

*TOWN OF ULSTER  
PLANNING BOARD  
JULY 16, 2013*

The monthly meeting of the Town of Ulster Planning Board was held on Tuesday July 16, 2013 at 7:00 p.m. at the Town Hall Lake Katrine, New York. The following members were present:

Alan DeForest-Chairman–  
Karl Allison  
Anna Hayner

Gary Mulligan  
Larry Decker  
Alan Sorensen - Planner

A motion to approve the minutes from the June meeting was made by Mrs. Hayner with a second from Mr. Allison. All were in favor.

Mr. Sorensen requested the Board change the date of the August meeting to Monday August 19<sup>th</sup>.

**Lands of Kevin Hinchey- Public Hearing**

A motion to open the Public Hearing was made by Mrs. Hayner with a second from Mr. Allison with all in favor.

Leila Richter stated she has concerns that the property will become a commercial site. Mrs. Richter stated Mr. Hinchey told her he was building a 1 bedroom apartment with a 3 bay garage where he will store equipment. Mrs. Richter and her husband spoke of wetlands and the drainage issues that are in the area. A motion to close the Public Hearing was made by Mrs. Hayner with a second from Mr. Decker with all in favor.

Charles Boolukos appeared on behalf of the application stated the Board is just reviewing a resubdivision ; if any violations occur on the site the Town has practices in place to deal with them. Mr. Boolukos stated his client would like the Board to act on request that is before them which is a creation of a lot not a structure.

Mr. Sorensen stated the project before the Board is a resubdivision not a site plan; the parcel is zoned R-30 and a commercial garage is not allowed nor is professional offices. The Board has 62 days to make a decision.

Mr. DeForest stated the Board will confer with the Town Attorney on what conditions could be placed on the project. With no motion to approve the resubdivision the Board will place the project on the August agenda.

**Dollar General -Signage**

Mr. Sorensen stated the applicant made the requested changes and recommends approval of the signage. Mr. Sorensen read the resolution.

A motion to approve the request for signage was made by Mr. Mulligan with a second from Mrs. Hayner; all were in favor.

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**Mark Anderson/ Progeny LLC-Site Plan**

Mark Anderson and Joe Deegan appeared on behalf of the application to convert a “Pest Control Office to a Plumbing Office with Storage”. Revised plans were submitted to the Board. Mr. Sorensen reviewed the traffic circulation with the applicant. Mr. Sorensen requested the freestanding sign be replaced with a monument sign. Mr. Anderson there is really no good place for a monument sign and because of budget constraints he will need to keep the freestanding sign. The Board reviewed the proposed signage. Mr. Sorensen will prepare a review on the revised plans and the applicant will appear at the August 7<sup>th</sup> Workshop. No action was taken.

**American Ford- Facade Change**

Arthur Lieberman appeared on behalf of the application for a facade change. Mr. Liberman stated the dealership was upgrading the facade per corporate standards. Color drawings were submitted to the. Mr. Sorensen stated the signage does not require a variance. Part of the new facade is a tower that will extend out of the existing building; this should be shown on the site plan to ensure it does not encroach the front setback. Mr. Liberman will have the current approved site plan revised and will resubmit. No action was taken.

**H&V Collision –Site Plan**

Scott Dutton appeared on behalf of the application for a change of use. The applicant is proposing converting the Grossman’s Bargain Outlet to H&V Collision Center. Mr. Dutton reviewed the proposed business with the Board. A detailed site plan will be submitted next month. No action was taken by the Board.

Mr. Sorensen stated that the applicants for Hudson Landing would be appearing at the August meeting to discuss the Promenade. The applicant is hoping to have meeting with both the City of Kingston and the Town of Ulster in September.

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

Respectfully Submitted,

Mary Secreto  
Planning Secretary