

Town of Ulster Planning Board

The monthly meeting of the Town of Ulster Planning Board was held on Tuesday March 16, 2010 at 7:00 p.m. at the Town Hall Lake Katrine New York. The following members were present:

Renno Budziak -Chairman
Larry Decker
Gary Mulligan
Alan Sorensen – Planner
Dan Shuster – Consulting Planner

A motion to accept the minutes from the February meeting was made by Mr. Decker with a second from Mr. Mulligan. All were in favor.

Cedar Ridge – Major Subdivision

Nick Sadler and Michael Provenzano appeared on behalf of the application for a 20 lot subdivision this subdivision has 12 lots located in the Town of Ulster and 8 in the Town of Hurley. The Board granted Preliminary approval and was awaiting the approval of a Stormwater Management Contribution Agreement; this was approved by the Town Board at their last meeting. Mr. Provenzano stated in the agreement it states no maps will be signed until a fee of \$12,000 is paid to the Town.

Action: A motion to grant Conditional Final Subdivision Approval as noted in resolution given to Board members was made by Mr. Mulligan with a second from Mr. Decker. All were in favor.

Aunt Jenn’s Early Learning Center – Site Plan/Special Use Permit

Bruce Utter appeared on behalf of the application for an early learning center located at 927 Orlando Street. Mr. Sorensen stated the Board reviewed the project last month and there were only a few technical issues that needed to be reviewed. Mr. Utter stated a 6’chain link fence will be placed at the rear of the property. The monument sign will be 32 sq ft; a reduction from 50’ sq ft. The only remaining issue is the acceptance of an evacuation plan; this plan has been submitted to NYS, the applicant will submit the accepted plan when it is received. Mr. Sorensen stated his recommendation is to forward the project to the Town Board with the recommendation of approval with the condition of submittal of the evacuation plan.

Action: A motion to accept the Planner’s recommendation was made by Mr. Decker with a second from Mr. Mulligan; all were in favor.

WHEREAS, the Town of Ulster Planning Board and its consultant planner have reviewed an application by Vincent Organtini for Special Permit and Site Plan Approval to establish a Nursery School at 927 Orlando Street.; and

WHEREAS, materials submitted in support of the proposed action include:

- *Project Narrative* prepared by Richard Praetorius, P.E. dated January 29, 2010;
- Site Plan Application prepared by Richard Praetorius, P.E. dated February 1, 2010;
- SEQRA Short EAF prepared by Richard Praetorius, P.E. dated January 25, 2010;
- *Existing Conditions Site Plan* prepared by Richard Praetorius, P.E. dated 2/1/2010; revised 2/25/10;
- *Proposed Site Plan* prepared by Richard Praetorius, P.E. dated February 1, 2010; revised 2/25/10;
- *Proposed Photometric Plan* prepared by Richard Praetorius, P.E. dated 1/1/10; revised 2/25/10; and
- *Detail Sheet* prepared by Richard Praetorius, P.E. dated February 1, 2010; revised 2/25/10.

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 and the Town Water & Sewer Departments made via memoranda (which memoranda are incorporated herein by reference); and

WHEREAS, the Planning Board upon review of the entire record (including SEQRA Short Environmental Assessment Form (EAF) and revisions made to the proposed Site Plans and supporting documentation finds that the Special Permit/Site Plan application is sufficiently complete and should be referred to the Town Board for their review of the Special Permit request.

NOW THEREFORE BE IT RESOLVED that the Planning Board hereby refers this matter to the Town Board with a recommendation that they schedule a public hearing on the Special Permit application; and

FURTHER BE IT RESOLVED, the Planning Board recommends that the following conditions, limitations and restrictions should be placed on the Proposed Action should the Special Permit application be approved by the Town Board.

1. Compliance with applicable Building Codes requirements; and
2. NYS Office of Child & Family Services Review and Approval of an Emergency Evacuation Plan.

Motioned by: Mr. Decker

Seconded by: Mr. Mulligan

All in Favor:

All Opposed:

Renno Budziak

Larry Decker

Gary Mulligan

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Smoker's Choice- Site Plan/Change of Use

Nadine Carney appeared on behalf of the application for a change of use at 1146 Ulster Avenue. The site is currently a vacant convenience store/gas station the applicant is proposing a tobacco store with a drive thru window. Ms. Carney stated the applicant has added landscaping to the site. Ms. Carney goes on to state the DOT has approved the submitted plans with out the right in right out that the County Planning Board has put as a required modification. Reviewing other comments of the County Planning Board Ms. Carney stated the Board discussed the landscape median at the February meeting and the Board was going to conduct a site visit to determine if the median would be required. Mr. Sorensen states the applicant should place a note on the plans stating that cross access would be allowed if the Sleepy's site is revised. After a long discussion on the signage it was decided a monument signage would be required. After a short discussion it was decided a special meeting would be held on April 6th; the applicant will submit revised plans to be reviewed at that time.

Action: A motion to grant a negative declaration as per SEQRA was made by Mr. Decker with a second from Mr. Mulligan. All were in favor.

Design Manual for Hudson Landing

Dan Shuster Consulting Planner for the Town reviewed the motion before the Board stating the Board referred the Design Manual to the Ulster County Planning Board in December; the UCPB came back with a lengthy letter with a variety of recommendations; some required some suggestions. The letter has been reviewed and a draft resolution was written. All Board members were sent a copy of the resolution. The resolution will need a majority plus one vote to override some of the required modifications. Due to the lack of a majority plus one vote the applicant will be placed on the agenda for the April 6th meeting.

Ulster Manor/ Public Hearing

A motion to adjourn the Public Hearing to the next regular scheduled meeting due to changes that may be forthcoming to the site plan was made by Mr. Decker with a second from Mr. Mulligan. All were in favor.

Mr. Schuster states that changes in the plan should be available before the Public Hearing.

Hess- Revision of Site Plan

Mr. Sorensen reviewed the project with the Board; the applicant is proposing a 10'x20' shed in the rear of the site. The shed will be located behind the existing structure and will not change the traffic flow or parking on the site. Because the site is on a state road it does need to be forwarded to the Ulster County Planning Board. Mr. Sorensen recommends the plan be forwarded to the County for review.

Action: A motion to forward the project to the County Planning Board was made by Mr. Mulligan with a second from Mr. Decker with all in favor.

Sabino- Lot Line Adjustment

Don Brewer appeared on behalf of the application for a Lot Line Adjustment. Mr. Sorensen stated the application is straight forward; combining 3 lots into 1. This action does not need a Public Hearing. Robert Sabino (a member of the audience) states that there are deed restrictions and other issues with the parcels. After a short discussion on the proposal it was decided the Town Attorney would review the deeds and maps and report back to the Planning Board before the next meeting. No action was taken by the Board.

Trustco Bank – Site Plan Revision/ Change of Use

Nick Sadler appeared on behalf of the application for a Site Plan Amendment & Change of Use. The applicant is proposing to renovate 1,645 sq ft of vacant retail space and establish a bank with a drive thru window. The plan has been submitted and approved by NYS DOT. The traffic circulation will be revised by restriping the existing parking spaces in front of the building and changing the traffic circulation to a counter clockwise direction. Mr. Sorensen reviewed his memo with the Board; the traffic control issues on the site have been addressed, the water and sewer departments will need to review the project along with Ulster County Planning Board. The Applicant will revise the plan to show additional landscaping and signage details. A MOU for a sidewalk should be entered into. The board should declare it intent to be the Lead Agency and refer the project to the County Planning Board.

Action: A motion to declare intent to be Lead Agency was made by Mr. Decker with a second from Mr. Mulligan. All were in favor.

A motion to refer to the County Planning Board was made by Mr. Decker with a second from Mr. Mulligan all were in favor.

White Castle – Site Plan Revision

Eric Meyer appeared on behalf of the application for a 2,586 sq ft White Castle with drive thru. The site will be restriped to channel the traffic control; landscape islands will be installed and new lighting will be placed on the site. Mr. Sorensen requested the applicant add speed humps on the site; Mr. Meyer stated because of the grade the humps may be problematic but they will look into an alterative. Cross access will be provided in the way of an ADA compliant ramp. A short discussion on the landscaping followed. Mr. Sorensen recommended the wall sign be lit with gooseneck lamps; the applicant will consider the recommendation. Mr. Meyer showed the Board color samples of the buildings exterior. A discussion on the traffic control followed. The water, sewer and highway department have been reviewing the project and have been in touch with the applicant. The Fire Inspector will be reviewing the revised plans.

Action: A motion to forward the project to the County Planning Board was made by Mr. Decker with a second from Mr. Mulligan; all were in favor.

A motion to adjourn was mad by Mr. Decker with a second from Mr. Mulligan with all in favor.

Respectfully Submitted

Mary Secreto
Planning Secretary