

*TOWN OF ULSTER  
PLANNING BOARD  
June 14, 2016*

The monthly meeting of the Town of Ulster Planning Board was held on Tuesday June, 14, 2016 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  
Troy Ashdown

Karl Allison  
Larry Decker  
Andrew Stavropoulos  
Alan Sorensen – Planner

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

**Stewarts –**

Steve Kinley appeared on behalf of the application for a 3,897 square foot Stewarts with fueling station. The applicant is also requesting lot line adjustment. Mr. Kinley reviewed the changes to the plan. The entrance has been approved by NYS DOT. Signage will be reduced to conform with Town Code. There will be some drilling and blasting on the site as approximately 3,700 yards of rock will need to be removed from the site. The Town Engineer is reviewing the project. Mr. Kinley questioned the request for a blasting protocol as that will not be available until a blaster is hired and the site reviewed. A long discussion on lighting followed.

**Action:** A motion to forward the plan to the Ulster County Planning Board was made by Mrs. Hayner with a second from Mr. Almquist with all in favor.

**Tesla**

Jesse Karp appeared on behalf of the application for Tesla super chargers that will be located at the Washington Avenue Quick Chek. Mr. Karp reviewed the project stating there will be 8 stalls with charging units that are 5 ft tall. The units are on an elevated pad with fencing behind. There are no other changes to the approved site plan. Normally there is one sign on site. After a short discussion the Board requested additional landscaping or fencing to screen the equipment pas and meters.

**Action:** A motion to grant a Negative Declaration was made by Mrs. Hayner with a second from Mr. Almquist with all in favor. A motion to grant conditional site plan approval with the condition of additional screening was made by Mr. Almquist with a second from Mr. Decker. All were in favor.

**WHEREAS**, the Town of Ulster Planning Board and its consultant planner have reviewed an application by Joseph L. Ouellette, Project Manager Tesla (with the Consent of Quick Chek Corporation seeking Site Plan Amendment approval to *construct an 8-stall Tesla Subcharging Station* on the subject site, which is situated within the HC-Highway Commercial Zoning District.; and

*TOWN OF ULSTER  
PLANNING BOARD  
June 14, 2016*

**WHEREAS**, materials submitted in support of the Proposed Action include:

- *Letter of Authorization* signed by Quick Chek Corporation dated May 25, 2016;
- *Application for Site Plan Review* by Joseph L. Ouellette, Project Manager Tesla dated 5-25-16;
- *Full EAF Part 1* prepared by Joseph L. Ouellette, Project Manager Tesla dated 4-27-16;
- *Title Sheet* prepared by Hudson Design Group dated May 16, 2016;
- *General Notes Sheet (GN-1 through GN-3)* prepared by Hudson Design Group dated May 16, 2016;
- *Overall Site Plan* prepared by Hudson Design Group dated May 16, 2016;
- *Enlarged Site Plan* prepared by Hudson Design Group dated May 16, 2016;
- *Equipment Layout Plan* prepared by Hudson Design Group dated May 16, 2016; and
- *Site Elevation* prepared by Hudson Design Group dated May 16, 2016.

**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 Planning Board upon review of the entire record (including State Environmental Quality Review Act (SEQRA) Short Environmental Assessment Form Part 1 and Part 2 found the Proposed Action was a Type II Action pursuant to NYCRR Part 617 of SEQRA.

**NOW THEREFORE BE IT RESOLVED** the Planning Board has determined they have complied fully with the procedural requirements of NYCRR Part 617 of the State Environmental Quality Review Act (SEQRA); and

**FURTHER BE IT RESOLVED**, the application by Joseph L. Ouellette, Project Manager Tesla for Site Plan Amendment approval as described above is granted, 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, building elevations and all details as cited herein;
4. The applicant submits a Landscaping Plan to the Planning Board that provides screening of equipment pads and electric meter panels (in the form of shrubs and fencing), which shall be subject to approval by the Town's consulting Planner;
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.

*TOWN OF ULSTER  
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June 14, 2016*

**Mannocchi & Provanzano**

Fred Mannocchi appeared on behalf of the application for a Minor Resubdivision. Mr. Sorensen stated the applicant is transferring 8.15 acre. The property is in both the Town of Ulster and Hurley. Mr. Sorensen recommended the Board schedule a public hearing for the July meeting and grant a Negative Declaration

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

**Holiday Inn Express**

Mr. Almquist motioned to approve the change in the access drive for the Holiday Inn Express and forward the request to the Town Board. A second was made by Mr. Allison with all in favor.

**Deitz**

Mr. Sorensen stated that after speaking to the applicant he recommends the Board accept the 2008 Environmental Study that was submitted. After a short discussion the Board requested an affidavit stating noting on the site has changed since the report was completed.

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

Respectfully Submitted,  
Mary Secreto, Planning Secretary