

TOWN OF ULSTER PLANNING BOARD
MEETING MINUTES
OCTOBER 11, 2022

PLEDGE OF ALLEGIANCE

EMERGENCY EXITS

CALLED TO ORDER BY CHAIRMAN RING AT 7PM

ROLL CALL

MR ALMQUIST

MR. DECKER

MR. LEE

MR. STAVROPOULOS

CHAIRMAN RING

ALSO PRESENT WAS MR. MORROW, MR. STOWELL AND JASON KOVACS

NO SEPTEMBER MINUTES TO APPROVE

NEW BUSINESS

Dena Marie Plaza – P-889

810-990 Miron Lane

SBL# 48.50-2-20.121

Zone – RC

Minor Subdivision

RYAN TRUCKO WITH GPI PRESENTED

-MINOR SUBDIVISION NEEDED.

-NO CHANGES TO BUILDING OR SITE PLAN

-6500 SQ FT BUILDING

-31 PARKING SPACES WITH 2 HANDICAPPED SPOTS

ALSO GOING BEFORE THE ZONING BOARD FOR AN AREA VARIANCE

CHAIRMAN RINGS ASKED IF AND HOW WILL THIS COMPLICATE ANY FUTURE LEASING IN THIS SPACE

- EVERYTHING IS STRAIGHT FORWARD AND SHOULDN'T COMPLICATE ANYTHING

DAVID CHURCH READ A RESOLUTION

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Summary - A motion initiating SEQRA, scheduling public hearing, and recommending referral to the Town of Ulster Zoning Board of Appeals

Resolution:

WHEREAS, Applicant – Dena Marie II LLC (aka David Kaplan) - has applied for a minor subdivision dividing a single lot into two (2) lots; 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 (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 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,

BE IT FURTHER RESOLVED, the Planning Board refers this application for consideration of area variances for lot line setbacks given the application as presented and the requirements of Town of Ulster zoning code; and,

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 10, 2022.

**APPROVE THE RESOLUTION
MOTION – CHAIRMAN RING
SECOND – MR. STAVROPOULOS
ALL IN FAVOR**

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Kingston – Ulster Airport

1121 Flatbush Road

SBL 40.17-1-19.11 & 26.200

Zone OM

Lot Line Adjustment

-TWO PARCELS

-6.24 ACRES

- WOULD LIKE TO MOVE THE BOUNDARY LINE BETWEEN THE HELIPORT AND THE AIRPORT

-WHEN COMBINED THEY BOTH BECOME A PUBLIC AIRPORT

SMALL DISCUSSION OF WHERE THE PROPERTY LINE RUNS

DAVID CHURCH READS A RESOLUTION

WHEREAS, the applicant, Kingston – Ulster Airport, seeks a lot line adjustment between two lots they own at the existing airport and heliport properties to facilitate combining these into a single airport. The existing fenced, northeastern portion of parcel 40.17-1-26.200 will be adjusted and approximately 6.27 acres added to parcel 40.17-1-19.110. Additionally, the applicant will seek FAA and NYSDOT approval for an amended Airport Layout Plan and will also merge security plans for the existing airport and heliport ; and,

WHEREAS, the proposed new lots comply with the minimum lot size and dimensional requirements of the OM zoning district; and

WHEREAS, pursuant to Section 161-9 of the town Code, the Proposed Action is classified as 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 include:

Completed Application of Proposed Lot Line Adjustment prepared by Todd Coggeshall, Kingston-Ulster Airport Inc., with Donald Brewer, Donald Brewer Surveying, Inc. dated 9/21/22

Signed Owner Consent Form for Filing, Todd Coggeshall, dated 9/23/22

Signed Escrow Agreement

One page narrative description of application titled “Lot Split Description”

Completed SEQRA Short EAF prepared by Todd Coggeshall, dated 9/23/22

Map of Boundary Line Adjustment for Kingston-Ulster Airport, Inc., prepared by Donald Brewer Surveying, Inc., dated 4/21/22

Project Application Review memo prepared by David E. Church, AICP, dated 10/7/22; and,

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WHEREAS, referral to the Ulster County Planning Board was not required pursuant to the UCPB Land Use Referral Guide, since the Proposed Action involves few than 5 lots and access roads and structures are not situated within the 100-year floodplain; and

WHEREAS, the Planning Board considered the application materials submitted by the applicant and by Town consultants and staff; and,

WHEREAS, in accordance with Chapter 161, Section 161-9 and 11.1 the Proposed Action is a Lot Line Adjustment and no public hearing is required; and

WHEREAS, the Planning board classifies the Proposed Action as a SEQRA Type II action and no further action is required upon review of the entire record (including SEQR Short Form EAF Part 1.

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 subject to the conditions, limitations and restrictions set forth below.

1. Consistent with §161-11.1B the Applicant has filed with the Town of Ulster a map for this Lot Line Adjustment prepared by a licensed surveyor; and,
2. Upon filing of the map noted above, said map or Plat may be filed with the office of County Clerk after being 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. The final Plat must be filed with the Office of the county Clerk within 62 days of the date final Plat is approved by the Planning Board; and,
5. All fees, including consultant fees, shall be paid.

APPROVE THE RESOLUTION

MOTION- MR. ALMQUIST

SECOND- MR. LEE

ALL IN FAVOR

ADJOURN MEETING

MOTION- CHAIRMAN RING

SECOND- MR. ALMQUIST

ALL IN FAVOR

Respectfully Submitted,
Megan Hay