

*TOWN OF ULSTER
PLANNING BOARD
July 21, 2015*

The monthly meeting of the Town of Ulster Planning Board was held on Tuesday July 21, 2015 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

Karl Allison
Tim O'Brien
Alan Sorensen - Planner

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

PUBLIC HEARING- LANDS OF RUTH AND LOUIS LANE

A motion to open the Public Hearing was made by Mr. Decker.

Mr. Sorensen stated the submitted map is fine. The septic and wells have been approved by the Health Department. No one appeared against the subdivision.

A motion to close the Public Hearing was made by Mr. Decker with a second from Mr. Almquist.

Mr. Sorensen recommended the Board grant a negative declaration and grant approval of the subdivision.

Action: A motion to grant a negative declaration as per SEQRA was made by Mr. Decker with a second from Mr. Allison. A motion to approve the subdivision was made by Mr. Decker with a second from Mr. Almquist, all were in favor.

HUBBAND HOLDINGS/STAR GAS

Michael Vetere and Richard Muellerleile appeared on behalf of the application for a 50'x100' steel building that will be an office and garage for Star Gas. The site will also have a bulk storage area for empty tanks. The applicant is also requesting a lot line deletion. Mr. Vetere stated a road profile will be submitted for the next meeting. The lighting on the building will be full cut off. Mr. Vetere stated that the driveway is not in the NYS drainage easement and the driveway from Rt. 32 exist and has NYS DOT approval. Only employees will have access to the bulk storage area. Customers will access from the Ulster Landing Road entrance and delivery trucks will use Rt. 32 entrance. Tanks are dropped off approximately 3 times a year. Mr. Sorensen stated the Town Board has final approval but the Planning Board can act as Lead Agency. A short discussion on landscaping in front of the fence followed. The proposed signage looks fine. The Plans should be referred to the Ulster County Planning Board and NYS DOT for review.

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Action: A motion to declare intent to be Lead Agency and refer to the Ulster County Planning Board was made by Mr. Decker with a second from Mr. Allison. All were in favor.

Mr. Robert Henninger expressed his concerns with the Board on the intersection of Lake Road, Carle Terrace and Rt. 9W. Mr. Henninger believes the auxiliary parking for Dallas Hot Wieners is unsafe; he feels the Board should require curbing and a sidewalk at the site. Mr. Kovacs suggested the Board could request the Police Department monitor the site and send a request for a sidewalk to the Highway Superintendent. Mr. Henninger stated that would not work.

A motion to adjourn was made by Mr. Allison with a second from Mr. O'Brien.

Respectfully Submitted,

Mary Secreto, Planning Secretary