

TOWN OF ULSTER PLANNING BOARD  
MEETING MINUTES  
APRIL 19, 2022

MEETING HELD IN PERSON

PLEDGE OF ALLEGIANCE

EMERGENCY EXITS

CALLED TO ORDER BY CHAIRMAN RING AT 7PM

**ROLL CALL BY WARREN TUTT**

FRANK ALMQUIST

RORY LEE - EXCUSED

LAWRENCE DECKER

ANDREW STAVROPOLOUS

GEOFFREY RING – CHAIRMAN

JOHN STOWELL - ALTERNATE

JOHN MORROW – ALTERNATE

**APPOINT JOHN STOWELL AS ALTERNATE**

**MOTION** – CHAIRMAN RING

**SECOND** - ANDREW STAVROPOLOUS

**ALL IN FAVOR**

**OLD BUSINESS**

**RUPCO-P-873**

114 Route 28  
SBL# 48.14-1-24 & 27  
Zone HC  
Site Plan

**PRESENTERS:**

KEVIN O'CONNOR, CEO - RUPCO  
CHRIS KRONER – MASS DESIGN GROUP - ARCHITECTURE  
DENNIS LARIOS – BRINNIER & LARIOS, CIVIL ENGINEER

**KEVIN**

- QUALITY INN PURCHASE
- CONVERTING 146 HOTEL ROOMS TO 81 PERMANENT SUPPORTIVE APARTMENTS FOR HOMELESS FAMILIES AND INDIVIDUALS
- POTENTIAL RESIDENTS WILL NEED TO MEET THE HOMELESS REQUIREMENT STANDARD TO MOVE IN AND/OR AN INCOME REQUIREMENT FOR LOW INCOME.
- RENTAL ASSISTANCE WILL BE AVAILABLE FOR THOSE NEEDING IT.
- IN CONTRACT OF SALE
- IN PARTNERSHIP WITH FAMILY OF WOODSTOCK AND CATHOLIC CHARITIES
- ULSTER COUNTY WILL AWARD \$2,000,000.00 TO TOU TO BRING WATER AND SEWER TO THIS SIDE OF THE THRUWAY TO SERVE THIS PROJECT AND OTHER PROPERTIES ON THIS SIDE OF THE THRUWAY.

**TOWN OF ULSTER PLANNING BOARD**  
**MEETING MINUTES**  
**APRIL 19, 2022**

- HAS SECURED A GRANT TO HELP PROVIDE RENTAL SUBSIDIES AND SERVICES FOR RESIDENTS THAT WILL LIVE HERE.
- WILL HAVE 24/7 BEHAVIORAL AND MEDICAL HELP ON SITE
- WILL HAVE A DAYCARE
- CONSIDERING COMMERCIAL FRANCHISE USE FOR A SECTION.
- INTENDING TO REUSE THE POOL.
- WILL HAVE THEIR OWN TRANSPORTATION FOR RESIDENTS
- SECURITY CAMERA SYSTEM WILL BE SET UP
- 145 PARKING SPACES

**CHRIS**

- NOT FOR-PROFIT ARCHITECTURE OFFICE
- SMALL DISCUSSION OF THE TYPES OF PROJECTS THEY TAKE ON
- DECREASING THE PARKING ON THE SIDE NEAR THE THRUWAY TO MAKE ROOM FOR A COMMUNITY GARDEN AREA
- SOLAR OPPORTUNITY ON THE FLAT ROOF
- LOOKING TO MAKE A PUBLIC WALKWAY THROUGH THE GARDEN AREA
- REGREENING THE SPACE BY THE THRUWAY
- EXISTING BUILDING IS IN FLOOD PLAIN BUT ENTIRE FOOTPRINT OF BUILDING IS ELEVATED AND OUT OF FLOOD PLAIN
- KEEPING ALL PARKING BETWEEN BUILDING AND ACCOMPANYING NEIGHBORS
- WILL BE A MIX OF STUDIOS, 1 BEDROOMS, 2 BEDROOMS AND 3 BEDROOM APARTMENTS.
- EXTERIOR PLAN TO INSTALL AN INTERLACING RAIN SCREEN SYSTEM WHICH HAS VERTICAL AND HORIZONTAL COMPONENTS MADE OF METAL, OVERLAYED UPON THAT IS A WOOD CLADDING FINISH. EITHER DIRECTLY OVER THE STUCCO OR LATCHED/CLIPPED AT THE TOP.
- GROUND FLOOR – HAVE CUT IN DOORS AT THE WINDOWS WHERE THERE WERE FORMALLY PASS-THROUGH AIR CONDITIONERS. TRYING TO CREATE ENTRIES TO EACH OF THE APARTMENTS.
- CONSIDERING A CAFÉ
- CONSIDERING A THRIFT STORE

**DENNIS LARIOS**

- 9.4 ACRES- 2 PARCELS COMBINED
- ELEVATION CERTIFICATE OBTAINED AND GIVEN TO PLANNING BOARD
- DOOR ELEVATION IS ABOVE FLOOD PLAIN ELEVATION
- SEWER NEEDS TO BE ADDED TO SITE.

QUESTION ASKED ABOUT ROUGHLY HOW MUCH THE TOTAL PROJECT WILL COST.

- UNSURE AT THE MOMENT COST WISE
- \$2,000,000.00 ESTIMATED JUST FOR WATER/SEWER SO FAR.

TOWN OF ULSTER PLANNING BOARD  
MEETING MINUTES  
APRIL 19, 2022

-WARREN HAS SMALL DISCUSSION ON SQUARE FOOTAGE FOR 81 APARTMENTS WHEN HIS CALCULATIONS SHOW IT SHOULD BE 83 APARTMENTS.

-WILL FILE FOR A LOT LINE DELETION TO CORRECT SQ FT NEEDED FOR PROJECT.

CHAIRMAN RING REQUESTED A DOCUMENTED TRANSPORTATION PLAN INCLUDING:

-HOW MANY PEOPLE CAN THE BUS HOLD

-HOW MANY RUNS

-IS IT ON DEMAND

-WHAT HOURS WILL THE TRANSPORTATION BE AVAILABLE.

CHAIRMAN RING HAD CONVERSATION WITH BRIAN CAHILL AT THE COUNTY ABOUT UCRT – PUTTING A STOP UNDER THE PORTICO.

KEVIN WILL NEED TO WORK OUT WITH THE COUNTY GETTING A BUS STOP AT THE RUPCO APARTMENT LOCATION.

SMALL DISCUSSION ON THE ELEVATION OF THE PUMPING STATION- GRAVITY FEEDING TO PUMPING STATION OR PUMPING TO IT FOR FUTURE EXPANSION AND ALSO IF STORM WATER WOULD BE AN ISSUE.

**RESOLUTION WAS READ**

**WHEREAS**, the applicant –RUPCO, seeks Site Plan approval as an eleemosynary organization and use to convert and adaptively reuse a former hotel/motel complex for assisted and supportive apartments (Action); and,

**WHEREAS**, the applicant has submitted a complete Site Plan application to the Town of Ulster including a submitted State Environmental Quality Review Act (SEQRA) Short Environmental Assessment Form, Parts 1 & 2; and,

**WHEREAS**, the Town Board of the Town of Ulster has final review and approval authority for the site plan application in coordination with the Town of Ulster Planning Board; and,

**WHEREAS**, said Planning Board has initiated review of the Action, and the Planning Board assumes that the proposed Action will benefit from proposed new sewer and water connections still being finalized between the Town of Ulster and Ulster County;

**NOW THEREFORE BE IT RESOLVED**, the Planning Board recommends the Town Board declare to be Lead Agency for this Action, and the Town Board also type this Site Plan application as Type II Action under the New York State Environmental Quality Review Act (SEQRA) as per 6 NYCRR 617.5 (c) (3) and (18), being reuse of an existing commercial structure where use is permitted, and that such reuse will incorporate green infrastructure; and,

**NOW BE IT FURTHER RESOLVED**, the Planning Board recommends that no further review under SEQRA is required for this Action; however, this SEQRA declaration does not include environmental review of

TOWN OF ULSTER PLANNING BOARD  
MEETING MINUTES  
APRIL 19, 2022

proposed new sewer and water connections as such connections are still being finalized between the Town of Ulster and Ulster County, and when finalized these connections will be reviewed separately under SEQRA;

**AND BE IT FURTHER RESOLVED** should such sewer and water connections not occur, or not occur in an anticipated schedule matched to the RUPCO site plan anticipated completion, then the Town reserves the right to re-review this Site Plan Action as reliant on other sewer and water services.

**MOVE TO TOWN BOARD**

**MOTION** – FRANK ALMQUIST

**SECOND** – ANDREW STAVROPOLOUS

**ROLL CALL VOTE** - ALL IN FAVOR

**ADJOURN THE MEETING**

**MOTION** – CHAIRMAN RING

**SECOND** – LAWRENCE DECKER

**ALL IN FAVOR**