

**Town of Ulster Planning Board
Meeting minutes
May 9, 2023**

The meeting was called to order by Chairman Lee at 7:00PM

- Pledge of Allegiance
- Emergency Exits

Roll Call

Mr. Almquist

Mr. Decker

Mr. Stavropoulos

Mr. Stowell

Chairman Lee

Approval of April Minutes

Motion – Mr. Almquist

Second – Mr. Stowell

All in favor

Public Hearing

Cobey Subdivision – P- 906

138-178 & 184 Kukuk Lane

SBL# 40.13-1-27.100&200

Zone: R10

Minor Subdivision

Open Public Hearing

Motion – Mr. Almquist

Second – Mr. Stavropoulos

All in favor

Close Public Hearing

Motion – Mr. Decker

Second – Mr. Almquist

All in favor

No one from the public showed for the hearing.

Mike Vetere represented for the applicants. The applicants provided a driveway maintenance agreement but needs to get it notarized and will provide us a new copy ASAP.

The county has given permission for a curb cut on the newer parcel, once subdivided.

David Church read a resolution to approve the Subdivision.

Resolution:

WHEREAS, Applicant and owner – Joanne Cobey, proposes a three (3) lot residential subdivision through a set of lot line rearrangements and the subdivision of two (2) contiguous, existing lots fronting Kukuk Lane; and,

WHEREAS, the proposed lots comply with the minimum lot size and dimensions of the R10 Zoning District; 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 Joanne Cobey, dated 3/25/2023

Signed Owner Consent Form for Filing

Map of Subdivision and Lot Line Deletion Prepared for Joanne Cobey, prepared by Vetere Land Surveying, PLLC, dated February 23, 2023

Completed Short Environmental Assessment Form including EAF Mapper Summary, prepared by Michael C. Vetere, PLS, dated 3/25/2023; 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 May 9, 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 April, 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 and/or applicable County Right of Way work permits from the Ulster County Department of Public Works.
3. Filing of a satisfactory driveway maintenance agreement as reviewed by the Town Attorney.
4. 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
5. 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
6. All fees, including consultant fees, shall be paid.

Motioned by: Mr. Stavropoulos

Seconded by: Mr. Almquist

All in favor

Date: May 9, 2023

New Business

Organtini Lot line Revision – P-907

140,142,144 Esopus Ave

SBL# 48.49-1-18.112, 18.121, 18.122

Zone: R10

Lot line revision

Mike Vetere represented the applicants. They are proposing to subdivide 4 lots into 3 lots. They will take lot#2 and divide it up to give the other 3 lots more acreage.

David Church read a resolution approving the lot line revision.

WHEREAS, the applicants, Vincent, Lorraine, Vincent III and JeriLyn Organtini, seeks a lot line adjustment between three lots they own, all accessed by Esopus Avenue. This adjustment will transfer equal 0.1525 acres from lot SBL 48.49-1-18.121 to each of the adjoining lots 48.49-1-112 and 122, and will result in the removal of said lot; and,

WHEREAS, the proposed new lots comply with the minimum lot size and dimensional requirements of the R10 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 for Subdivision
Signed Owner Consent Form for Filing

Project Narrative, prepared by Michael C. Vetere, LS, dated 4/03/23

Short Environmental Assessment Form, prepared by Michael C. Vetere, PLLC, dated 4/03/23

Map of Lot Line Revision Prepared for Vincent Organtini, Lorraine Organtini, Vincent Organtini III, & JeriLynn Organtini, prepared by Michael F. Vetere, LS, PLLC dated 4/02/23; and,

WHEREAS, referral to the Ulster County Planning Board was not required pursuant to the UCPB Land Use Referral Guide, since the Proposed Action is not a subdivision and 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.

Motioned by: Mr. Almquist

Seconded by: Mr. Stowell

All in favor

DATE: May 9,2023

I.Park 87 East Campus– P-908

Enterprise Dr/ Boices lane

SBL: multiple

Zone: OM

Site Plan

Joe Cotter brought multiple architects and engineers who made their presentations on the I.Park 87 East Campus Project.

The Architect briefly re-capped their plan that they talked about in the April meeting. There are 3 entry points, Boices lane, Enterprise Dr. and also on Old Neighborhood Rd.

Bike lanes and pedestrian walkways will be located on site for easier and safer commuting.

Senior Traffic Engineer from Labella Associates made a presentation on his traffic assessment comparing the findings from this project with the same assessment done in 2009. There will be no negative impact traffic-wise from this project. They are planning to prevent commercial trucks and tractor trailers from pulling into the entrance on Boices lane and also preventing anyone to turn left into said entrance. All entrances will be right turn in and right turn out only.

Civil Engineer with Labella Associates made a presentation on the roads going through the site that will be 24 ft wide with bike lanes.

The Full EAF has been completed and provided.

David Church read a resolution initiating SEQRA and for Town Board to take lead agency.

WHEREAS, the Applicant – I.Park 87 LLC (aka National Resources), seeks site plan approval to redevelop the “east campus” of the former IBM Kingston facility (formerly aka TechCity) previously foreclosed and owned by Ulster County and subsequently transferred to the Ulster County Economic Development Alliance prior to sale to current owner.

Proposed are three (3) components: 1. Residential – 880 units of multifamily housing constructed in five (5) phases, 2. Existing Commercial/Industrial Buildings – renovation of four (4) existing buildings equaling approximately 743,000 square feet for industrial, commercial and office uses, and 3. New Construction Commercial/Industrial – construction of two (2) new buildings being a 160,000 square foot film studio and a 400,000 square foot warehouse.

An integrated element of the redevelopment plan will include 24,000 square feet of retail/amenity space, a 19,355 square feet hotel / arts center, and 15,000 square feet “mobility hub”; and,

WHEREAS, the applicant has submitted a Site Plan application to the Town of Ulster including submitted Part 1 each of the State Environmental Quality Review Act (SEQRA) Short and Full Environmental Assessment Forms, and a Supplementary Draft Environmental Impact Statement (SDEIS); and,

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

WHEREAS, said Planning Board has reviewed the application as submitted; and,

NOW THEREFORE BE IT RESOLVED, the Planning Board recommends to the Town Board that the site plan application should be defined as a Type 1 Action under the New York State Environmental Quality Review Act (SEQRA), and that said Town Board declare intent to be Lead Agency and circulate that intent to all Involved and Interested Agencies: and,

NOW THEREFORE BE IT FURTHER RESOLVED, the Planning Board recommends that with the circulation of intent to be lead agency the Town also makes available for comment by all Involved and Interested Parties up to date

copies of the Full Environmental Assessment Form, Part 1 and the SDEIS relevant to this application.

Motioned by: Mr. Stowell

Seconded by: Mr. Almquist

Votes: All in favor by roll call vote

DATE: May 9, 2023

Adjourn meeting

Motion - Mr. Almquist

Second – Mr. Stowell

All in favor

Respectfully submitted,

Megan Hay

Planning/Zoning Secretary