

Town of Ulster Planning Board
Meeting Minutes
March 21, 2023

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

Roll Call

Mr. Almquist	Mr. Decker
Mr. Stavropoulos	Mr. Stowell
Chairman Lee	

Also present: Jason Kovacs, Town Attorney; David Church, Town Planner; Warren Tutt, Building Inspector; John Crispell, Alternate board member.

Approval of February meeting minutes

Motion – Mr. Almquist
Second – Mr. Stavropoulos
All in Favor

New Business

Morgan Coy – Storage warehouses

Nick from NSG Construction represented the applicant.

Proposed to build 3 warehouses at 80 Brabrant Rd, just under 1 acre of land.

- Two Quonset Huts; Building 1 will be 2100 sq ft and building 2 will be 1500 sq ft.
- The third building will be a 4800 Sq ft steel building – clear span.

-All will be constructed on a frost wall raised out of the grade approximately 1 ft.

Approximately a 64 inch wall, bringing it to be 16-24 inches out of the ground.

-Fire access, adequate parking and proper LED lighting have all been taken into consideration.

-Small amount of overgrowth has been cleared and plans on doing some sort of landscaping.

- There is an access road at the bottom of the plan, it's not currently there but there was a curb cut already in place from when 25 Barbarossa lot was put in.

-Planning on Paving that space for access to the buildings at some point.

-There are pre-engineered plans for these buildings made.

-Foundation plans are currently being worked on by John Steinmeier.

-Future plans of tying into the sewer main- will need to be a forced main ran under colonel chandler drive.

-Minimal traffic is expected since these are only storage.

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David Church read a resolution:

WHEREAS, the applicant and owner - Morgan Coy (aka Monofonus Kingston LLC, Monofonus East), seeks site plan approval for a set of three (3) adjoining warehouse / storage buildings with associated loading, access, landscaping and parking areas. Buildings will be 4,800, 2,100 and 1,500 square feet respectively, each one story approximately 18-20 feet tall; 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) Full Environmental Assessment Form, Part 1; and,

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

WHEREAS, said Planning Board has reviewed the application as complete awaiting additional stormwater and erosion control documentation, and has recommended to the Town Board of the Town of Ulster the actions as described below; and,

NOW BE IT RESOLVED, the Town of Ulster Town Board declares intent to be lead agency and finds that the site plan application is an Unlisted Action under the New York State Environmental Quality Review Act (SEQRA); and,

NOW BE IT FURTHER RESOLVED, the Town of Ulster Town Board finds that this application site exceeds 500 feet from relevant features and is exempt from referral of the 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.

Motioned by: Mr. Almquist

Seconded by: Mr. Stowell

Votes: All in favor

DATE: March 21, 2023

WOZ Realty / Stockade Roofing

Rose Woodworth represented Stockade Roofing. She is Looking to put up a fence around the building and part of the parking lot to better secure the work trucks and equipment near the building, to look more appealing, and also for safety of people walking by so that they can not cut through the property and risk anyone getting injured.

5 ft back from the road is where they are looking to put the fence – there are concerns about the line of sight for busses pulling out of the school or pulling out of the parking lot for Stockade roofing.

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-6ft fence for everywhere except where the equipment near the building is, that would be 8 ft.
-Zoning Board will make the decision for the line of sight and fence setback.

David Church Read a Resolution:

Resolution:

WHEREAS, the applicant – WOZ Realty, owner of the property, seeks a site plan amendment / change of use for the current business occupant Stockade Roofing. Property and business ownership overlaps. Proposed is service business use of the pre-existing retail building, parking lot, and site. Primary proposed physical change on site is for a new perimeter security fence. Applicant is before the Zoning Board of Appeals for setback variance for a portion of the fence; and,

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

Completed Application for Site Plan submitted by Rose Woodworth, WOZ Realty LLC, undated.

One page Written Project Narrative by Rose Woodworth, Owner, Stockade Roofing, dated 3/06/23

Completed Short Environmental Assessment Form Part 1, signed by Rose Woodworth, Owner, undated

Map of Survey for WOZ Realty, LLC, prepared by Donald L. Brewer, Brewer Land Surveying, PLLC, dated 12/7/2011 (other than Map title, no apparent edits to map since 2011 and no updated date shown)

Application for Area Variance, prepared by Rose Woodworth, received by Town of Ulster 02/22/2023 including photo simulation of site and proposed perimeter fence.

Meeting Minutes of the Town of Ulster Zoning Board, March 8, 2023; 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.

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4. Approval of an area variance application currently pending before the Town of Ulster Zoning Board of Appeals (ZBA) and compliance with any conditions and terms included in such ZBA approval.
5. Submission of an updated site plan map, for review and approval by the Town building inspector or Town's consulting planner, showing locations and details of any new signage or exterior lighting proposed, location and design of a chainlink fence and gate with vinyl screening inserts as approved by the Town of Ulster Zoning Board of Appeals, as well as a notation on the site plan map with date and name of person making any handwritten or other changes to the site plan map provided as part of this application.
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.

Motioned by: Mr. Almquist

Seconded by: Mr. Stowell

DATE: March 21,2023

I.Park 87 – For discussion only

Multiple persons represented I.park 87 including:

Lynn Ward, Joe Cotter, George Destfano, Phillip Newhardt, and Mike Lawson

Introducing the Project idea for I.park 87

Comprehensive design plan is proposed to re-establish the campus as a exciting new mixed use development. Including office, Industrial, residential, retail and educational. They are planning on re-using existing buildings and infrastructure on site. The look of the Landscaping will be similar to existing. Rehab of existing buildings are in the first phase. There are Tenants lined up which include archtop technology, A Fiber cable company. Two Battery manufacturing companies. 400,000 sq ft Industrial building will have Film production studio.

-Michael Lawson, Architect – Spoke about the residential portion of I.Park 87.

-Looking to create outdoor areas for dining and possibly events, and community greenhouse.

-Will have approximately 1,577 parking spaces.

-There is 55,000 sq ft of retail and entertainment space to utilize.

-Proposing artist lofts for galleries per building – (8) eight all together

-Materials used for façade – contemporary style with wood tones and textures, Metal roof, incorporating stone and fiber cement into the façade.

-This is a 5–7-year plan.

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Kingston Area Soccer League

Applicant addressed the lighting and landscaping comments from the county.

The building is 9ft lower in elevation than route 32. The peak will be about 26 ft high from 32 as you drive by.

Willing to pick a color to help it blend into the surrounding area.

There will be a main gate to the field so no one drives on the fields but pedestrians can go to the field anytime they would like to play soccer.

David Church read a resolution to send to Town Board:

Resolution:

WHEREAS, the applicant and owner – Kingston Area Soccer, seeks site plan amendment approval to add a single story 8125 square foot metal building serving an indoor tennis court and future indoor soccer training with existing parking to be increased by 20 spaces; and, in 2014 the Applicant received site plan approval to construct two (2) regulations soccer fields with parking and related facilities. This application would amend that approval; and,

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; and,

WHEREAS, the Town Board, in coordination with the Planning Board, on February 16, 2023 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 was referred under New York State General Municipal Law 239 to the Ulster County Planning Board who returned comments as described in *Referral No. 2023-025* referenced below and citing “required modifications” related to provision of landscaping details, lighting details with lighting required to be LED and meeting the International Dark-Sky Association “fully shielded” standards, and that building renderings or visual simulations be provided; and,

WHEREAS, the application materials in support of the Proposed Action include:

Application for Site Plan Review prepared by Kingston Area Soccer League, c/o Praetorius & Conrad, PC, signed by Nick Malvai, Travel Soccer Director, and dated 01/31/2023

Project Narrative (two pages) prepared by Praetorius & Conrad, PC, dated 01/31/2023

Escrow Agreement signed by Matt Canzonetti, dated 01/31/2023

SEQRA Short Environmental Assessment Form prepared by Khattar Elmassalemah, PE, Praetorius & Conrad, PC, dated 01/31/2023

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Site Plan prepared by Praetorius & Conrad, PC, dated 01/31/2023 and consisting of the following sheets:

S1, Existing Site Plan

S2, Proposed Site Plan

S2 updated Progress Set, Proposed Site Plan

also, Stormwater Pollution Prevention Plan for Kingston Area Soccer League prepared by IES (Integrated Engineering Solutions, PC), dated 01/26/2023 and consisting of the following sheets:

Title Sheet

Existing Conditions

Overall Site Plan

Grading & Stormwater Utilities

Erosion & Sediment Control Plan

Details (two sheets)

Existing Drainage Conditions

Proposed Drainage Conditions

Stormwater Pollution Prevention Plan for Kingston Area Soccer League Athletic Fields, consisting of forty (40) pages, prepared by IES (Integrated Engineering Solutions, PC) dated December 2014 with revisions through January 2023

Building Specification Sheets, project name "Matt Canzonetti", prepared by Revere Steel, dated 12/28/2022, and including the following sheets:

Building Elevations

FP1, Preliminary Floor Plan

FX (two sheets), Preliminary Frame Cross Sections

ST5, Preliminary Structural Elevations

ST6, Preliminary Structural Elevations

ST7, Preliminary Structural Elevations; 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 of the Ulster County Planning Board, as well as 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 with all comments from the Ulster County Planning Board as provided by documentation reviewed by either the Town Building Inspector or consulting planner, and as provided via review memo Referral No. 2023-025, dated 3/01/2023 including required application modifications related to landscaping documentation and lighting documentation. The required modification for provision of visual simulations / building renderings to be

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provided is deemed unnecessary based on documentation provided as per a unanimous vote of the Town of Ulster Planning Board on March 21, 2023.

2. Compliance with all Town Engineer comments on a set of submitted stormwater and erosion control plans and measures acceptable to the Town Engineer.
3. Compliance with applicable zoning and building laws, rules and regulations;
4. Compliance with all representations made by the applicant;
5. Compliance with documentation, site plan, design plans and all details as cited herein;
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.

Motioned by: Mr. Almquist

Seconded by: Mr. Decker

DATE: March 21, 2023

Mary Jo Frederich of 286 Glenerie Blvd appeared to make a public comment with concerns regarding the BVH Sapphire Trust Project. From the February 14, 2023 meeting.

She prepared a letter stating her (and others) concerns. Please see attached letter and petition signed by 54 Glenerie Blvd residents.



The Glenerie Lake Park Improvement Association, Inc
354 Glenerie Boulevard Saugerties, NY 12477
*Dedicated to the Improvement & Betterment of the
Glenerie Lake Park Community, Since 1927!!*

February 24, 2023

Town of Ulster Planning Board
1 Town Hall Drive
Lake Katrine, NY 12449

The Glenerie Lake Park Improvement Association (GLPIA) is dedicated to the improvement and betterment of the Glenerie Lake Park community and promoting the social and general welfare of the community and its environment, the Esopus Creek. The Association was established in 1927 and incorporated in 1950. It represents over 350 households bounded West by the Esopus Creek, on the East by Route 9W, on the South by Lake Katrine / Leggs Mills Bridge, on the North by the Railroad Trestle running over the Esopus Creek, and includes the Green Acres area.

The Community recently learned of plans by BVH Sapphire Trust to subdivide the parcel 127-133 Glenerie Boulevard (SBL 39.7-8-1.1; P-891) and build two new apartment complexes. Today, over 40% of the existing housing on Glenerie Boulevard consists of apartments housed within complexes of three or more units. We believe the 1.5 mile stretch of Glenerie Boulevard has enough apartment complexes already.

Our concerns are:

- **Traffic & Safety:** Glenerie Boulevard is a 30MPH speed zone with a train crossing, day care center, two school bus stops, several commercial businesses and seasonal renters. There is already a concern for the safety of children and pedestrians on the Boulevard. Adding more apartments will only exacerbate the situation. A full traffic study must be performed and shared with the community before moving forward with the proposed plan.
- **Environment:** Glenerie Boulevard has experienced a significant decrease in wildlife due to the construction of the Central Hudson Training facility. The proposed subdivision and apartment complex will create additional runoff into the Esopus Creek and increased car emissions that will further hinder the remaining wildlife. In addition, residents have reported aging septic systems which are dangerously close to the eroding shoreline of the Esopus Creek. Adding more leech fields to Glenerie Lake Park for septic systems will increase the likelihood of saturation and runoff pollution into the creek. Runoff is a problem. The Glenerie Lake Park community must be kept fully apprised of the SEQRA progress and its findings.

- **Emergency Access:** There is currently a real concern and risk of emergency responders not being able to access Glenerie Boulevard when a train is stalled and / or blocking the crossway. The recent train derailment involving hazardous materials in East Palestine, Ohio has heightened the concern. It could happen here! Adding more residents will only expose more residents to this risk.
- **Notification:** No one in the community was notified of the proposed subdivision and the minutes of the January Planning Board were only just posted this week (February still not posted), leaving residents totally in the dark about the proposed project. Property owners must be notified immediately and given sufficient time to respond with comments.
- **Recreational Space:** The parcel 127-133 is literally the last remaining open space on Glenerie Boulevard and there are virtually no parks or recreational facilities within a 4 – 5 mile walk. We request that the project proposal be updated to include a community park or recreational facility (2,400 square feet per multi-family dwelling unit) in the Glenerie Lake Park area to bring the project in compliance with the town code (Parkland and Recreation Fees).
- **Litter:** Today, drivers use the shoulder of the CSX tracks to clean out their cars and throw out their cigarettes, food containers and wrappers. With an increase in residents and traffic, there will undoubtedly be an increase in litter along the CSX track shoulder.

The residents of Glenerie Boulevard are already plagued by:

- Ashokan Reservoir releases of turbid water in the Lower Esopus restricting resident recreational activities, eroding property owner shorelines and depleting wildlife;
- Clearing of 50+ acres of natural forest for the construction of the Central Hudson Training Center resulting in flooding and the uprooting of wildlife;
- Four and a half years of living with the health and safety hazards of the dilapidated cabins at 388 Glenerie Boulevard;
- Litter ridden shoulders of the CSX train tracks;
- Constant flow of drug trafficking and increases in crime.

We ask that the Town of Ulster come to the aid of the residents of Glenerie Boulevard and help protect and preserve the remaining quality of life of this small community and be prepared to respond to our concerns at the March 14th Planning Board Meeting. If you have questions or would like to discuss these concerns prior to the meeting, you can email us at glenerielakeparkimprovement@gmail.com.

Thank You,

Glenerie Lake Park Association (GLPIA)

CC: Town of Ulster Town Board

Glenerie Lake Park Improvement Association (GLPIA) 127 - 133 Glenerie Blvd. (P-891) Petition March 21, 2023

	A	B	C
1	Name	Address	Count
2	Caylin Sanders	442 Glenerie Blvd., Saugerties, NY 12477	1
3	Karen Bohnenberger	278 Glenerie Blvd. Saugerties, NY 12477	1
4	Mary Jo Frederick	286 Glenerie Blvd. Saugerties, NY 12477	1
5	Jim Balzotti	354, Glenerie Blvd.	1
6	Aimee DeChiara	72 Eastern Pkwy	1
7	Robert Lewis	282 Glenerie Blvd., Saugerties, NY 12477	1
8	Pedro santiago	454 glenerie blvd	1
9	Mr & Mrs Joseph Salerno	180 Glenerie Blvd Saugerties N.Y. 12477	2
10	Barbara Gill	226 Glenerie Blvd	1
11	Rosanne Yetzer	402 Glenerie Blvd Saugerties NY	1
12	Mark Frederick	286 Glenerie Blvd. Saugerties, NY 12477	1
13	Bonnie Coliukos	141 Gleneri Blvd. Saugerties, NY 12477	1
14	John Henriksen	141 Glenerie Blvd. Saugerties NY 12477	1
15	GEORGE VOLPE	388 GLENERIE BLVD	1
16	James Gilbert McCausland	388 Glenerie Blvd	1
17	Roger Yetzer	402 Glenerie Blvd	1
18	Joshua Chrostensen	442 Glenerie Boulevard, Saugerties, NY 12477	1
19	Tyrone & Debra Vanamburgh	149 Glenerie Blvd. Saugerties, NY 12477	2
20	Patti Heins	19 eastern parkway	1
21	Kevin Koran	464 Glenerie Bld	1
22	Jessica Reposa	127 Glenerie Blvd apt 1 Saugerties NY 12477	1
23	Paul Carcaramo	88 eastern pkwy Saugerties NY 12477	1
24	Edith Biesele	211 GLENERIE BLVD	1
25	Robert M Carter	290 Glenerie Boulevard	1
26	Donna Sarkies	370 Glenerie Blvd	1
27	Carol Countryman	374 Glenerie Blvd., Saugerties, NY 12477	1
28	Heidi Lane	177 Glenerie Blvd Saugerties ny 12477	1
29	Stephanie Reginato	112 Glenerie Blvd saugerties ny 12477	1
30	Linda Balzotti	354 Glenerie Blvd	1
31	Connie Lewis	282 Glenerie Blvd., Saugerties, NY 12477	1
32	Jim Albrecht	278 GLENERIE BLVD	1
33	Rusty Terwilliger	177 glenerie blbd	1
34	Kim Kelly	444 Glenerie Blvd	1
35	Christine Hadlow	191 Glenerie Blvd	1
36	Linda Fallon	318 Glenerie Blvd., Saugerties, NY 12477	1
37	Lawrence Fine	196 Glenerie Blvd.	1
38	Desiree Hofmann	127 Glenerie Boulevard #6	1
39	Deanna Hofmann	202 Sawmill Lake Katrine NY 12449	1
40	Margaret A Powers	172 Glenerie Blvd, Saugerties, NY	1
41	Clifford King	178 Glenerie Blvd, Saugerties, NY 12477	1
42	Sheldon Fine	226 Glenerie Blvd	1
43	JoyAnn Simmons	318 Glenerie Blvd Saugerties NY	1
44	Kathleen Bastis	214 Glenerie Blvd	1
45	Matthew Paul Nathenson	358 Glenerie Blvd	1
46	Joanne Powers	172 Glenerie Blvd.	1
47	Ruby Kelly	290 Glenerie Blvd. Saugerties, N.Y. 12477	1
48	Elizabeth Cologero	380 Glenerie Blvd Saugerties NY 12477	1
49	Kelly Epstein	284 Glenerie Blvd, Saugerties	1
50	Peter Epstein	284 Glenerie Blvd Saugerties Ny	1
51	Ren Swenson	284 Glenerie Blvd.	1
52	Ken Epstein	282 Glenerie Blvd	1
53	Douglas Smith	222 Glenerie Boulevard, Saugerties, NY 12477	1
54	Donnis Backus	190 glenerie blvd	1
55			55