

**Town of Ulster
Planning Board Minutes
June 11, 2024
7:00 PM**

Pledge of Allegiance was recited
Emergency Exits were noted.

Roll Call

- ✓ Mr. Almquist
- ✓ Mr. Decker
- ✓ Mr. Stowell
- ✓ Mr. Crispell
- ✓ Chairman Lee

Action: Approval of May minutes
Motioned by – Mr. Crispell
Seconded by – Mr. Decker

New Business

Sage Cannabis – P-938

268 Forest Hill Drive

SBL: 48.13-3-16.100

Zone: HC

Site Plan / Special Use Permit

Michael Moriello represented for the applicants, with minor changes to the site plan. All proposed structures have been revised to remove DOT and Ulster County for any licensing or permitting. The Parking lot is going to be paved.

David Church read a resolution sending to Town Board for final approval.

Resolution:

WHEREAS, the applicant, Applicant – Sage Holdco, Inc., d/b/a Sage Cannabis, proposes to operate an Adult-Use Retail Cannabis Dispensary within an existing structure on an approximate 0.845 acre parcel fronting Forest Hill Drive and NYS Route 28; and,

WHEREAS, as per Town of Ulster Local Law 2 of 2024 as well as the scale of this application, the Town of Ulster Planning Board must coordinate review and approval with the Ulster Town Board, who retains final approval for this Special Use and Site Plan Amendment in accordance with the Town Code; and,

WHEREAS, the Town of Ulster Planning Board, upon review of the entire record recommends a determination that this application is an Unlisted Action under the New York State

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Environmental Quality Review Act (SEQRA) and that the Ulster Town Board should establish to be Lead Agency; and,

WHEREAS, the Planning Board also recommends that said Town Board set a public hearing for this Special Use and Site Plan application consistent with Local Law 2 of 2024: and,

WHEREAS, this application should also be referred for comment to the Town of Ulster Highway Superintendent as well as the Town Engineer.

Motioned by: Mr. Almquist

Seconded by: Mr. Decker

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The Joint, Cannabis Dispensary – P-941

1221 Ulster Ave

SBL: 48.7-1.24.100

Zone: RC

Site Plan / Special Use Permit

Joseph Minuta with Minuta Architecture reappeared to explain the proposed cannabis retail store within Beer world. There will be a new door and canopy mirroring the other side of the building where Chipotle is.

David Church read a resolution

Resolution:

WHEREAS, Applicant and owner – Sonny Patel, Saumik Kingston, LLC (aka The Joint), proposes to operate an Adult-Use Retail Cannabis Dispensary within an existing, commercial structure on an approximate 1.89 acre parcel fronting Ulster Avenue (US Route 9W); and,

WHEREAS, as per Town of Ulster Local Law 2 of 2024 as well as the scale of this application, the Town of Ulster Planning Board must coordinate review and approval with the Ulster Town Board, who retains final approval for this Special Use and Site Plan Amendment in accordance with the Town Code; and,

WHEREAS, the Town of Ulster Planning Board, upon review of the entire record recommends a determination that this application is a Type II action under the New York State Environmental Quality Review Act (SEQRA) and that no further environmental review is required under SEQRA; and,

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WHEREAS, the Planning Board also recommends that said Town Board set a public hearing for this Special Use and Site Plan application consistent with Local Law 2 of 2024.

Motioned by: Mr. Stowell

Seconded by: Mr. Almquist

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Ulster Federal Credit Union – P-942

807 Ulster Ave

SBL: 48.58-4-13

Zone: HC

Site Plan Modification for a sign

Proposed new sign near building. This sign will not have any negative sight impacts for the side road as you pull out.

David Church read a resolution.

Resolution:

Whereas, the Applicant – Ulster Federal Credit Union, proposes to amend their site plan for the installation of a new freestanding sign; and,

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

Completed Application for Site Plan submitted by Timely Signs and by Ulster Federal Credit Union, dated 05/03/2024

Completed Short Environmental Assessment Form, Part 1, prepared by Jessi Schlosser, Timely Signs, dated 05/03/2024

One-page application narrative, prepared by Jessi Schlosser, Timely Signs, dated 05/03/2024

Two (2) graphics as follows:

Scaled View of Proposed Sign, Ulster Federal Credit Union – Ulster Ave Location – Freestanding Sign, prepared by Timely Signs, dated 04/04/2024

Visual Simulation of Proposed Sign, same title as above, prepared by Timely Signs, dated 04/04/2024

Site Plan Map, Proposed New Sign, Ulster Federal Credit Union, Ulster Ave., prepared by Brinnier & Larios, PC, dated 02/109/2010 and revised May 2024

WHEREAS, the Town of Ulster Planning Board retains the authority to approve the Site Plan Amendment in accordance with the Town Code; and

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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 a Type II Action and no further decision are required under SEQRA.

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. 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
5. All fees, including consultant fees, shall be paid.

Motioned by: Mr. Stowell

Seconded by: Mr. Crispell

Rory Lee, Chair

Frank Almquist, Vice Chair

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1738 Ulster Detail – P-943

1738 Ulster Ave

SBL:39.20-2-26, 39.20-3-28.100

Zone: HC

Site plan Modification

Mike Schatzel represented for Romeo Kia. Proposing only a cleanup on the existing building to look better and to use for storage for the dealership.

David Church read a resolution.

Resolution:

WHEREAS the Applicant – 1738 Ulster Detail, LLC, seeks site plan amendment approval for façade improvements only to an existing, approximate 470 square foot commercial building. Proposed use is for storage and display of vehicles; and,

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WHEREAS the materials submitted in support of the Proposed Action include:

Application for Site Plan submitted by 1738 Ulster Detail, LLC, dated 04/26/2024, and signed by Lucia Romeo, Chief Legal Officer

Short Environmental Assessment Form, prepared by Lucia Romeo, dated 05/01/2024
One-page narrative, titled 1738 Ulster Detail, LLC Site Plan Modification Narrative

Proposed Site Plans and Elevations (one page colored sheet), 1735 Ulster Avenue, prepared by Mauri Architects PC, dated 06/07/2024

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 a Type II Action and no further decisions are required under SEQRA.

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.

6. Compliance with applicable zoning and building laws, rules and regulations;
7. Compliance with all representations made by the applicant;
8. Compliance with site plan, design plans and all details as cited herein;
9. 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

10. All fees, including consultant fees, shall be paid.

Motioned by: Mr. Crispell
Seconded by: Mr. Decker
Rory Lee, Chair
Frank Almquist, Vice Chair

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Old Business

Bread Alone Addition – P-934

2121 Ulster Ave
SBL: 39.15-4-16.100
Zone: HC
Site Plan

This project is to be re-referred to the UCPB for review. The referral was sent prematurely before all necessary reviews we completed.a

David Church read a resolution.

Resolution:

WHEREAS, the applicant, Bread Alone, and owner of the property, Largay LLC, seek a site plan amendment for an approximate 11,200 square foot addition, and approximate 2000 square foot second addition, along with new loading bays, improvements to parking, and other interior and exterior improvements; *and*,

WHEREAS, given the scale of this application, the Town of Ulster Planning Board must coordinate review and approval with the Ulster Town Board, who retains final approval for this 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 an Unlisted Action under the New York State Environmental Quality Review Act (SEQRA), and recommends the Ulster Town Board establish to be Lead Agency under SEQRA and also determine this application is an Unlisted Action; 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 pending receipt of a draft Stormwater Pollution Prevention Plan (SWPPP); and,

WHEREAS, recommendation is made that this application be referred for comment to the Town of Ulster Superintendents of Water and Sewer as well as the Town Engineer.

Motioned by: Mr. Almquist

Seconded by: Mr. Stowell

Rory Lee, Chair

Frank Almquist, Vice Chair

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I.Park87 LLR

Action: Re-approval

Motioned by Mr. Crispell

Seconded by Mr. Almquist

All in favor

Action: Adjourn the meeting

Motioned by Mr. Crispell

Seconded by Mr. Decker

All in favor

Respectfully submitted,

Megan Hay

Planning/Zoning Secretary