

*TOWN OF ULSTER
PLANNING BOARD
JANUARY 20, 2015*

The monthly meeting of the Town of Ulster Planning Board was held on Tuesday January 20, 2015 at 7:00 p.m. at the Town Hall Lake Katrine, New York. The following members were present:

Gary Mulligan-Chairman–
Frank Almquist -
Anna Hayner –
Alan Sorensen - Planner

Karl Allison
Larry Decker

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

A motion to appoint Frank Almquist Vice Chairman was made by Mrs. Hayner with a second from Mr. Allison. All were in favor.

A motion to appoint Mary Secreto Planning Secretary was made by Karl Allison with a second from Mr. Almquist. All were in favor.

H&V COLLISION

Rich Tanchyk appeared on behalf of H&V Collision. Mr. Tanchyk stated the Board reviewed the requested signage last month; as requested they contacted NYS DOT and requested an Occupancy Permit. DOT denied their request. Due to cost concerns the applicant is refurbishing existing sign; the sign is 30' high with a sign area of 258 sq ft. The applicant has revised the signage reducing the height to 25'8". After a short discussion the applicant agreed to reduce the sign area to 195 square feet.

Action: Mr. Decker made a motion to approve a sign that will be 25'8" in height with a sign face of 195 sq ft. conditioned upon of submission of new plans and approval by the Town Planner and Building Inspector. The motion was seconded by Mr. Almquist with all in favor. The address will be placed on the sign.

BLUE SPA

Steve Yang appeared on behalf of the request for a change of use. Mr. Sorensen stated the applicant would like to convert a 675 sq. ft. office to a service establishment. A site plan showing the parking has been submitted. No signage is proposed at this time. Mr. Sorensen read the resolution.

WHEREAS, the Town of Ulster Planning Board and its consultant planner have reviewed an application by *Xhuai Feng Xu dba Blue Spa* seeking *Site Plan Amendment* approval to allow a change in use from *retail use to personal service establishment* (Blue Spa foot massage therapy) on the subject site, which is located at 207 Boices Lane (CR 157); and

*TOWN OF ULSTER
PLANNING BOARD
JANUARY 20, 2015*

WHEREAS, the materials submitted in support of the Proposed Action includes:
Letter of Consent to File by John Santouris, property owner, dated December 15, 2014;

- *Site Plan Application* prepared by *Xhuai Feng Xu* dated December 4, 2014;
- *SEQR Short EAF* prepared by *Xhuai Feng Xu* dated December 4, 2014; and
- *Site Plan prepared* by John J. Post, Jr. dated January 5, 2015 revised January 14, 2015.

-
WHEREAS, the Town of Ulster Planning Board retains the authority to approve the site plan amendment for this Proposed Action since no additions are being proposed to the existing building; and

WHEREAS, the applicant provided a Site Plan 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 revised plans; and

WHEREAS, The Proposed Action did not require further referral to the Ulster County Planning Board pursuant to their referral agreement with the Town of Ulster since sufficient parking spaces are provided on the site to accommodate the amended Site Plan; and

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

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 *Xhuai Feng Xu dba Blue Spa* 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. 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; and
5. All fees, including consultant fees, shall be paid.

Action: A motion to grant approval was made by Mr. Almquist with a second from Mrs. Hayner with all in favor.

*TOWN OF ULSTER
PLANNING BOARD
JANUARY 20, 2015*

Romeo Kia

Lucia Romeo and Gene Rios appeared on behalf of an application for temporary display parking area for Romeo Kia. The applicant stated this will be the future site of Romeo Kia and would like to park up to 40 vehicles at the site. The only signage would be a sign stating the “Future Home of Romeo Kia”. Mr. Sorensen stated access will need approval from NYS DOT. No temporary signs or banners are allowed at the site and no sales should take place at the site. The Board should grant approval with “Permissive Segmentation as this site will be developed at a later date. Mr. Sorensen read the following into the record.

“The Planning Board recognizes that the applicant may seek to secure Site Plan approval to develop an automobile dealership on the subject site at some time in the future. The Board determines that its environmental review of this particular Temporary Use (i.e. temporary display of motor vehicles) is no less protective of the environment than environmental review of potential development including future development of a car dealership, because: (1) the modest amount of tree clearing and grading will be required to adhere to best management practices for Soil Erosion and Sediment Control; (2) the applicant is not proposing any permanent structures as part of the proposed action, which would preclude future use of the site for other purposes; 3) the applicant may still decide not to pursue development on the remaining lands of this 9.1-acre site. The Planning Board is not aware of any potential issues or impacts, cumulative or otherwise, that would hamper proper development planning for the balance of the property or hamper the Board's environmental review of such development. The Board will require, and the applicant has agreed, that no approval will be given to any further development of the property involving said lands, except after submission and review appropriate “

Mr. Sorensen recommended the Board reaffirm the previous statement and grant site plan approval with the condition of DOT approval of the access.

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

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

Respectfully Submitted,
Mary Secreto
Planning Secretary