

Town of Ulster Planning Board
Meeting Minutes
July 9, 2024
7:00 PM

The July meeting was called to order at 7:00PM.
The Pledge of Allegiance was recited.
The Emergency Exits were noted.

Action: Approval of June minutes
Motioned by: Mr. Crispell
Seconded by: Mr. Decker
All in favor

New Business

UH US Hudson Valley 2019 LLC – P-944
703 Frank Sottile Blvd
SBL: 48.8-1-34.210
Zone: RC
Site plan

Proposed Façade renovation for the empty space next to the future Dicks Sporting Goods.

David Church read a resolution for approval

Resolution:

WHEREAS, the Applicant and owner – UH US Hudson Valley 2019 LLC , seeks a site plan amendment for façade and interior “renovations” to an approximate 17,418 square foot, vacant commercial space adjoining and located between the former Gander Mountain retail space, recently approved by the Planning Board for Dick’s Sporting Goods relocation, and the Ashley Furniture retail space. A tenant, likely to be retail, has not been determined; and,

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

Completed Application for Site Plan submitted by Derek Gardella, Uh US Hudson Valley 2019 LLC, dated 06/20/2024

Completed Short Environmental Assessment Form, Part 1, prepared by Derek Gardella, dated 06/24/2024

One-page application narrative, prepared by Troy W. Harris, AIC, VISSI Architects & Design
Affidavit for Third Party Authorization, from Derek Gardella, authorizing VISSI LLP, dated 06/22/2024

Two (2) sheets, MCB Real Estate LLC, prepared by Joseph M Davidson Architect, dated 06/21/2024, as follows:

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Sheet SD-1, Schematic Plan & Elevation, Warm Dark Shell
Sheet SD-2, Schematic Renderings, Warm Dark Shell; 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 a Type II Action and no further decision is 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. Decker

Seconded by: Mr. Stowell

Rory Lee, Chair

Frank Almquist, Vice Chair

DATE: July 9, 2024

Old Business

Verizon Wireless – Kingston Ulster Airport – P-916

Flatbush Rd

SBL: 39.20-1-29.110

Zone: OM

Site Plan

Scott Olson represented for the re-submittal of this Site plan. They changed the height of the
tower from 100 feet to 65 feet tall, with lightening rods it will be 69 Feet tall in total.

David Church read a resolution:

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Summary – SEQRA plus public hearing schedule for special use for utility company structure, wireless service facility.

Resolution:

WHEREAS the applicant – Verizon Wireless, proposes to construct and operate a new personal wireless service facility including construction of a new 67-foot-high monopole with antennae and communications equipment. This proposal is a modification from a 100-foot-high monopole application submitted in 2023; and,

WHEREAS the applicant has submitted a complete Special Permit / Site Plan application to the Town of Ulster Planning Board (Planning Board), in coordination with the Ulster Town Board, including a submitted State Environmental Quality Review Act (SEQRA) Full Environmental Assessment Form, Part 1; and,

WHEREAS the Town of Ulster Planning Board retains authority to approve this site plan application; however, the Ulster Town Board has final approval authority for special use permit as a public utility structure; and

NOW THEREFORE BE IT RESOLVED, based on a review of the application the Town of Ulster Planning Board recommends the Town Board take the following actions:

WHEREAS, the Planning Board at their July 9, 2024, meeting finds that the application is an Unlisted Action under SEQRA and that the Ulster Town Board designate as lead agency under SEQRA; and,

WHEREAS the Planning Board also recommends that the application should be referred to the Ulster County Planning Board as per NYS General Municipal Law 239, pending Town of Ulster receipt from the applicant of both a completed Visual Environmental Assessment Form as well as additional documentation related to a viewshed analysis of the proposal; and,

NOW BE IT FURTHER RESOLVED, the Town Board, in coordination with the Planning Board, should schedule a public hearing as required for this special use permit application.

Motioned by: Mr. Decker

Seconded by: Mr. Stowell

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Zena Development – P- 937

Ruby Woods

SBL: 39.1-1.21.100

Zone: R60

Site plan

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Alec Gladd from Cuddy and Feder Law firm represented for a 30-lot residential subdivision.

*Please listen to recording to hear the extensive details from this presentation. *

The board decided to move this project to the August meeting, to make sure this gets circulated to the proper departments to better prepare for reviewing this project and to stay in synchronization with the Town of Woodstock.

Rupco Apartments – P-873

114 Rte 28

SBL: 48.14-1-27

Zone:HC

Site plan – Reapproval

Action: Vote for re-approval

Motioned by – Mr. Crispell

Seconded by – Mr. Decker

All in favor

Action: Adjourn the July Meeting

Motioned by – Mr. Crispell

Seconded by – Mr. Stowell

All in favor

Respectfully submitted,

Megan Hay

Planning-Zoning Secretary