

*TOWN OF ULSTER  
PLANNING BOARD  
MARCH 17, 2015*

The monthly meeting of the Town of Ulster Planning Board was held on Tuesday March 17, 2015 at 7:00 p.m. at the Town Hall Lake Katrine, New York. The following members were present:

Gary Mulligan-Chairman-  
Frank Almquist  
Anna Hayner

Karl Allison  
Larry Decker  
Alan Sorensen - Planner

A motion to approve the minutes from the February meeting was made by Mr. Almquist with a second from Mrs. Hayner. All were in favor.

**BAGEL WORLD**

James Reynolds and Jamie DiDonna appeared on behalf of an application for a change of use. Mr. Reynolds stated the applicant would like to convert 2,877 square feet of retail space to a bagel shop. The facade will be renovated, adding dormers with signage for each tenant. Mr. Sorensen stated there are no changes on the site and the dumpster will be large enough for the added restaurant use. Mr. Sorensen recommended the Board approval the request with the condition of compliance with the Town Sewer Department requirements for a grease trap. Mr. Sorensen read the resolution.

**WHEREAS**, the Town of Ulster Planning Board and its consultant planner have reviewed an application by *Jaime DiDonna dba Bagel World* seeking approval for a *Site Plan Amendment* and *Change in Use* to establish a 2,877square foot (SF) restaurant (Bagel World) and create a 1,677 SF retail space from a 4,554 SF commercial unit that was formerly utilized for a mattress store; and **WHEREAS**, the materials submitted in support of the Proposed Action includes:

*Project Narrative for Bagel World* prepared by Barry Medenbach, PE dated 3/2/2015;

*Application for Site Plan Review* prepared by Barry Medenbach, PE dated 3/3/2015;-*SEQRA Short EAF* prepared by Barry Medenbach, PE dated March 3, 2015;-

*Proposed Site Plan* prepared by Medenbach & Eggers, P.C. dated 3/2/15; and *-Floor Plan/Elevation* prepared by Medenbach & Eggers, P.C. dated 3-4-15.

**WHEREAS**, the Town of Ulster Planning Board retains the authority to approve the site plan amendment for this Proposed Action since the proposed modifications to the existing Site Plan does not result in new gross floor area; and

**WHEREAS**, the applicant provided a Site Plan for the Proposed Action, which

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was reviewed by the Town's planner with a recommendation to the Town of Ulster Planning Board to accept the amended Site Plan; and

**WHEREAS**, the Proposed Action did not require further referral to the Ulster County Planning Board pursuant to their referral agreement with the Town of Ulster since the site has channelized access and sufficient parking spaces are provided on the site to accommodate the amended Site Plan and change in use; and

**WHEREAS**, the Town of Ulster Planning Board, as Lead Agency, upon review of the entire record determined the Proposed Action is a *Type II Action* pursuant to 6NYCRR Part 617 of State Environmental Quality Review (SEQR) Law and found no further action pursuant to SEQR is required.

**NOW THEREFORE BE IT RESOLVED**, the Town of Ulster 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 Site Plan Amendment Approval to *Jaime DiDonna dba Bagel World* on the above referenced site 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. Compliance with Town Sewer Department requirements for grease trap; and
5. 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;
6. All fees, including consultant fees, shall be paid.

**Action:** A motion to accept the Planners recommendation was made by Mr. Decker with a second from Mrs. Hayner with all in favor.

#### SEVEN GREENS

Craig Tripp appeared on behalf of the application for site plan amendment and special use permit for Seven Greens. Mr. Craig stated the applicant is proposing construction of two additional 2-story buildings to the Seven Greens Apartment Complex. One building will have 16 units the other 8 units. The applicant will also be renovating the existing structures, updating the windows and siding. The applicant has submitted a sketch plan and would like to get the SEQRA process started. Mr. Sorensen stated the Town Board will have final approval of the site plan and will need to grant a special use permit. The applicant has submitted enough information to start the SEQRA process but will need to return with detailed plans. The improvements on the existing buildings will enhance the

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site. Mr. Sorensen recommended the Board forward the project tot the Town Board with the recommendation to accept the Sketch Plan, Declare Intent to be Lead Agency and schedule a Public Hearing on the Special Use Permit.

**Action:** A motion to accept the Planners recommendation was made by Mr. Almquist with a second from Mrs. Hayner. All were in favor.

A short discussion on revising the Lighting Requirements followed.

A motion to adjourn was made by Mr. Allison with a second from Mr. Decker.

Respectfully Submitted,  
Mary Secreto  
Planning Secretary