

Town of Ulster Planning Board Agenda
Town Hall
1 Town Hall Drive
Lake Katrine, NY 12449
December 12, 2023
7:00 PM

- The meeting was called to order at 7:00 PM
- The Pledge of Allegiance was recited.
- The Emergency Exits were noted.

Roll call

Mr. Almquist
Mr. Decker
Mr. Stavropoulos
Mr. Stowell – Excused
Mr. Crispell
Chairman Lee

Chairman Lee appointed Mr. Crispell as a voting member of the board for the December meeting.

Approval of November minutes

Motioned by – Mr. Almquist
Seconded by – Mr. Decker
All in favor

Public Hearing

7:00 PM **Willis Subdivision – P-923**
125-137 Hudson View Cir. & 530-600 Ulster Landing Rd
SBL: 40.13–1-22.132 & 34.100
Zone: R60 & OM
Minor subdivision

Open public hearing

Motioned by – Mr. Decker
Seconded by – Mr. Almquist
All in favor

Mike Vetere represented from Vetere Surveying for the 2-lot subdivision, 10 +/- acres.
Proposing two residential house sites.

Town of Ulster Planning Board Agenda
Town Hall
1 Town Hall Drive
Lake Katrine, NY 12449
December 12, 2023
7:00 PM

Neighbors near the proposed subdivision showed for the public hearing with concerns of stormwater drainage. With some of the property being cleared for the proposed home to be built on them, the neighbors are concerned that the water will negatively impact their property more than it already currently is.

Building Inspector, Warren Tutt, noted that he would talk to the Highway Superintendent about stormwater on that road.

Close public hearing

Motioned by – Mr. Crispell

Seconded by – Mr. Decker

All in favor

David Church read a resolution.

Resolution:

WHEREAS, Applicant and owner – JBW Properties of Ulster LLC, proposes a two (2) lot minor subdivision. Additionally, a lot line adjustment is proposed transferring approximately 0.472 acres from the lot to be subdivided (SBL 40.13-1-22.132) to the contiguous lot to the north (SBL 40.13-1-34.100); and,

WHEREAS, the proposed lots comply with the minimum lot size and dimensions of the R60 and OM Zoning Districts; and,

WHEREAS, pursuant to Section 161-9 & 10 of the Town Code, the Proposed Action is classified as a Minor Subdivision, 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 for Subdivision prepared by Mike Vetere, Vetere Land Surveying, PLLC, prepared for JBW Properties of Ulster & LHV Precast Inc., dated 10/07/2023

Signed Owner Consent Form for Filing by Jim and Bob Willis

Map of Subdivision and Lot Line Revision Prepared for JBW Properties of Ulster LLC & LHV Precast Inc., prepared by Vetere Land Surveying, PLLC, dated 9/12/2023 and revised 9/26/2023 & 11/15/2023.

Town of Ulster Planning Board Agenda
Town Hall
1 Town Hall Drive
Lake Katrine, NY 12449
December 12, 2023
7:00 PM

One page memo from Frank C. Petramale, Town of Ulster Superintendent of Highways, dated 11/13/2023 and providing five (5) comments.

Completed Short Environmental Assessment Form including EAF Mapper Summary, prepared by Michael C. Vetere, PLS, dated 10/05/2023.

Engineering Report Prepared for Lands of JBW Properties of Ulster LLC, prepared by Mark J. Tiano, PE, no date but site evaluation dated for 09/09/2023; and,

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

WHEREAS the Town of Ulster Planning Board considered the application materials submitted by the applicant in support of the Proposed Action, along with the comments of its consultants and Town staff made via memoranda (which memoranda are incorporated herein by reference) as well as comments from a public hearing described below; and,

WHEREAS, in accordance with Town of Ulster Subdivision of Land Chapter 161, Section 161-9 the Proposed Action is a Minor Subdivision, and the Planning Board must hold at least one (1) public hearing before it can take final action but can waive the requirement for a preliminary public hearing; and

WHEREAS, consistent with same Chapter 161, Section 161-10C the Planning Board held such Public Hearing on December 12, 2023, and considered all comments made at such Public Hearing; and,

WHEREAS the Planning Board declared its intent to be Lead Agency and classified the Proposed Action as a SEQRA Unlisted Action at its November 2023 meeting; and, upon review of the entire record, makes a SEQRA Negative Declaration after concluding that the Action does not pose any large or significant potential, adverse environmental impacts.

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 Minor Subdivision approval as described above subject to the conditions, limitations and restrictions set forth below:

1. The Plat may be filed with the office of County Clerk after signing by the Chairman of the Planning Board.
2. Compliance with any comments from the Town of Ulster Superintendent of Highways including five (5) comments provided by memorandum dated 11/13/2023 and referenced above.

Town of Ulster Planning Board Agenda
Town Hall
1 Town Hall Drive
Lake Katrine, NY 12449
December 12, 2023
7:00 PM

3. Filing of a satisfactory driveway easement and maintenance agreement as reviewed by the Town Attorney.
4. The Plat shall show that the proposed common driveway easement area will be divided evenly between the two proposed lots.
5. Prior to issuance of any building permits on these new lots, a driveway culvert will be designed and constructed.
6. 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
7. 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
8. All fees, including consultant fees, shall be paid.

Motioned by: Mr. Crispell

Seconded by: Mr. Almquist

Votes: All in favor

DATE: 12/12/2023

New Business

John and Maureen Helmbold P-925

583 Linderman Avenue Ext

SBL: 56.9-5-18.210

Zone: R30

Minor Subdivision

Proposing a two (2) lot subdivision on a property fronting Linderman Avenue Ext. to be used for residential purposes.

David Church read a resolution scheduling a public hearing.

Resolution:

WHEREAS Applicant and owner – John and Maureen Helmbold, propose a two (2) lot subdivision fronting Linderman Avenue Extension; and,

Town of Ulster Planning Board Agenda
Town Hall
1 Town Hall Drive
Lake Katrine, NY 12449
December 12, 2023
7:00 PM

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,

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 January 9, 2024.

Motioned by: Mr. Decker

Seconded by: Mr. Crispell

Votes: All in favor

DATE 12/12/2023

Bread Alone – P-926

2121 Ulster Avenue

SBL: 39.15-4-16.100

Zone: HC

Site plan

Sharon, Owner of Bread Alone, represented, proposing (2) two 35 ft high flour silos to be constructed on the northwest corner of their existing commercial building. The Silos are proposed to be each approximately eight (8) feet in diameter and painted gray.

David Church read a resolution referring to the Ulster County Planning Board.

Resolution:

Town of Ulster Planning Board Agenda
Town Hall
1 Town Hall Drive
Lake Katrine, NY 12449
December 12, 2023
7:00 PM

WHEREAS, the applicant, Bread Alone, and owner of the property, Largay LLC, seek a site plan amendment for the addition of two (2) new flour silos on the northwest corner of their existing commercial building; *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 Town of Ulster Planning Board, upon review of the entire record determines this application to be a Type II action under the New York State Environmental Quality Review Act (SEQRA), and no further environmental assessment is required; *and*,

WHEREAS the Proposed Action must be referred for comment to the Ulster County Planning Board pursuant to their referral agreement with the Town of Ulster prior to any further action on this application.

Motioned by: Mr. Almquist

Seconded by: Mr. Crispell

Rory Lee, Chair

Frank Almquist, Vice Chair

DATE 12/12/2023

I.Park87 – P-927

Enterprise Drive

SBL: 48.7-1-29.120,130,140,160,250 & 270

Zone: OM

Lot Line Revision – proposed ROD – FOR DISCUSSION ONLY

Small discussion on getting the county comments for the Lot Line revision, which will be followed up on.

The planning board is going to sit down with the health department and George Distefano to meet with Dennis Doyle to see if the comments received are similar.

Adjourn the meeting

Motioned by – Mr. Crispell

Seconded by – Mr. Almquist

All in favor

Town of Ulster Planning Board Agenda

Town Hall

1 Town Hall Drive

Lake Katrine, NY 12449

December 12, 2023

7:00 PM

Respectfully Submitted,

Megan Hay

Planning/Zoning Secretary