

TOWN OF ULSTER PLANNING BOARD
MEETING MINUTES
DECEMBER 13, 2022

-PLEDGE OF ALLEGIANCE

-EMERGENCY EXITS

-CALLED TO ORDER BY CHAIRMAN RING AT 7PM

ROLL CALL

FRANK ALMQUIST

RORY LEE

CHAIRMAN RING

LARRY DECKER

ANDREW STAVROPOULOS – EXCUSED

ALSO IN ATTENDANCE WAS DAVID CHURCH, AICP, JOHN STOWELL (ALT) AND JOHN MORROW (ALT)

MOTION FOR MR. STOWELL TO FILL IN FOR ANDREW STAVROPOULOS FOR THE DECEMBER MEETING WAS MADE BY CHAIRMAN RING AND A SECOND FROM MR. ALMQUIST, ALL IN FAVOR.

APPROVAL OF AUGUST AND NOVEMBER MINUTES

MOTION – MR. ALMQUIST

SECOND – MR. DECKER

ALL IN FAVOR

PRESS LEAP LLC – P-892

71-77 KUKUK LANE

SBL: 39.16-4-7.100

ZONE -OM

MINOR TWO LOT SUBDIVISION

OPEN THE PUBLIC HEARING

MOTION – CHAIRMAN RING

SECOND – MR. DECKER

ALL IN FAVOR

-MIKE VETERE REPRESENTED

-NO PROBLEMS FROM WARRENS STANDPOINT, EVERYTHING SEEMS TO BE IN ORDER

-IF PROPERTY IS EVER SOLD THERE NEEDS TO BE AN AGREEMENT THAT ELECTRIC WILL RUN CONTINUALLY AND BOTH PARTIES WOULD HAVE TO PAY FOR THE ELECTRIC.

CLOSE PUBLIC HEARING

MOTION – MR. DECKER

SECOND – MR. ALMQUIST

ALL IN FAVOR

**TOWN OF ULSTER PLANNING BOARD
MEETING MINUTES
DECEMBER 13, 2022**

DAVID CHURCH READS A RESOLUTION

WHEREAS, Applicant Press Leap LLC, proposes a two-lot subdivision to create a new lot accessed by deeded right of way and easement from Kukuk Lane. The existing lot will be divided into a new 3.526-acre lot (Lot 1 as shown on subdivision plat provided) with the remainder 1.400 acres and being the second lot (Lot 2 as shown on subdivision plat provided); and,

WHEREAS, the proposed lots comply with the minimum lot size and dimensions of the OM Zoning District with sewer service and with access via right of way and/or easement; 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 Michael C. Vetere PLS dated 10/22/22
Map of Subdivision Prepared for Press Leap, LLC, prepared by Vetere Land Surveying, PLLC dated 10/22/22

Project Narrative prepared by Vetere Land Surveying, PLLC

Signed Owner Consent Form

Completed Short Environmental Assessment Form including EAF Mapper Summary, signed by Michael C. Vetere PLS, dated 10/22/22

Copy of Application Review, Town of Ulster for PVC Container Corp Re-Subdivision: 3 Lots Kukuk Lane, file P-127, prepared by Shuster Associates, Inc, dated 10/13/2000.

Letter signed by Richard Ranzer and David Moyal, dated 10/27/22 related to right of way maintenance serving subject property; and,

WHEREAS, referral to the Ulster County Planning Board 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 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 13, 2022 and considered all comments made at such Public Hearing; and,

**TOWN OF ULSTER PLANNING BOARD
MEETING MINUTES
DECEMBER 13, 2022**

WHEREAS, the Planning Board declared its intent to be Lead Agency and classified the Proposed Action as a SEQRA Unlisted Action at its November 10, 2022 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 Engineer as well as Town Sewer Superintendent, including a requirement that a sewer use agreement will be required prior to sale or development of the new Lot.
3. Filing of a minimum fifteen (15) foot wide easement for access and utilities serving the new lot (Lot 1) as well as a note for same on the signed final Plat, to be reviewed and approved by the Town of Ulster Attorney.
4. Approval by the Town of Ulster Town Board of an Open Development Area for this subdivision application.
5. 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
6. 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
7. All fees, including consultant fees, shall be paid

MOTION TO APPROVE – MR. DECKER

SECOND – MR. LEE

ALL IN FAVOR

BOONE/CHAMBERS/LAM – P-895

56 & 64 CANIMI WAY

SBL# 56.9-1-2.110&109

ZONE – R60

LOT LINE REVISION

- .08 ACRES BEING TRANSFERRED
- NO DISCUSSION WAS HAD

DAVID CHURCH READ A RESOLUTION

**TOWN OF ULSTER PLANNING BOARD
MEETING MINUTES
DECEMBER 13, 2022**

WHEREAS, the applicants, William Boone & Michelle Chambers and Patrick & Dolores Lam, seek a lot line adjustment between two lots they own, both accessed by Canimi Way. This adjustment will transfer 0.08 acres from tax parcel 59.9-1-2.110 to tax parcel 59.9-1-2.109; and,

WHEREAS, the proposed new lots comply with the minimum lot size and dimensional requirements of the R60 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 Revision prepared by William Boone, dated 12/01/22
Two (2) Signed Owner Consent Form for Filing dated 12/01/22 – one each from William Boone & Michele Chambers, and from Patrick & Dolores Lam
Completed SEQRA Short EAF, signed by William Eggers, LS, dated 8/3/22
Sketch Plan Showing Lot Line Adjustment Between William Boone & Michelle Chambers & Patrick & Dolores Lam, prepared by Medenbach & Eggers, Civila Engineering & Land Surveying, P.C., dated August 2, 2022; and,

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

**TOWN OF ULSTER PLANNING BOARD
MEETING MINUTES
DECEMBER 13, 2022**

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.

APPROVAL OF RESOLUTION

MOTION – MR. DECKER

SECOND – MR LEE

ALL IN FAVOR

KINGSTON BREAD BAR INC. -P-896

25-28 BARBAROSSA LN

SBL: 48.14-3-44.210

ZONE – OM

CHANGE OF USE

DAVID CHURCH READS A RESOLUTION

Resolution:

WHEREAS, the applicant – Kingston Bread & Bar Inc. - seeks approval to amend site plan for a change of use to operate a wholesale bakery within approximately 3000an existing commercial / office building; and,

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

Completed Application for Site Plan submitted by Kingston Bread and Bar, Inc. signed by Amanda Stromoski, dated 11/29/22

On page Written Project Narrative prepared by Amanda Stromoski, Aaron Quint, and Anthony Stromoski, Co-owners, Kingston Bread and Bar

Completed Short Environmental Assessment Form w EAF Mapper Summary Report signed by Amanda Stromoski, dated 11/29/22

Site Plan for Kingston Bread & Bar Baking Facility prepared by James T. Fish, Registered Architect, Loj Architecture & Building Science, dated November 30, 2022; 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

**TOWN OF ULSTER PLANNING BOARD
MEETING MINUTES
DECEMBER 13, 2022**

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. Submission of an updated site plan map, for review and approval by the Town building inspector or Town Planner, showing locations of loading and dumpster as well as any other exterior changes to exterior site or building including exterior lighting, signage or screening/landscaping.
5. Compliance with any comments from the Town of Ulster Water Superintendent including installation of a separate water meter for the proposed change of use and upgrade of metering to Badger system.
6. 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
7. All fees, including consultant fees, shall be paid.

APPROVAL OF RESOLUTION

MOTION – MR. DECKER

SECOND – MR. LEE

ALL IN FAVOR

ADJOURN THE MEETING

MOTION – CHAIRMAN RING

SECOND – MR. DECKER

ALL IN FAVOR

RESPECTFULLY SUBMITTED,

MEGAN HAY