

*TOWN OF ULSTER
PLANNING BOARD
JUNE 18, 2013*

The monthly meeting of the Town of Ulster Planning Board was held on Tuesday June 18, 2013 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

Gary Mulligan
Larry Decker
Alan Sorensen - Planner

A motion to approve the minutes from the May meeting was made by Mrs. Hayner with a second from Mr. Allison. All were in favor.

Lands of Kevin Hinchey

Charles Boolukos appeared on behalf of the application a resubdivision. 0621 acres will be transferred increasing one lot to 1.001 acres. Mr. Sorensen stated the applicant would need a driveway cut from the Town Highway Department, all other issues have been resolved. Mr. Sorensen recommended the board waive the preliminary public hearing and hold a public hearing for final plat approval on July 16th.

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

Mr. DeForest allowed adjoining neighbors comment on the parcel. They stated the area floods and they are concerned about what Mr. Hinchey is going build on the property and if it will increase the water issues. They also voiced concerns on the access to the property. Mr. DeForest stated the property is zoned for residential use only.

Ralph McCumber – Lot Line Adjustment

Mr. McCumber appeared on behalf of a lot line adjustment that will transfer 1.8 acres from one lot to another. Mr. Sorensen stated there were minor technical recommendations that need to be added to the map. Mr. Sorensen recommended the Board grant a Negative Declaration and grant approval with the condition the technical revisions are made.

Action: A motion issue a Negative Declaration was mad by Mr. Mulligan with a second from Mr. Allison. All were in favor.

A motion to grant approval conditioned upon the planner's review of the final plans was made by Mrs. Hayner with a second from Mr. Mulligan. All were in favor.

WHEREAS, the applicant – Ralph J. McCumber with the Consent to File by Edna Feddes – submitted an application seeking Lot Line Adjustment approval involving the transfer of approximately 1.8-acres from SBL 39.1-5-13.11 (Lands of Edna Feddes) to SBL 39.1-5-11(Lands of Ralph McCumber); and

*TOWN OF ULSTER
PLANNING BOARD
JUNE 18, 2013*

WHEREAS, pursuant to Section 161-9 of the Town Code, the Proposed Action is a Lot Line Adjustment, 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:

- *Lot Line Adjustment Application* by Ralph J. McCumber dated June 6, 2013;
- *SEQRA Short EAF* prepared by Ralph J. McCumber dated June 6, 2013; and
- *Map of Lot Line Revision* by John J. Post Jr., L.L.S dated June 4, 2013; and
- *Map of Lot Line Adjustment* by John J. Post Jr., L.L.S revised June 18, 2013.

WHEREAS, the proposed lots comply with the minimum lot size and dimensional requirements of the R-60 Residential Zoning District; and

WHEREAS, referral to the Ulster County Planning Board is not required pursuant to the UCPB Land Use Referral Guide, since there are fewer than 5 lots and no lots are in 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 *Map of Lot Line Adjustment* was prepared by John J. Post Jr., L.L.S dated June 18, 2013 and submitted for review to the Planning Board with a recommendation to accept the Map of Lot Line Adjustment by its consulting planner subject to minor technical revisions; and

WHEREAS, a public hearing is not required to approve a Lot Line Adjustment.

WHEREAS, the Planning Board upon review of the entire record (including SEQR Short EAF) found the Proposed Action 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 Part 617 of SEQR; and

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

FURTHER BE IT RESOLVED, the Town of Ulster Planning Board hereby grants Lot Line Adjustment Approval as described above to Ralph J. McCumber subject to the conditions, limitations and restrictions set forth below.

*TOWN OF ULSTER
PLANNING BOARD
JUNE 18, 2013*

1. Submission of Final Plat with minor technical revisions requested by the Planning Board, which shall be subject to the Town Planner's approval;
2. Plat may be filed with Office of County Clerk after signed by the Chairman of the Planning Board;
3. 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
4. All fees, including consultant fees, shall be paid.

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

A motion to reopen the meeting was made by Mrs. Hayner with a second from Mr. Decker with all in favor.

Dollar General – Signs

A representative from All Kinds of Signs appeared on behalf of the application for signage at Dollar General. The applicant is requesting a monument sign and a wall sign. The sign size is compliant with Town code. The base of the monument sign will match the building. The applicant would like to keep the design of the wall as submitted. Mr. Sorensen recommended gooseneck lighting on the wall sign in place of the internally lit sign. No action was taken by the Board.

A motion to adjourn was made by Mrs. Hayner with a second from Mr. Allison.

Respectfully Submitted,

Mary Secreto
Planning Secretary