

*TOWN OF ULSTER PLANNING BOARD  
JULY 17, 2012*

The monthly meeting of the Town of Ulster Planning Board was held on Tuesday July 17, 2012 at 7:00 p.m. at the Town Hall Lake Katrine New York. The following members were present:

Alan DeForest –Chairman  
Karl Allison  
Tim O’Brien (alternate)

Alan Sorensen – Planner  
Larry Decker  
Gary Mulligan

A motion to approve the minutes from the June was made by Mr. Mulligan with a second from Mr. Decker.

A roll call was taken; Mrs. Hayner was absent; Mr. O’Brien will take her place.

**Hoffstatter Landscaping**

No one appeared for the project.

**Kingston Kingdom of Jehovah’s Witness**

Scott Lucas appeared on behalf of the application for subdivision and site plan. Mr. Lucas stated the dedication to the town and the 100 year flood notes have been added to the subdivision map. A new landscaping plan will be submitted next month along with color samples. The Health Department is still reviewing the septic system. Mr. Sorensen questioned the traffic flow on the site questioning the placement of the handicapped parking. Mr. Lucas stated the parking area may change; a final plan will be submitted for the next meeting. The Ulster County Planning Board reviewed the project; the required modifications included lighting levels must meet the town code and approval of the septic system. Mr. Sorensen stated the applicant has provided lighting cut sheets; the applicant will be utilizing dark sky lighting fixtures these fixtures. Mr. Sorensen stated the subdivision map has been revised; he recommended the Board waive the Preliminary Plat Public Hearing and schedule a Final Plat Public Hearing for next month.

**Action:** A motion to waive the preliminary hearing and schedule a public hearing was made by Mr. Mulligan with a second from Mr. Decker with all in favor.

**Beer World/ Chipotle Grill**

Barry Medenbach appeared on behalf of the application for site plan revision. Mr. Medenbach stated the Beer World site plan was approved a few months ago; the owner would now like to lease 2,400 sq ft to Chipotle Grill. An outdoor patio will be added to the side of the building. The applicant will be adding a grease trap and will be adding new water lines. The parking lot will be rest ripped. Mr. Sorensen stated the applicant should submit a detail of the dumpster enclosure. The fire department recommended a cross access to the neighboring site; Mr. Medenbach stated there is a cross access on the site now and it will not be closed off. Mr. Sorensen recommended the Board forward the project to the Ulster County Planning Board for review.

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

**Shop Rite Plaza**

Joseph Minuta appeared on behalf of the application for site plan amendment for Shop Rite Plaza. Mr. Minuta stated he was requesting referral to the Town Board for reapproval of the project; the applicant would like to start construction on one of the buildings on the plan early next year. The cross easement agreement has yet to be approved by the adjoining property owner. Mr. Sorensen requested the applicant submit a phasing plan. A short conversation on the cross access followed. Mr. Sorensen recommended the Board forward the request to the Town Board for approval with the condition of submittal of a Phasing Plan & a signed cross access agreement.

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

**Dollar General**

Larry Marshall appeared on behalf of the application for site plan & lot line adjustment. The applicant is proposing a 9,100 sq ft Dollar General store with 34 parking spaces. An agreement with the adjoining property owner will give the applicant the right to park up to 6 cars on their parcel. The Health Department is reviewing the septic system and the town engineer is reviewing the stormwater plan. Lighting levels have been lowered to meet town standards. DOT provided preliminary comments on the curb cut; the Dollar Store and VanKleecks Tires will share one entrance; one existing entrance to VanKleecks will be closed the other will be reduced. The flow of traffic in front of VanKleecks will be one way towards the main entrance. Landscaping in the rear of the site will consist of wildflowers in the front. The Board requested grasses be placed in the front. The applicant is requesting the site plan be approved with out signage at this time. Dollar General will apply for sign approval at a later date. A short discussion on traffic flow followed; Mr. Sorensen requested the applicant show the traffic flow on the VanKleecks site. Mr. Allison stated that turning into the site can back traffic up on 9W as there is no turning lane. Snow storage will be in the front stormwater retention area. Mr. Sorensen recommended the Board declare intent to be Lead Agency and the project be referred to the Ulster County Planning Board. The applicant will revise plans and resubmit.

**Action:** A motion to declare Lead Agency was made by Mr. Mulligan with a second from Mr. Allison with all in favor. A motion to refer to the Ulster County Planning Board was made by Mr. O'Brien with a second from Mr. Allison all were in favor.

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

Respectfully Submitted  
Mary Secreto  
Planning Secretary