

Town of Ulster Planning Board Agenda
Town Hall
1 Town Hall Drive
Lake Katrine, NY 12449
October 10, 2023
7:00 PM

-Pledge of Allegiance
-Emergency Exits

Roll Call

Mr. Almquist

Mr. Decker

Mr. Stavropoulos

Mr. Stowell

Chairman Lee

Approval of September Minutes

Motion – Mr. Almquist

Second – Mr. Stowell

All in favor

New Business

Sonia Monroy- P-921

772 Ulster Ave (former Zenon's)

SBL: 48.58-6-10

Zone: HC

Site Plan – Façade Change

Sonia Monroy represented for the proposed new restaurant “Los Jalepenos”

They are looking to slightly change the façade by painting, changing the front roof and adding decorative stone in the front.

The board mentioned that the new owners will have to re-paint the lines in the parking lot.

With at least 1 handicapped spot.

David Church read a resolution.

Resolution:

WHEREAS the applicant – Sonia Monroy seeks site plan approval for a façade change and other improvements for a new Mexican style restaurant in an existing restaurant building; and

Town of Ulster Planning Board Agenda
Town Hall
1 Town Hall Drive
Lake Katrine, NY 12449
October 10, 2023
7:00 PM

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

Application for Site Plan submitted and signed by Sonia Monroy, dated 9/23/2023
Completed Short Environmental Assessment Form, Part 1, prepared and signed by Sonai Monroy, dated 9/23/2023

One-page project narrative, undated / no title

One-page "Color rendering – Los Jalepenos", showing front and side façade changes and lower roof changes, undated

Two photographs of roof and stone façade materials to be used, undated; and,

WHEREAS the Town of Ulster Planning Board retains the authority to approve the Site Plan Amendment in accordance with the Town Code; and

WHEREAS the Proposed Action is exempt from referral to the Ulster County Planning Board pursuant to their referral agreement with the Town of Ulster; and

WHEREAS, the Town of Ulster Planning Board, upon review of the entire record determines the Proposed Action is Type II under SEQRA and no further action is required related to environmental assessment.

NOW THEREFORE BE IT RESOLVED, the Town of Ulster Planning Board hereby grants Conditional Site Plan Amendment approval for the Proposed Action 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 and all details as cited herein.
4. Parking spaces shall be marked and stripped prior to opening and operation of this action, including at least one ADA compliant parking space; and,
5. A rendering of the new, exterior sign shall be provided to the Town Building Inspector prior to opening.
6. Compliance with any comments from the Town of Ulster Water or Sewer Superintendents.
7. 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
8. All fees, including consultant fees, shall be paid.

Motioned by: Mr. Stavropoulos

Seconded by: Mr. Stowell

Rory Lee, Chair

Town of Ulster Planning Board Agenda
Town Hall
1 Town Hall Drive
Lake Katrine, NY 12449
October 10, 2023
7:00 PM

Frank Almquist, Vice Chair

DATE: 10/10/2023.

Uncle B's – P-922

400-416 Old Neighborhood Rd

SBL: 48.7-1-12.110

Zone: RC

Minor Subdivision

The parcel, in total, is 2.99 Acres, They are proposing to subdivide into 3 lots. Lot 1 will be 1.1 acres, currently vacant, lot 2 will be .527 acres where the laundromat is and lot 3 will be 1.363 acres , where the carwash is.

David Church read a Resolution.

Summary - A motion initiating SEQRA and scheduling public hearing.

Resolution:

WHEREAS Applicant and owner – Uncle B's Holding LLC, proposes a three (3) lot subdivision with the existing and proposed lots all fronting Old Neighborhood Road; and,

WHEREAS the applicant has submitted a complete subdivision application including a submitted State Environmental Quality Review Act (SEQRA) Short Environmental Assessment Form to the Town of Ulster Planning Board; and,

WHEREAS, the Town of Ulster Planning Board has final subdivision review and approval authority for this application.

NOW THEREFORE BE IT RESOLVED, based on a review of the application the Town of Ulster Planning Board takes the following actions:

BE IT RESOLVED that the Town of Ulster Planning Board determines that this Minor Subdivision application is an Unlisted Action under the New York State Environmental Quality Review Act (SEQRA) and that the Planning Board declares intent to be Lead Agency; and,

BE IT RESOLVED, that as a minor subdivision this application is exempt from referral to the Ulster County Planning Board as per the Ulster County Planning Board Land Use Referral Guide; and,

Town of Ulster Planning Board Agenda
Town Hall
1 Town Hall Drive
Lake Katrine, NY 12449
October 10, 2023
7:00 PM

NOW BE IT FURTHER RESOLVED, the Planning Board waives the procedural requirement for preliminary plat submission as well as a preliminary hearing consistent with Town of Ulster Subdivision of Land Chapter 161 Section 161-10B, and schedules the Final Public Hearing for November 14, 2023.

Motioned by: Mr. Almquist

Seconded by: Mr. Decker

Votes: All in favor

DATE: 10/10/2023

Old Business

New Kingdom Hall – P-915

298 Memorial Dr

SBL: 48.66-2-3.200

Zone: OM

Site plan Approval

Continuing from last months meeting. They have addressed comments from multiple departments in regard to stormwater management and hydrant access. All comments were addressed and if needed put into the plans.

They are only clearing what is necessary for the new build, about 4 acres tops.

David Church reads a resolution.

Resolution:

Applicant and owner – JW Congregation Support, Inc. seeks to construct a new, approximate 5,000 square foot, one-story building and associated infrastructure and parking for a new Kingdom Hall. Such “house of worship” is a permitted use in the OM district; and,

WHEREAS, the materials submitted in support of this site plan application include:

One page transmittal sheet from Greenman-Pedersen, Inc. (GPI), dated 6/27/2023

Application for Site Plan Review, prepared and signed by Michael Stefanski, JW Congregation Support, Inc., and dated 6/27/2023

Escrow Agreement signed by Michael Stefanski, dated 6/27/2023

Town of Ulster Planning Board Agenda
Town Hall
1 Town Hall Drive
Lake Katrine, NY 12449
October 10, 2023
7:00 PM

Project Narrative (two pages) prepared by John Montagne, GPI, dated 6/27/2023

SEQRA Full Environmental Assessment Form, Part 1 with EAF mapper, signed by Michael Stefanski, Project Manager, dated 6/27/2023

Site Plan, Kingdom Hall of Jehovah's Witnesses, prepared by GPI, dated 4/5/2023 with revisions 6/06/2023 and 7/07/2023 and consisting of the following ten (10) sheets:

C-001, Cover Sheet
V101, Boundary and Topography Survey
CS101, Site Layout Plan
CG101, Grading and Drainage Plan
CU101, Utility Layout Plan
CE101, Erosion and Sediment Control Plan
LS101, Landscaping Plan
C501, Site Details
C502, Site Details
C503, Site Details

Four-page Response to Technical Comments Issued 12 September, 2023, to Rory Lee, Chairman, Town of Ulster Planning Board from John Montagne, RLA, VP/Director of Land Development, GPI, dated 6/22/2023

One-page memorandum from Jessica Schreyer, NYS OPRHP, to Adam Johnson, Project Engineer, GPI, dated 8/29/2023 stating the opinion that "...no properties listed in or eligible for the New York State and National Registers of Historic Places shall be impacted by this project."

Ulster County Planning Board Recommendation Memo, Referral No. 2023-128, dated 9/06/2023 making three (3) required modifications related to existing vegetation, SEQRA documentation, and Lighting Details

Nine (9) Exterior Lighting detail sheets for EcoFrom small area light by Signify

Three (3) Exterior Lighting detail sheets for LytePro LPW7 wall mount sconce by Signify

; and,

WHEREAS, the Town Board of the Town of Ulster has final site plan approval authority in coordination with and based on recommendations from the Town of Ulster Planning Board; and,

Town of Ulster Planning Board Agenda
Town Hall
1 Town Hall Drive
Lake Katrine, NY 12449
October 10, 2023
7:00 PM

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

WHEREAS, the Town Board, in coordination with the Planning Board, previously determined the Town Board was lead agency, typed the application as an Unlisted Action, and initiated the coordinated review under the New York State Environmental Quality Review Act (SEQRA); and,

WHEREAS, this application is exempt from referral under New York State General Municipal Law 239 to the Ulster County Planning Board given the subject site is greater than 500 feet from features that require such referral; and,

WHEREAS, the Planning Board considered all of the application materials submitted by the applicant in support of the Proposed Action, along with the comments from Town consultants and staff; and,

NOW THEREFORE BE IT RESOLVED, the Town of Ulster Planning Board recommends the Ulster Town Board make a Negative Declaration under SEQRA for this Unlisted Action based on coordinated review with the Town Planning Board and others: and,

BE IT FURTHER RESOLVED that the Town of Ulster Planning Board recommends that the Ulster Town Board makes final review of this Application and grants Conditional Site Plan approval for the Proposed Action subject to the conditions, limitations and restrictions set forth below.

1. Compliance, as shown on signed plans, with all comments via memos provided by Town of Ulster Water Superintendent, the Town of Ulster Sewer Department, and the Town of Ulster Engineer (Praetorius and Conrad, PC) as cited above;
2. Compliance, as shown on signed plans, with any additional comments as may be provided from the Town Engineer;
3. Compliance with any and all comments from the Ulster County Fire District No. 5 and from the Town of Ulster Highway Superintendent regarding access, vehicle circulation and any other emergency services matters;
4. Inclusion of and compliance with the Town of Ulster Planting Notes to be placed on the Site Plan map sheet S-1 and the Landscape Plan sheet S-3 cited above;
5. Compliance with applicable zoning and building laws, rules and regulations.
6. Compliance with all representations made by the applicant;
7. Compliance with documentation, site plan, design plans and all details as cited herein;
8. 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

Town of Ulster Planning Board Agenda
Town Hall
1 Town Hall Drive
Lake Katrine, NY 12449
October 10, 2023
7:00 PM

9. All fees, including consultant fees, shall be paid.

Motioned by: Mr. Almquist
Seconded by: Mr. Stavropoulos
Votes: All in favor
Date: 10/10/2023

Ulster Hospitality– P-742

1581 Ulster Ave
SBL: 39.82-2-7.117
Zone: OM

Resubmission for site plan approval

Hotel will be at the Intersection of 9W and 209, near Optum Medical building. This is the exact same plan that was approved in 2019. No other changes other than certain structural changes inside the building once constructed.

David Church read a resolution referring to the Town Board to schedule a public hearing

Resolution:

WHEREAS the Applicant – Ulster Hospitality LLC, seeks special use and site plan reapproval for the proposed Ulster Hotel. A substantially similar application was approved by the Town of Ulster in February, 2021 with approval extensions approved in January 2022 and April 2023; and,

WHEREAS the applicant has submitted a complete Special Permit and Site Plan application to the Town of Ulster including a submitted State Environmental Quality Review Act (SEQRA) Full Environmental Assessment Form; and,

WHEREAS, the Town Board of the Town of Ulster has final review and approval authority for the Special Permit and Site Plan application in coordination with the Town of Ulster Planning Board; and,

WHEREAS, said Planning Board has reviewed the applications as complete; and,

NOW THEREFORE BE IT RESOLVED, the Planning Board recommends the Town Board find that the Special Permit and Site Plan application is an Unlisted Action under the New York State Environmental Quality Review Act (SEQRA) and the Town Board should be designated as Lead Agency; and,

Town of Ulster Planning Board Agenda
Town Hall
1 Town Hall Drive
Lake Katrine, NY 12449
October 10, 2023
7:00 PM

BE IT FURTHER RESOLVED, the Planning Board recommends the Town Board formally refer the Special Permit and Site Plan application to the Ulster County Planning Board for review consistent with the Ulster County Planning Board Land Use Referral Guide and NYS General Municipal Law 239; and,

BE IT FURTHER RESOLVED, the Planning Board recommends that the Town Board scheduled a public hearing for the Special Use application – Hotel in the OM zoning district – at their earliest convenience.

Motioned by: Mr. Stavropoulos

Seconded by: Mr. Almquist

Votes: All in favor

DATE: 10/10/2023

Kingston Commons – Discussion on façade color rendering.

The planning board agreed that the necessary changes have been made to proceed with this project.

Motion to adjourn the meeting was made by Mr. Stavropoulos with a second motion from Mr. Decker.

All in favor.

Respectfully Submitted,

Megan Hay

Planning/Zoning Secretary