

TOWN OF ULSTER  
PLANNING BOARD  
June 13, 2017

The monthly meeting of the Town of Ulster Planning Board was held on Tuesday, June 13, 2017 at 7:00 p.m. at the Town Hall Lake Katrine, New York. The following members were present:

Gary Mulligan	Karl Allison
Troy Ashdown	Larry Decker
Andrew Stavropoulos	Frank Almquist
Alan Sorensen – Planner	

Absent:  
Troy Ashdown

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

A roll call followed.

#### **Scenic Hudson/Grimaldi – Lot Line Revision**

William Eadie appeared on behalf of the applicant for a lot line revision. Scenic Hudson had spoken with Grimaldi and they came to the conclusion that revising the lot line to include the pond in Grimaldi's property would be beneficial to both parties. The lot line currently cuts through part of the pond, having it partially on Scenic Hudson's property which creates a hazardous situation. Mr. Eadie stated that once the lot line is adjusted, Scenic Hudson will place No Trespassing signs by the pond, to avoid any use by Scenic Hudson's side. Mr. Sorensen read his review notes. Mr. Sorensen stated that due to the nature of this revision, a Public Hearing may be waived as per Section 161.10C of the Town Code. He also stated that he had complete section two of the Short EAF, and listed this proposal as an SEQRA Unlisted Action. As Mr. Eadie submitted revised maps, Mr. Sorensen recommended that the Board accept the amended maps.

**Action:** A motion to declare a SEQRA Negative Declaration was made by Mr. Decker, with a second from Ms. Hayner; all in favor. A motion to waive the Public Hearing was made by Ms. Hayner, with a second from Mr. Almquist; all in favor. A motion to grant the lot line revision, with the conditions that the signed plat showing the revision be submitted to the County Clerk, with no changes made to the plans, was made by Mr. Decker, with a second from Mr. Allison; all in favor.

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**RESOLUTION**  
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WHEREAS, the applicant – Scenic Hudson and Joseph and Lori Grimaldi – are seeking a Lot Line Revision (Minor Resubdivision) approval involving Town of Ulster Tax Parcels SBL 39.12-4-8.13/40.009-1-17; and

WHEREAS, pursuant to Section 161-9 of the Town Code, the Proposed Action is a Lot Line Revision (Minor Resubdivision), which is subject to the approval of the Town of Ulster Planning Board; and

WHEREAS, the application materials in support of the Proposed Action includes:

- Escrow Agreement signed by William Eadie of Scenic Hudson dated May 12, 2017;
- Affidavit of Third Party Authorization signed by Joseph and Lori Grimaldi dated 1/23/17;
- Application for Lot Line Revision signed by William Eadie of Scenic Hudson dated May 12, 2017;
- SEQR Short EAF Part 1 prepared by William Eadie of Scenic Hudson dated May 12, 2017; and
- Boundary Line Adjustment Map prepared by Daniel J. Russell, P.L.S., dated May 7, 2017.

WHEREAS, the proposed lots comply with the bulk requirements of the R-60 Residential Zoning District; and

WHEREAS, referral to the Ulster County Planning Board was not required pursuant to the UCPB Land Use Referral Guide, since the Proposed Action involves fewer than 5 lots and access roads and structures are not situated within the 100-year floodplain; and

WHEREAS, the Planning Board considered of the application materials submitted by the applicant in support of the Proposed Action, along with the comments of its consultants made via memoranda (which memoranda are incorporated herein by reference); and

WHEREAS, a Boundary Line Adjustment Map prepared by Daniel J. Russell, P.L.S., dated May 7, 2017 and submitted for review to the Planning Board with a recommendation by its consulting planner for a few minor revisions; and

WHEREAS, the Planning Board waived the requirement for a public hearing in accordance with Section 161-10 C of the Town Code; and

WHEREAS, the Planning Board upon review of the entire record (including SEQR Short EAF Part 1 & 2) found the Proposed Action did not pose a potentially significant adverse environmental impact.

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NOW THEREFORE BE IT RESOLVED, the Planning Board has determined they have complied fully with the procedural requirements of Part 617 of the State Environmental Quality Review (SEQR) Law and hereby issues a SEQR Negative Declaration for the Proposed Action; and

FURTHER BE IT RESOLVED, the Town of Ulster Planning Board hereby grants Lot Line Revision (Minor Resubdivision) approval as described above to Scenic Hudson – Grimaldi subject to the conditions, limitations and restrictions set forth below.

1. Plat may be filed with Office of County Clerk after signed by the Chairman of the Planning Board;
2. No changes, erasures, modifications or revisions shall be made to any plat after approval by the Planning Board and endorsed in writing on the plat; and
3. All fees, including consultant fees, shall be paid.

**Lia Honda**

Dennis Larios, Brinnier and Larios, and Eric Masterson, BBL Albany Group 5-Representative of Lia Honda, appeared on behalf of the application to demolish the current Mac Fitness on 727-747 East Chester Street Bypass and build a new 36,000 square foot automotive sales building for Lia Honda; 5,000 square feet of which will be auto parts storage. Mr. Larios stated that the site elevation is currently below the adjacent street, and they would be using 26,000 cubic yards to fill the space to raise it to street level; some of which will be coming from the demolished building. Mr. Sorensen stated that the grading proposed is a positive change, and that there is enough parking for this project located at the site. Mr. Larios stated that there will be a new stormwater infiltration system developed at the site, including a retention pond. Mr. Sorensen stated that a cross easement access point between this site and Subaru would be ideal, but Subaru has still not responded. The proposed project will have the current water service replaced, as it was installed in 1978. Lia Honda plans to replace the old pump station and reutilize the existing forced main as they will own it. Mr. Larios stated that the photometric plan will be similar to that of Begnal Motors. Mr. Masterson explained the site plan and floor plan of the building, explaining that it will include access from 9W onto the property (addition of a second access point) that will lead to a back service department, a carwash for the business next to the service drive, a kids lounge and quiet lounge, a coffee and concession area with a restroom off of the showroom. Mr. Masterson then explained the general rendering of the building itself. Mr. Larios had mentioned that they would be going for a lot line deletion, which would make the Town of Ulster Planning Board Lead Agency for this proposal. David Corrigan, NYSDOT, is amendable to the northern entrance to the site, and the southern entrance will be adjusted to allow better access for emergency vehicles, as well as larger vehicles. Mr. Sorensen stated that he would like to see more information on snow storage areas, what time the business will be closing in regards to security lighting, a landscape plan, and stormwater detail.

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The demolition of the Mac Fitness currently on site is approved to move forward on pending site plan approval within the next couple of weeks; Mr. Masterson is hoping to have an approved demolition permit by August, in hopes to start building before it gets too cold.

**Action:** A motion to name the Planning Board as the Lead agency was made by Mr. Almquist, with a second from Mr. Allison; all in favor. Project will be forwarded to Town of Ulster Water and Sewer.

### **Ulster Greene ARC**

Christopher Smailer, of Dutton Architecture, appeared on behalf of the applicant. Mr. Smailer stated that they would like to make some improvements to the site and the parking lot. ARC would like to add additional parking spaces to the north and south lot, next to the old Palmer Center to make shift changes between staff easier to access and park. Mr. Smailer stated that there is an existing sewer treatment plant that was placed in 2010 when the center was first built that has been abandoned and they will be shaving it down to make it level with the proposed grading. Mr. Sorensen stated that East Kingston Fire had issues with emergency access and vehicles parking in fire lanes, and believes the proposal will address that issue. Mr. Sorensen recommends that the Board explore widening the existing 12 foot driveway that is located between the new facility and the old Palmer Center leading to the new expanded parking area. If they could expand the driveway it would make for better maneuverability and emergency access into the site. Mr. Sorensen stated that it is currently 12 foot but if it could be expanded to 24 foot that would be ideal. Mr. Smailer stated that they will try to make it match the existing entrance to the site, which is about 18-20 feet. Mr. Sorensen stated that according to the fire district this is one of the highest volumes of false alarms reported, and if they could since they have a current building permit open for interior renovations if they can work on resolving that issue. The Town of Ulster Building Inspector stated that it was being monitored to be rectified between Ulster-Greene ARC, herself, and David Allen, the Town of Ulster Fire Inspector. Mr. Sorensen stated that it should be referred to the local fire district as well as explore widening in the driveway for emergency responders.

**Action:** A consensus was made to forward this project to Town of Ulster Water District, as well as East Kingston Fire District.

### **Duke's Auto Shop**

Roger Hummer, All County Construction, appeared on behalf of the application to add a 24' x 30' carport to the existing automobile shop on 853 Flatbush Road. Mr. Hummer

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stated that it will be used as additional space to get out of the sun and possibly put a car lift into and enclosed at some point in the future. Mr. Hummer stated that the existing roof on the auto shop is uneven, and as such they decided to drop the carport roof and have the trusses go out from there, rather than try to match up to a roof that is not level. Mr. Sorensen stated that it is a SEQRA Type II Action, so there will be no further SEQRA review. Mr. Sorensen read the resolution, with recommendation that the site plan be approved subject to the applicant providing and revision of the site plan showing the building addition.

**Action:** A motion to accept the resolution was made by Mr. Allison, with a second from Mr. Almquist; all in favor.

**RESOLUTION**  
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WHEREAS, the applicant – All County Construction with the Consent of Anthony Cecelia (Property Owner) – is seeking Site Plan Amendment approval to add a 24' x 30', or 720 square foot (sf) addition to the Dukes Auto building on the subject site, which is located at 853 Flatbush Avenue (New York State Route 32); and

WHEREAS, the application materials in support of the Proposed Action includes:

- Site Plan Consent Form signed by Anothony Cecelia, property owner dated 6/7/2017;
- Site Plan Application prepared by Roger Hummer, All County Construction dated 6/7/2017;
- SEQR Short EAF prepared by Roger Hummer, All County Construction dated 6/7/2017; and
- Sketch Plan based upon Site Plan prepared by Marie T. Welch, LLS of Welch Surveying, dated 2/19/16.

WHEREAS, pursuant to Section 145-2 of the Town Code, the Planning Board has the authority to approve the Site Plan application since the Proposed Action involves a change in use to an existing building; and

WHEREAS, the Planning Board considered of the application materials submitted by the applicant in support of the Proposed Action, along with the comments of its consultants made via memoranda (which memoranda are incorporated herein by reference); and

WHEREAS, the Town of Ulster Planning Board as Lead Agency found the Proposed Action was a SEQR Type II Action for which no further environmental review was required; and

NOW THEREFORE BE IT RESOLVED the Planning hereby finds the Site Plan application complete; and

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FURTHER BE IT RESOLVED, the Town of Ulster Planning Board hereby grants Conditional Site Plan approval to All County Construction to add a 24' x 30', or 720 square foot (sf) addition to the Dukes Auto building 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 applicant submits a revised Site Plan showing the location of the proposed building addition;
5. 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;
6. All fees, including consultant fees, shall be paid.

### **McDonalds**

Alan Roscoe, Core Estates, appeared on behalf of the applicant. Mr. Roscoe is proposing a complete interior and exterior remodel including minor site improvements to accommodate a dual order point for the drive-thru portion of the restaurant and a new wayfinding sign program for the McDonalds located at 1232 Ulster Avenue. Mr. Roscoe stated that there will not be a change to the footprint of the building, but a significant change to the appearance of the building. There will be some ADA improvements, improve windows and build canopy by windows with a trellis to modernize the building and a modified new ramp with railings, a new order menu for the drive-thru, as well as clearance bars, pull forward signage, and new Brand wall on the front of the structure with a concrete element. Mr. Sorensen also requested landscape plans as this parcel is a well-established site. Mr. Sorensen stated that the project will have to be referred to the Ulster County Planning Board as they may put in a sidewalk in the front of the building, as well as NYSDOT . The project will also be forwarded to Brinnier and Larios, the Town Engineers for review. Mr. Sorensen stated that this is listed as a SEQRA Type II action.

**Action:** A motion to refer to the Ulster County Planning Board for further review was made by Mr. Decker, with a second from Mr. Almquist; all in favor.

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

Respectfully Submitted,  
Gabrielle Perea  
Planning Secretary