

*TOWN OF ULSTER PLANNING BOARD
JUNE 19, 2012*

The monthly meeting of the Town of Ulster Planning Board was held on Tuesday June 19, 2012 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

Alan Sorensen – Planner
Larry Decker
Gary Mulligan

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

A roll call was taken; all members were in attendance.

Michael Smith/ Hudson River Heights – Public Hearing

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

Barry Mendenbach appeared on behalf of the application for a resubdivision. Mr. Medenbach stated the applicant would like to add approximately 5 acres to lot #1 from lot #3. The Health Department approved the septic previously. There were no questions from the Board. A motion to close the Public Hearing was made by Mr. Mulligna with a second from Mr. Allison. All were in favor. Mr. Sorensen recommended the Board declare a SEQRA Negative Declaration and approve the resubdivision. Mr. DeForest read the resolution.

WHEREAS, the Planning Board and its consultant planner have reviewed an application by Michael & Katherine Smith for a 3-Lot Minor Resubdivision within the R-60-Residential Zoning District; and

WHEREAS, materials submitted in support of the proposed action include:

- *Application for Preliminary Subdivision Plat Approval* by Edward Sprague dated 5/1/12;
- *Short EAF* prepared by Edward Sprague, Agent for Applicant dated May 1, 2012; and
- *Final Subdivision Map* prepared by Meddenbach & Eggers dated May 1, 2012.

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

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WHEREAS, the Planning Board held a public hearing on the final plat for the Proposed Action on *June 19, 2012* and at said hearing there were no objections to the resubdivision, and

WHEREAS, the Planning Board upon review of the entire record (including SEQR Short EAF) found the reconfiguration of the existing residential building lots meet the minimum lot size requirements of the R-60 Zoning District, will not have an adverse impact on the environment; as Lead Agency made a determination of non-significance and issued a Negative Declaration pursuant to NYCRR Part 617 of SEQR.

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

FURTHER BE IT RESOLVED, that upon full consideration of the above, the Planning Board hereby grants *Final Plat Approval* of the resubdivision application by Michael & Katherine Smith.

Action: A motion to accept the Planner's recommendation was made by Mr. Decker with a second from Mrs. Hayner with all in favor.

Bread Alone

Nadine Carney appeared on behalf of the application for an 80 seat cafe with bakery. Ms. Carney stated the applicant has submitted canopy details; the color of the building has not been decided upon but will be a gray or tan. The Ulster County Planning Board had no comments; the last remaining approval is the Health Department. Mr. Sorensen stated the only outstanding issue would be the existing lighting on the site; the wall packs are angled out and should be reoriented to be full cutoff. Mr. Sorensen recommended the Planning Board declare a SEQRA Negative Declaration and refer the project the Town Board for approval of site plan and special use permit. Mr. DeForest read the resolution.

WHEREAS, the Town of Ulster Planning Board and its consultant planner have reviewed an application by *Bread Alone* for a "Change in Use" to establish a full-service 80-seat café with seating for additional 30 patrons on an outdoor seasonal patio along with a state-of-the-art wholesale bakery that will employ 45 production workers, 8 office/sales staff members and 23 café/restaurant employees on a site within the HC-Highway Commercial District; and

WHEREAS, the proposed wholesale bakery is a "Light Industry" use as defined in the Town Code, which requires Site Plan Approval by the Planning Board and Special Permit Use approval by the Town Board following a public hearing; and

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

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- *Site Plan Application* prepared by Bread Alone's Sharon Burns-Leader dated April 18, 2012;
- *Written Narrative Description* of Proposed Action by Bread Alone undated;
- *SEQRA Short EAF* prepared by Bread Alone's Sharon Burns-Leader dated April 18, 2012;
- *Site Plan Consent Form* by William Orange – Property Owner dated April 23, 2012;
- *Exterior Elevations* prepared by Peter Gluck and Partners dated February 24, 2012;
- *Existing Conditions Site Plan* prepared by Brinnier & Larios, PC dated May 2012;
- *Site Plan for Bread Alone* prepared by Brinnier & Larios, PC dated May 2012;
- *Lighting Plan for Bread Alone* prepared by Brinnier & Larios, PC dated May 2012; and
- *Proposed Grading, Soil Erosion Plan* prepared by Brinnier & Larios, PC dated May 2012.
- *Written Narrative* prepared by Brinnier & Larios, PC dated May 15, 2012;
- *SEQRA Long EAF* prepared by Brinnier & Larios, PC dated May 15, 2012;
- *Existing Conditions Site Plan* prepared by Brinnier & Larios, PC revised May 15, 2012;
- *Site Plan for Bread Alone* prepared by Brinnier & Larios, PC revised May 15, 2012;
- *Lighting Plan for Bread Alone* prepared by Brinnier & Larios, PC revised May 15, 2012; and
- *Proposed Grading, Soil Erosion Plan* prepared by Brinnier & Larios, PC revised May 15, 2012.
- *Site Plan Application* prepared by Bread Alone's Sharon Burns-Leader dated April 18, 2012;
- *Written Narrative Description* of Proposed Action by Bread Alone undated;
- *SEQRA Short EAF* prepared by Bread Alone's Sharon Burns-Leader dated April 18, 2012;
- *Site Plan Consent Form* by William Orange – Property Owner dated April 23, 2012;
- *Exterior Elevations* prepared by Peter Gluck and Partners dated February 24, 2012;
- *Existing Conditions Site Plan* prepared by Brinnier & Larios, PC dated May 2012;
- *Site Plan for Bread Alone* prepared by Brinnier & Larios, PC dated May 2012;
- *Lighting Plan for Bread Alone* prepared by Brinnier & Larios, PC dated May 2012; and
- *Proposed Grading, Soil Erosion Plan* prepared by Brinnier & Larios, PC dated May 2012.

WHEREAS, the Town of Ulster Planning Board retains the authority to approve the site plan for this Proposed Action since it involves a Change in Use; and

WHEREAS, the Town of Ulster Town Board retains the authority to approve the Special Permit for this Proposed Action in accordance with the Town of Ulster Town Code; an

WHEREAS, the Town of Ulster Planning Board declared its intent to be Lead Agency for an Unlisted Action-Coordinated review pursuant to SEQR as its May 15, 2012 meeting; and

WHEREAS, the no Involved Agency objected to its designation as Lead Agency for the Proposed Action; and

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WHEREAS, the applicant provided a Full EAF Part 1 which assessed the Proposed Action on the subject site; and

WHEREAS, the Town of Ulster Planning Board completed a Full EAF Part 2, which was used to identify potentially significant adverse impacts and required studies; and

WHEREAS, upon review of the Full EAF Part 1 and Full EAF Part 2; a determination was made that a Full EAF Part 3 would not prepared since no potentially large impacts were identified due to the mitigation measures, which were designed into the Proposed Action; and

WHEREAS, the Proposed Action was referred to the Ulster County Planning Board pursuant to Section 239 1 and m of NYS General Municipal Law and written comments from the UCPB were provided on June 6, 2012, which require approval by the Ulster County Health Department of the method of sewage disposal; and

WHEREAS, the Town of Ulster Planning Board has received comments of its consulting planner and engineers, Water and Sewer Departments and finds the Proposed Action would not pose any potentially significant environmental impacts *based upon documentation and plans provided and the mitigation measures being employed in the design of the development.*

NOW THEREFORE BE IT RESOLVED, the Town of Ulster Planning Board – as Lead Agency – hereby issues a SEQR Determination of Non-Significance (Negative Declaration); and

FURTHER BE IT RESOLVED, the Town of Ulster Planning Board refers this matter to the Town of Ulster Town Board with a recommendation of approval of the Special Permit Use; and

FURTHER BE IT RESOLVED, the Town of Ulster Planning Board hereby grants Site Plan Approval to *Bread Alone* to establish a full-service 80-seat café with seating for additional 30 patrons on an outdoor seasonal patio along with a state-of-the-art wholesale bakery that will employ 45 production workers, 8 office/sales staff members and 23 café/restaurant employees on an 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. Completion of all technical revisions to Plan Set as may be required by the Town Planner, Town's Alternate Consulting Engineer (Praetorius & Conrad) and/or Town of Ulster Water & Sewer Departments;
4. Approval by the Ulster County Health Department of wastewater disposal for subject site;
5. Approval by the Town Board of the Special Permit use; and
6. All fees, including consultant fees, shall be paid

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

Millens Recycling

Donald Brott appeared on behalf of the application for a recycling center. Mr. Brott reviewed how the stormwater would be collected and treated on site. The applicant is working with Praetorius & Conrad on some remaining issues with the stormwater plan. Mr. Sorensen reviewed his memo with the Board stating the Town Board has final approval of the project. The applicant has made significant changes to the plan; all issues have been adequately addressed and the project is ready to be referred to the Town Board for approval. Mr. Sorensen went on stating there are no issues of potential environmental impact. Mr. Sorensen recommended the Board refer the project to the Town Board for approval. Mr. Sorensen read the resolution.

WHEREAS, the Town of Ulster Planning Board and its consultant planner, Town Alternate Engineer (Praetorius & Conrad, PC), Highway, Water & Sewer Departments have reviewed an application by *Millens Holdings, LLC* – seeking *Site Plan & Special Permit approval* to establish a scrap metal recycling and transfer facility on a 4.2-acre site identified on the Town of Ulster Tax Maps as SBL 48.66-2-2.1; and

WHEREAS, the subject site presently contains an existing 51,750 square foot (sf) building formerly utilized as the Miron Truss Plant (aka Pro-Build); and

WHEREAS, the applicant proposes to demolish a 28,000 sf portion off the rear of the existing building and construct a 24,000 sf and 31.5-foot high addition in its place; and

WHEREAS, the facility will include a fully-covered processing area for the receipt of ferrous and non-ferrous metals that will be bailed, cut, chopped, sheared and sorted; and

WHEREAS, the subject site is situated within the OM-Office Manufacturing District where such use is allowed by Special Permit approved by the Town Board; and

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

- *Application for Site Plan Review* prepared by Donald F. Brott, P.E. dated 12/22/2011;
- *Project Narrative* prepared by Donald F. Brott, P.E. (Brinnier & Larios) dated 12/22/2011;
- *SEQRA Full EAF Part 1* prepared by Donald F. Brott, P.E. (Brinnier & Larios) dated 12/22/2011;
- *Existing Conditions Plan* prepared by Brinnier & Larios, P.C. dated December 2011;
- *Demolition Plan* prepared by Brinnier & Larios, P.C. dated December 2011; and

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- *Proposed Site Plan* prepared by Brinnier & Larios, P.C. December 2011.
- *Cover Letter* prepared by Donald F. Brott, P.E. Brinnier & Larios, PC dated 1/18/2012;
- *SEQR Full EAF Part 1* by Donald F. Brott, P.E. (Brinnier & Larios) *revised* 1/18/2012;
- *Existing Conditions Plan* prepared by Brinnier & Larios, P.C. *revised* January 11, 2012;
- *Demolition Plan* prepared by Brinnier & Larios, P.C. *revised* January 31, 2012;
- *Proposed Improvements* prepared by Brinnier & Larios, P.C. *revised* January 31, 2012;
- *Lighting and Processing Procedure Plan* prepared by Brinnier & Larios, P.C. *dated* 1/31/2012;
- *Elevation Views* prepared by Brinnier & Larios, P.C. *revised* January 31, 2012; and
- *Details Sheet* prepared by Donald F. Brott, P.E. of Brinnier & Larios, P.C. December 2011.
- *Cover Letter* prepared by Dennis Larios, P.E. Brinnier & Larios, PC dated 3/1/2012;
- *Acoustic Analysis* prepared by Sterling Environmental Engineering, P.C. dated 2/29/2012;
- *Existing Conditions Plan* prepared by Brinnier & Larios, P.C. *revised* January 11, 2012;
- *Demolition Plan* prepared by Brinnier & Larios, P.C. *revised* January 31, 2012;
- *Proposed Improvements* prepared by Brinnier & Larios, P.C. *revised* February 28, 2012;
- *Lighting and Processing Procedure Plan* prepared by Brinnier & Larios, P.C. *revised* 2/21/12;
- *Elevation Views* prepared by Brinnier & Larios, P.C. *revised* February 29, 2012; and
- *Details Sheet* prepared by Donald F. Brott, P.E. of Brinnier & Larios, P.C. *revised* 2/21/12.
- *Correspondence from the NYSDEC* concerning Millen's dated April 10, 2012;
- *Cover Letter* prepared by Dennis Larios, P.E. Brinnier & Larios, PC dated 5/2/2012;
- *Percolation Test Data* prepared by Brinnier & Larios, PC dated April 27, 2012;
- *Storm Water Calculations & Report* prepared by Brinnier & Larios, PC dated 5/2/2012;
- *Turning Radius Plan* prepared by Brinnier & Larios, PC dated 5/2/2012;
- *Existing Conditions Plan* prepared by Brinnier & Larios, P.C. *revised* May 1, 2012;
- *Demolition Plan* prepared by Brinnier & Larios, P.C. *revised* January 31, 2012;
- *Proposed Improvements Plan* prepared by Brinnier & Larios, P.C. *revised* May 1, 2012;
- *Lighting, Processing & Traffic Plan* prepared by Brinnier & Larios, P.C. *revised* 5/1/12;
- *Elevation Views* prepared by Brinnier & Larios, P.C. *revised* February 29, 2012;
- *Details Sheet* prepared by Donald F. Brott, P.E. of Brinnier & Larios, P.C. *added* 4/1/12; and
- *Details Sheet* prepared by Donald F. Brott, P.E. of Brinnier & Larios, P.C. *revised* 5/1/12.
- *BMP & SWPPP* prepared by Brinnier & Larios, PC *revised* 6/5/2012;
- *Turning Radius Plan* prepared by Brinnier & Larios, PC *revised* 6/5/2012;
- *Existing Conditions Plan* prepared by Brinnier & Larios, P.C. *revised* May 1, 2012;
- *Demolition Plan* prepared by Brinnier & Larios, P.C. *revised* January 31, 2012;
- *Proposed Improvements Plan* prepared by Brinnier & Larios, P.C. *revised* June 5, 2012;
- *Lighting, Processing & Traffic Plan* prepared by Brinnier & Larios, P.C. *revised* June 6, 2012;
- *Elevation Views* prepared by Brinnier & Larios, P.C. *revised* February 29, 2012;
- *Details Sheet* prepared by Donald F. Brott, P.E. of Brinnier & Larios, P.C. *added* 4/11/12; and
- *Details Sheet* prepared by Donald F. Brott, P.E. of Brinnier & Larios, P.C. *revised* 6/5/12.

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WHEREAS, the Town of Ulster Planning Board referred this matter to the Town Board with the recommendation the Town Board be Lead Agency for the coordinated environmental review of the proposed Unlisted Action;

WHEREAS, the applicant provided a Full EAF Part 1 with Full Visual EAF Addendum which assessed the full build-out of the subject site; and

WHEREAS, the Town of Ulster Planning Board and Town Board completed a Full EAF Part 2, which was used to identify potentially significant adverse impacts and required studies; and

WHEREAS, upon review of the Full EAF Part 1, Part 2 and BMP & SWPPP; a Full EAF Part 3 EAF was not prepared since no potentially large impacts were identified due to the mitigation measures, which were designed into the Proposed Action;

WHEREAS, the Proposed Action was referred to the Ulster County Planning Board pursuant to Section 239 1 and m of NYS General Municipal Law and written comments from the UCPB were provided on April 4, 2012; and

WHEREAS, upon review of the UCPB Required Modifications, the Town of Ulster Planning Board concluded the UCPB's required modifications *were addressed through the applicant's revised plans and BMP & SWPPP*; and

WHEREAS, the Town of Ulster Planning Board has received comments of its consulting planner and engineers, Highway, Water and Sewer Departments and finds the Proposed Action would not pose any potentially significant environmental impacts *based upon detailed studies provided and the mitigation measures being employed in the design of the development*; and

WHEREAS, the Town Board has held the required public hearing.

NOW THEREFORE BE IT RESOLVED, the Town of Ulster Planning Board refers this matter to the Town Board with a recommendation of a SEQR Determination of Non-Significance (Negative Declaration); and

FURTHER BE IT RESOLVED, the Town of Ulster Planning Board hereby recommends the Town Board grant Site Plan & Special Permit Approval to *Millens Holdings, LLC* to establish a scrap metal recycling and transfer facility on the above referenced site subject to the conditions, limitations and restrictions set forth below.

1. Compliance with applicable State regulations and local zoning and building laws, rules and regulations;
2. Compliance with all representations made by the applicant;
3. Compliance with BMP & SWPPP for recycling facility;

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4. Completion of any technical revisions to Plan Set as may be required by the Town Engineer and Town of Ulster Water & Sewer Departments; and
5. Establishment of an escrow fund to cover the Town of Ulster's cost annually to hire a qualified third party to supplement NYSDEC inspections of the recycling facility;
6. The special permit is subject to an annual inspection of the recycling facility (by a Town Board-designated third party inspector) to ensure satisfactory compliance with all State and local regulations;
7. Failure to comply with applicable State and local regulations shall result in revocation of Special Permit; and
8. All fees, including consultant fees, shall be paid.

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

Ryan Hoffstatter Landscaping

Ryan Hoffstatter appeared on behalf of the application for a retail/wholesale landscaping business on Rt. 28. Mr. Hoffstatter stated he would be selling trees, shrubs, bluestone and mulch; he was not sure if he would be open year round. If open in the winter months he would sell sand, salt and maybe Christmas trees. The storage bins made from 6' x 6' rough cut wood. There will be no equipment storage on the site. Mr. Sorensen reviewed his memo stating the applicant will need approval from NYS DOT for the curb cut. Parking, lighting and signage will need to be added to the plan along with fence details. Mr. Sorensen recommended the Board declare its intent to be Lead Agency and refer the project to the Ulster County Planning Board and NYS DOT.

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

Kingdom Hall of Jehovah's Witnesses

Scott Lucas appeared on behalf of the application for a minor subdivision and site plan. Mr. Lucas reviewed the project; the applicant would like to construct a 4,500 sq ft Kingdom Hall with 51 parking spaces. Mr. Lucas reviewed the floor plan with the Board. Mr. O'Brien reviewed the handicapped parking with Mr. Lucas. Mr. Lucas stated the handicapped parking is situated near a sloped sidewalk so there are no steps to navigate. Mr. O'Brien suggested addition landscaping be added to the site as it is in a residential neighborhood. Mr. O'Brien questioned the drainage plan stating there are flooding issues on the property. Mr. Lucas stated they are working on the stormwater plan. Mr. Sorensen requested the names of the adjoining property owners be placed on the map. Mr. Sorensen also requested the lands within the Right of Way be dedicated to

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the town; Mr. Lucas will contact the Highway Superintendent. Mr. Sorensen recommended the Board refer the project to the Ulster County Highway Department, Health Department and Ulster County Planning Board as well as the Town Highway and Water Department for a coordinated SEQRA review.

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

Romeo Chevrolet

Joseph Romeo appeared on behalf of the application for overflow parking for Romeo Chevrolet. The cars that will be parked on the lot are cars that are waiting for a spot on the sales lot. There are approximately 150 cars stored at Tech City. This lot can hold up to 200 cars. The parcels will be cleared and leveled; it will not be paved. Mr. Sorensen suggested the edge of the access drive that is not curbed be striped. There will be no signage or lighting on the site. It was suggested a sign that states employee's only be placed on the site. Mr. DeForest read the resolution to the Board.

WHEREAS, the Town of Ulster Planning Board and its consultant planner have reviewed an application by – *Romeo Chevrolet-Buick-GMC (Licensee - 64 Properties, LLC) (Owner - Ulster 9W Holdings, LLC)* – seeking Site Plan Approval for temporary overflow parking of cars on the above cited property, which is situated on the east side of NYS Route 9W; and

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

- *License Agreement for Storage of Cars* by Ulster 9W Holdings, LLC dated 6/12/2012;
- *Certificate of Liability Insurance* by Ulster 9W Holdings, LLC dated 6/12/2012; and
- *Site Plan for Temporary Overflow Parking* by Praetorius & Conrad, PC dated 6/12/2012.

WHEREAS, the Proposed Action is permitted within the RC-Regional Commercial Zoning District subject to Site Plan Approval by the Town of Ulster Planning Board; and

WHEREAS, the Planning Board considered 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 determined the applicant submitted a complete application; and

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WHEREAS, the Planning Board upon review of the entire record (including SEQR Short Environmental Assessment Form (EAF)) found that the Proposed Action was an *Unlisted Action* pursuant to 6NYCCR Part 617 of State Environmental Quality Review (SEQR).

NOW THEREFORE BE IT RESOLVED, the Town of Ulster Planning Board – as Lead Agency – hereby issues a SEQR Determination of Non-Significance (Negative Declaration); and

FURTHER BE IT RESOLVED, the Town of Ulster Planning Board has determined they have complied fully with the procedural requirements of 6NYCCR Part 617 of State Environmental Quality Review (SEQR); and

FURTHER BE IT RESOLVED, the Town of Ulster Planning Board hereby grants Site Plan Approval to *Romeo Chevrolet-Buick-GMC* for a change in use to provide *temporary overflow parking of cars* on above-cited property, subject to the conditions, limitations and restrictions set forth below.

1. Compliance with applicable zoning and building laws, rules and regulations;
2. Compliance with Site Plan and all representations made by the applicant;
3. No display of vehicles atop the existing rock outcrop on the subject site;
4. The display of temporary signs, streamers, or banners shall be prohibited;
5. Customer sales shall not take place within the *temporary overflow parking area*;
6. *The edge of the access drive, which is not curbed, shall be striped to prevent encroachment of parked vehicles within the driving aisles*;
7. Employee Only signs shall to be placed along front of overflow parking area; and
8. All fees, including consultant fees, shall be paid

Action: A motion to grant approval of the site plan was made by Mr. Mulligan with a second from Mrs. Hayner; all were in favor.

Glenerie Stormwater Project

Mr. Kovacs stated the Town has received a grant to install stormwater drainage in Glenerie; the grant requires a Phase I B Cultural Resource Addendum be prepared. This report needs to be reviewed by the New York State Office of Parks, Recreation, and Historic Preservation. The resolution refers the report to the required agency. Mr. Kovacs read the resolution to the Board.

WHEREAS, the Town of Ulster has received a grant for the construction of storm water drainage improvements for the Glenerie area; and

WHEREAS, as part of the grant, it is a requirement that a Phase 1B Cultural Resource Addendum be prepared; and

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WHEREAS, Joseph E. Diamond, Ph.D., has prepared such a report; and

WHEREAS, said report needs to be reviewed by the New York State Office of Parks, Recreation, and Historic Preservation; now therefore, be it

RESOLVED, that the Town of Ulster Planning Board hereby requests that the New York State Office of Parks, Recreation, and Historic Preservation undertake SEQR review of the Phase 1B Cultural Resource Addendum that has been prepared by Joseph E. Diamond, Ph.D.; and be it further

RESOLVED, that the Town of Ulster Planning Board Secretary send one copy of Mr. Diamond's report, as well as a copy of this resolution, to:

Douglas Mackey
New York State Office of Parks, Recreation, and Historic Preservation
Peebles Island
PO Box 189
Waterford, NY 12188

Action: A motion to accept the resolution was made by Mrs. Hayner with a second from Mr. Mulligan with all in favor.

A motion to adjourn was made by Mrs. Hayner with second from Mr. Sorensen with all in favor. Meeting adjourned at 8:20.

Respectfully Submitted

Mary Secreto
Planning Secretary