

Town of Ulster Planning Board

The monthly meeting of the Town of Ulster Planning Board was held on Tuesday June 21, 2011 at 7:00 p.m. at the Town Hall Lake Katrine New York. The following members were present:

Renno Budziak –Chairman
Larry Decker
Ozzie Beichert
Alan Sorensen – Planner

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

Church of Latter Day Saints – Fording Place Road

Brian McCain appeared on behalf of the application for a new freestanding sign. Mr. Sorensen stated the sign meets the code and will be 20' off the right of way. The sign will not be lit. Mr. Sorensen recommended the Board grant a negative declaration and approve the sign.

Action: A motion to grant a negative declaration as per SEQRA was made by Mr. Beichert with a second from Mr. Decker with all in favor. A motion to grant approval of the freestanding sign with the condition of removing the wall sign when complete was made by Mr. Decker with a second from Mr. Beichert; all were in favor

WHEREAS, the Town of Ulster Planning Board and its consultant planner have reviewed an application by *Church of Jesus Christ of Latter Day Saints* for Site Plan Approval to construct a 43.5 square-foot freestanding monument sign.

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

- *Site Plan Consent Form* authorizing application by Alexander Pineda dated 4/13/2011;
- *Application for Site Plan Review* prepared by Dennis W. Rex, AIA dated April 8, 2010;
- *SEQRA Short EAF* prepared by Dennis W. Rex, AIA dated April 8, 2010; and
- *Stone Meetinghouse Sign* detail by Muhlenberg Greene Architects, LTD dated 4/8/2011.

WHEREAS, the freestanding monument sign complies with Section 190-33 of the Town of Ulster Zoning Law with respect to sign area, height and placement on the subject site; and

WHEREAS, the Planning Board, upon review of the entire record (including SEQRA Short Environmental Assessment Form), found that the Proposed Action involving the erection of an 43.5 square foot monument sign will not have an adverse

Town of Ulster Planning Board

impact on the environment; as Lead Agency made a determination of non-significance; and issued a Negative Declaration pursuant to Part 617 of SEQRA at its June 19, 2011 public meeting.

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, the application by – Church of Jesus Christ of Latter Day Saints – for Site Plan approval to erect a 43.5-square foot monument sign is granted, subject to the conditions, limitations and restrictions set forth below.

1. Full compliance with applicable Building Codes requirements.
2. Escrow account paid in full.

Motioned by: Mr. Decker
Seconded by: Mr. Beichert

All in Favor:

All Opposed:

Renno Budziak	yes
Ozzie Beichert	yes
Larry Decker	yes
Gary Mulligan	absent
Scott Ricketson	absent

Maloney – Lot Line Adjustment

Burt Winnie appeared on behalf of the application for a lot line adjustment. The applicant would like to transfer approximately 12,000 sq ft from one lot to another to create a flag lot. This will give the second lot road frontage. There are no wetlands of streams on the property. Mr. Sorensen stated that application is straight forward and recommended the Board grant a negative declaration and approve the lot line adjustment.

Action: A motion to grant a negative declaration as per SEQRA was made by Mr. Beichert with a second from Mr. Decker; all were in favor.

A motion to grant the lot line revision was made by Mr. Beichert with a second from Mr. Decker; all were in favor.

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

Respectfully Submitted
Mary Secreto
Planning Secretary