

TOWN OF ULSTER PLANNING BOARD

The monthly meeting of the Town of Ulster Planning Board was held on Thursday March 27, 2008 at 7:00 p.m. at the Town Hall Lake Katrine, New York., The following members were present:

Chairman	Ozzie Beichert
	Larry Decker
	Renno Budziak
	Frank Almquist
Town Planner:	Alan Sorensen

The Pledge to the flag was recited. The fire exits were designated

Motion to accept the minutes of the February meeting was made by Mr. Lucente and seconded by Mr. Decker with all in favor.

Albany Avenue Garage

Mr. Don Brott appeared on behalf of the site plan application for and existing auto sales and repair shop. Mr. Brott reviews the revised plan with the Board stating the county Planning Board as well as the Town Planning board had requested the Sawkill road entrance be reduced from 30 ft. to 50 ft. Mr. Brott states that the turning radius of a tractor trailer is 32 ft. and reducing the curb cut will limit access to the site. Mr. Brott showed the turning radius of a truck and how a smaller curb cut would not leave enough room for trucks to turn into the parcel. The site has a small wooden truck in the front display area that is out of front setback. A note has been added to the plan stating no vehicles or obstacles shall be displayed within the setback or within the public right of way. The lighting will be full cut off fixtures with 16 foot poles. Norway Spruce will be planted along Sawkill Road and sign details have been added to the plan. The applicant will be using the existing signage adding plantings around it. The façade of the building will not be changed. The well and water lines have been added to the plan; the site is not hooked up to Town water at this time. There are no restrictions in the drainage easement. Mr. Brott states a full EAF has been submitted. Praetorius & Conrad reviewed the stormwater plan and the plan is being revised. The use of the site is not changing and the employees will remain the same so a review of the Health Department will not be required. No comments have been received from the Thruway Authority. There are no plans to expand the business; the site was designed for any growth that will occur. No more employees will be hired. Mr. Sorensen states that the access is unique and the primary purpose of the site is truck repair and sales and the wider curb cut may be needed. All issues other than stormwater have been addressed Mr. Sorensen states the Board could refer the plan the Town Board for approval with the condition that the technical concerns of Praetorius & Conrad are addressed. A motion to accept the Planner's recommendation was made by Mr. Lucente with a second by Mr. Almquist; all were in favor.

Oxygen Day Spa

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Rob Christianson appeared on behalf of the application for the site plan of Oxygen Day Spa. Mr. Kristiansen states the Town Board reviewed the plan and referred it back to the Planning Board for stormwater review. Mr. Kristiansen states that he submitted a stormwater plan and received a review from Brinnier & Larios. Mr. Kristiansen has revised the plan to answer the Brinnier & Larios review. Mr. Alan states that the plan has been reviewed and the only outstanding issue seems to be the stormwater study. Mr. Budziak states that the driveway does not meet Zoning Code section 190-28 F.: after reviewing the plan and the code the Board finds the driveway Mr. Budziak is speaking of is two spots, therefore the code does not apply. A traffic study was submitted to the Town Board in January; Mr. Budziak states he would like to have time to review it. Mr. Almquist states the study shows less than 1% of an impact. Mr. Budziak states he would like to review the stormwater plan. Mr. Beichert states that the Town Board requested the traffic study and they should review it. Mr. Sorenson states that with the revision of the stormwater plan all issues have been addressed and the Board could refer the plan back to the Town Board. A motion to forward the plan back to the Town Board with the condition of the approval of the stormwater plan and review of the traffic study by the Town Board was made by Mr. Decker with a second by Mr. Almquist. A roll call vote was taken:

Mr. Almquist –yes

Mr. Decker – yes

Mr. Lucente – yes

Mr. Budziak – no

Mr. Beichert – yes

Citgo Station Sign

Ayaz Akhtaz appeared on behalf of the application for a monument sign at 60 Leggs Mill Road. Mr. Akhtaz states that the monument sign will be the only sign on the site. The sign will be internally lit. Mr. Sorenson states that the application is straight forward and conforms to the town regulations. After a short discussion on the condition of the site it was decided the a condition of no temporary banners be placed on the final site plan A motion to approve Mr. Almquist was made by and seconded by Mr. Decker all were in favor.

Kingston Ulster Airport

Mr. Daniel Desjardins and Jim Waleur appeared on behalf of the application for site plan for the Kingston Ulster airport. The applicant would like to construct 5 aircraft storage hangers; the hangers will be approximately 192 feet long and 41 feet wide. The structures will meet all setback requirements. The structures will be pre engineered buildings with sloped roofs and no gutters. The site currently has an approved storm water system and there will be no parking on the airstrip all parking will be in the parking lot Mr. Waleur states that no landscaping can be put at the site as it is the area that is used for snow removal. The applicant does not have a drawing of the hanger at this point but the colors will match the existing hangers on the site. There is an existing fence on the property it will be taken down. Mr. Sorensen reviewed his memo with the board stating

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the stormwater should be reviewed by the Town Engineer; the project will also be referred to the Ulster County Planning Board. All other issues have been addressed. Mr. Waleur states that in a few months the applicant will present a master plan for the airport to the Town.

Action: A motion to refer the project to the Town Board for SEQRA review and approval with the condition of approval of the stormwater system from the Town Engineer was made by Mr. Lucente with a second by Mr. Decker. All were in favor.

Mid Hudson Valley Federal Credit Union

Michael Moriello and Robert Pritchard appeared on behalf on the application for site plan, subdivision, lot line deletion and special use permit. Mr. Moriello reviewed the project with the Board stating; the applicant is looking for the SEQR process to be started as no decisions can be made until the SEQRA review is complete. The applicant has submitted a long form E.A.F. The project is consist of parking expansion for the Mid-Hudson Valley Federal Credit Union Facility. The total site disturbance will be approximately 1.22 acres of land; this will consist of 66 parking spaces with an interconnection sidewalk and stormwater infrastructure and landscaping. The landscaping will include 35 Norway spruces along the rear of the parcel as a buffer to the residential area. There will also be 15 Honey Locust planted as street trees. There are 3 light poles across the back of the parking area and 2 in the front. The applicant will be submitting a full stormwater report. There are no plans to expand the site at this time and there will be no changes on the existing site. Mr. Moriello states that before the site plan can be reviewed the Town Board must approve the request for zone change. Mr. Moriello states he has sent a letter of inquiry to the DEC in reference to the Bearcat Kill Stream; he has not yet received a reply. A discussion on landscaping, sidewalks and way to proceed followed. The Board will refer the project to the Town Board for rezoning consideration.

Action: A motion to declare intent to become lead agency was made by Mr. Decker with a second by Mr. Almquist. All were in favor with Mr. Budziak abstaining.

Motion to adjourn was made by Mr. Lucente with a second by Mr. Decker.

Respectfully Submitted

Mary Secreto
Planning Secretary