; one for signage on the ATM and another for lighting that exceed the Town Code's permitted lighting levels. A short discussion on lighting followed with Mr. Ponton stating the applicant will work on lowering the lighting levels but will most likely still require a variance. The applicant will return after the ZBA meeting.

Millens Recycling Facility – Site Plan

Jeff Provenzano and Donald Brott appeared on behalf of the application for a scrap metal recycling facility. Mr. Provenzano gave a brief history of the business. Mr. Brott reviewed the proposed project with the Board. The site is 4.2 Acres located on Kieffer Lane it is an industrial area that includes a redi-mix plant and Kingston Block. The site has an existing 51,750 sq ft masonry building; the applicant plans on demolishing a 100 ft x 200 ft section and replacing it with an 80 ft by 200 ft building (open pole barn), the new building will be 30ft high. The project is not increasing the impervious surface of the site; there is a NYS headwall that comes thru the parking lot. Mr. Brott briefly discussed the type of leaching ditches that will be put in place and will have more details at the next meeting. A traffic study was completed for a previous submittal it stated there would be approximately 11 trips per hour. This would be about the same as the truss company that occupied the space previously. A noise study was completed on the current site in the City of Kingston; this study show the noise level will be compliant with Town Codes at the property line. Building elevations will be included in the next submittal along with lighting details and a description of the process/ traffic flow of the site. The applicant will revise plans and resubmit. Mr. Sorensen recommended the Board forward the project to the Town Board to declare intent of Lead Agency. Mr. DeForest read the draft resolution.

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Action: A motion to forward the project to the Town Board to declare intent to serve as Lead Agency was made by Mr. Decker with a second from Mr. Mulligan with all in favor.

Ulster Gardens – Public Hearing on Minor Subdivision

Peter Romano appeared on behalf of the application for a subdivision/ site plan / special use permit to develop a 112 unit Sr. Living Community and a 52 Multi Family development. Mr. Romano reviewed the project with the Board. The project consists of 51.16 acres that will be subdivided into 2 parcels 1 parcel will be 4.53 acres the other 46.63 acres. The project will have 4 separate buildings 2 buildings will have 56 one-bedroom senior units the other 2 building will house the multi-family units. The multifamily units will have 21 one-bedroom units, 4 two-bedroom units and 1 three-bedroom unit. The multi-family units will be for families and people with special needs. There are two access points to the project; the main access will be Quail Drive with an emergency access on Memorial Drive. The developers choose Quail Drive as the main access because they felt the communities complimented each other. The road will be built to town standards and will be dedicated to the Town if required. The applicant has tested the soil on the site and has developed a drainage system that will minimize disturbance and leave as much natural vegetation as possible. There are 3 zones on the site and the entire R-30 zone (the Eastern portion) will have a conservation easement. The applicant reviewed the information on the site and feels that portion of the site is a sensitive area and it should be protected. The project will require a variance on required parking; there are 174 parking spaces on the site the Town requires 410 spaces. The Zoning Board requested 39 more spaces to the site. The plan has been revised per the Zoning Board's request, 37 spaces have been placed to the East and 2 have been added in other areas; the applicant would like to reserve these spaces to be built in the future if needed. A rendering of the view from Ledge Road was shown as well as pictures of the balloon float that was completed. Mr. DeForest questioned why there were not 2 access points on the plan; Mr. Romano replied the applicant reviewed the old plans and felt that if there were 2 access points there may be more of a chance of trucks cutting across the site to get to Quail Drive. The applicant is currently conducting traffic counts and working with the County and DOT. A short discussion on parking followed. A motion to open the Public Hearing was made by Mr. Decker with a second from Mr. Mulligan with all in favor.

John Tremper questioned how the Town would profit from this development; Mr. Quigley explained what the project would pay for utilities and taxes. Mr. Tremper also questioned if there would be blasting; Mr. Romano stated that there will be approximately 12,000 cubic feet of soil and rock removal so there may be some blasting. Mr. Romano also explained that the County Planning Board and the DOT will need to review the project as the project is located near a state road.

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A resident stated he did not want Quail Drive opened up to more traffic. He was also concerned with construction vehicles and mud on the streets while the project was being constructed.

Mr. DeForest clarified that the Public Hearing was on the Minor Subdivision and Cluster Development.

Mr. Stopczynski would like a 300' buffer with evergreens to block the noise and view. Mr. Romano stated that there is a 140' to 200' buffer of natural vegetation as a buffer; once the project is built it should be as quiet as any other neighborhood.

A resident stated she would like a walking path to connect the two projects rather than a road. Quail Drive should not be opened as the traffic on VanKleeck Lane is congested now.

Robert Barton had concerns on domestic water connections and the effect it will have on the water pressure; he feels a study should be completed on the water connections. He also stated Quail Drive is poorly constructed and VanKleeck Lane is in poor condition; these roads will need to be repaired before the project is approved. Mr. Barton goes on stating the drainage is a problem on the site. Mr. Barton was not in favor of a Pilot.

Kevin Wood questioned how his taxes will increase. All expenditures should come from the developer.

Benjamin Gulnick stated the proposed project is totally different from the existing neighborhood; Sunrise Park and Fox Run are single family residents with driveways and no street lights. The proposed project is 3 story buildings with parking lots and street lighting. Mr. Gulnick states this is against Town Code Section 190.2 (G). Mr. Gulnick also had concerns with traffic stating the UCAT bus goes into the Chambers Senior Housing 14 times every weekday and 5 times a day on the weekend; this will cause traffic issues in the neighborhood. Mr. Gulnick stated the Sr. Housing is not on 10 acres as required by code. Mr. Sorensen stated the site is 46 acres. Mr. Kovacs explained the density issue on the site.

Diane Gulnick expressed her concern on the traffic issues in the Town.

John Iannotti spoke of being at a public hearing 25 years ago that was held on the Fox Run project where the residents of Sunrise Park spoke of concerns on traffic, noise dust, mud and the water table. The Fox Run project was approved and built and the neighborhood is now larger and more populated but is still a good place to live.

Jean Van Hoesen stated she did not want Quail Drive opened as it will change the residents' way of life.

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A reporter questioned if the project is affordable living and what the income levels would be and if any residents would be Section 8. Mr. Mandelbaum stated the project is income based and if “Mrs. Jones” (a Section 8 recipient) applies and meets the income level she will be able to live in the project. Mr. Mandelbaum explained that some projects are strictly for Section 8 housing this is not. Mr. Mandelbaum stated that he has been building projects like this one for 16 years; there is one in Ellenville if anyone would like to visit it.

A question on if a lighting district is formed who is included; Frank Petramale stated that he would recommend the town not be responsible for the lighting.

Mr. DeForest stated everyone’s concerns will be taken into consideration.

A motion to close the Public Hearing was made by Mr. Mulligan with a second from Mrs. Hayner.

A motion to adjourn was made by Mr. Mulligan with a second from Mrs. Hayner.

Respectfully Submitted
Mary Secreto
Planning Board Secretary