

**TOWN OF ULSTER PLANNING BOARD
MEETING MINUTES
JULY 12, 2022**

PLEDGE

EMERGENCY EXITS

CALLED TO ORDER BY CHAIRMAN RING AT 7 PM

ROLL CALL BY WARREN TUTT, BUILDING INSPECTOR

FRANK ALMQUIST

LAWRENCE DECKER

RORY LEE

ANDREW STAVROPOULOS

JOHN MORROW (ALT)

JOHN STOWELL (ALT)

DAVID CHURCH (ABSENT)

GEOFFREY RING – CHAIRMAN

APPOINT MR MORROW AND MR STOWELL TO BOARD TOWN COUNCIL

MOTION – CHAIRMAN RING

SECOND – MR. DECKER

ALL IN FAVOR

- NO JUNE MINUTES PROVIDED DUE TO STAFF SHORTAGE

NEW BUSINESS

ROBERT & LAURA BROOKS – P-886

620 ULSTER LANDING RD

SBL# 40.13-1-31

ZONE: R-60

LOT LINE REVISION

WARREN TUTT READS A RESOLUTION:

Resolution:

WHEREAS, Applicant – Robert and Laura Brooks - has applied for a minor subdivision dividing a single lot into two (2) lots; and,

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;

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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 August 9, 2022 @ 7PM.

Motioned by: Mr. Ring

Seconded by: Mr. Stavropoulos

All in Favor

MICHAEL FINK – P-887

ARROWHEAD RIDGE RD

SBL# 39.8-3-2,3,7 & 8

ZONE: R-60

LOT LINE REVISION

WHEREAS, *the applicant Michael Fink seeks two (2) lot line adjustments between four (4) parcels he owns for the purpose of improving driveway access; 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 for Lot Line Adjustment prepared by Michael Fink (owner) dated 6/28/22

Signed Owner Consent Form for Filing

Signed Escrow Agreement

Completed SEQRA Short EAF prepared by Michael Fink, undated

Survey Map Lot Line Adjustment Lots 2 & 3 Michael Fink & Karen Pardini, prepared by Ringler Land

Surveying, PLLS, dated 6/27/22

Survey Map Lot Line Adjustment Lots 7 & 8 Michael Fink & Karen Pardini, prepared by Ringler Land

Surveying, PLLS, dated 6/27/22; and,

WHEREAS, *referral to the Ulster County Planning Board was not required pursuant to the UCPB Land*

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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 of the application materials submitted by the applicant in support of the Proposed Action, along with the comments of its consultants made via memoranda (which memoranda are incorporated herein by reference); 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 designates 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. Ring*

Seconded by: *Mr. Decker*

ALL IN FAVOR

OLD BUSINESS

WASHINGTON AVENUE STORAGE FACILITY P-879

600-620 WASHINGTON AVENUE

KINGSTON, NY 12401

SBL# 48.18-1-18

ZONE : HC

SITE PLAN

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KYLE FROM BARDWELL ASSOCIATES SPOKE:

ANSWERED CERTAIN QUESTIONS AND PROVIDED DOCUMENTATION NEEDED THAT WAS REQUESTED FROM THE JUNE MEETING.

- HAVE GAINED NEW INSPIRATION FROM THE ARCHITECTURE AT JOHN AND CROWN STREET FOR THE BUILDING.
- BLACK AND GREY COLORS WILL BE INCORPORATED

CONDUCTED A GEOTECHNICAL REPORT/ STUDY FOR THE SITE

- LOOKS TO BE BETTER IN REGARD TO SOIL STRUCTURE COMPARED TO THE SURROUNDING AREAS.

PARKING-

- PRESENTED A PARKING STUDY TO THE BOARD THAT LOOKS AT OTHER FACILITY THAT CLIENT OWNS NEARBY WITH TYPE OF UNIT COUNT, SQUARE FOOTAGE, AND INSTALLED PARKING.
- EVERYTHING COMFORMS WITH THE 7 PARKING SPACES PROVIDED.
- NEVER ONSITE WAS THERE MORE THAN 5 CARS AT A TIME.

RECOMMEND TOWN BOARD AS LEAD AGENCY & SCHEDULE A PUBLIC HEARING

MOTION – CHAIRMAN RING

SECOND – MR. MORROW

ALL IN FAVOR

RUPCO – P-873

114 ROUTE 28

SBL# 48.14-1-24 & 27

ZONE : HC

SITE PLAN

DENNIS LARIOS

CHUCK SNYDER

KRISTIN WILSON

EMILY HAMILTON

NEW LANDSCAPE PLAN DEVELOPED BY NEW ARCHITECTURAL TEAM WAS PROVIDED
FOCUS WILL BE ON THE AREA BETWEEN THE THRUWAY AND THE BUILDING.

SMALL DISCUSSION ON BUILDING FAÇADE AND MATERIALS BEING USED.

A DESIGNATED SPOT WILL BE MADE FOR KIDS TAKING A SCHOOL BUS.

NEED TO REVIEW COUNTY AND DOT COMMENTS

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**ADJOURN THE MEETING
MOTION – MR. DECKER
SECOND – MR. STOWELL
ALL IN FAVOR**