

*TOWN OF ULSTER  
PLANNING BOARD  
May 10, 2016*

The monthly meeting of the Town of Ulster Planning Board was held on Tuesday May, 10, 2016 at 7:00 p.m. at the Town Hall Lake Katrine, New York. The following members were present:

Gary Mulligan-Chairman  
Frank Almquist  
Andrew Stavropoulos  
Alan Sorensen – Planner

Karl Allison  
Larry Decker  
Troy Ashdown

A motion to approve the minutes from the April meeting was made by Mr. Allison with a second from Mr. Stavropoulos with all in favor.

**River of Life International - Public Hearing**

A motion to open the Public Hearing was made by Mr. Almquist with a second from Mr. Stavropoulos.

Michael Dalbo appeared on behalf of the application for a 2-lot subdivision. The subdivision will be separating the house from the church each has their own well and septic. A copy of the easement and driveway maintenance agreement was submitted and accepted by the Town Attorney. Mr. Sorensen recommended the Board grant a Negative Declaration and approve the subdivision.

No one appeared for or against the subdivision.

A motion to close the Public Hearing was made by Mr. Decker with a second from Mr. Allison

**Action:** A motion to issue a Negative Declaration was made by Mr. Almquist with a second from Mr. Allison with all in favor.

Mr. Sorensen read the resolution:

**WHEREAS**, the applicant – *David B. Cordeau on behalf of New Life Tabernacle and United Pentecostal Church (Owners based upon review of property cards)* – is seeking approval for a 2-Lot Minor Subdivision involving Lot 1 on Filed Map #7671; and

**WHEREAS**, pursuant to Section 161-9 of the Town Code, the Proposed Action is a Lot Line Revision, which is subject to the approval of the Town of Ulster Planning Board; and

**WHEREAS**, the application materials in support of the Proposed Action includes:

- *Written Narrative* prepared by the applicant David B. Cordeau dated March 19, 2016;
- *Site Plan Consent Form* signed by David B. Cordeau, President of River Life International dated 3/19/16;

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- *Application for Preliminary Subdivision Plat Approval* prepared by David B. Cordeau dated 3/19/16;
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- *Short EAF* prepared by David B. Cordeau dated March 19, 2016;
- *Sketch Plan* prepared by Michael A. Dalbo, LLS dated March 14, 2016; and
- *Final Plat Map of Resubdivision* prepared by Michael A. Dalbo, LLS dated May 4, 2016.

**WHEREAS**, referral to the Ulster County Planning Board was not required pursuant to the UCPB Land Use Referral Guide; 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**, a *Map of Lot Line Revision (i.e. Final Plat)* was prepared by Michael A. Dalbo, LLS dated May 4, 2016 and submitted for review to the Planning Board with a recommendation by its consulting planner to accept the Final Plat; and

**WHEREAS**, the proposed lots and improvements comply with the bulk requirements of the R-60 Residential Zoning District; and

**WHEREAS**, the Planning Board upon review of the entire record (including SEQR Short EAF Part 1 & 2) found the Proposed Action was an *Unlisted Action* that did not pose any potentially significant adverse environmental impacts; and

**WHEREAS**, a public hearing was held on May 10, 2016.

**NOW THEREFORE BE IT RESOLVED**, the Planning Board has determined they have complied fully with the procedural requirements of NYCRR Part 617 of the State Environmental Quality Review (SEQR) Law and herby issues a *SEQR Negative Declaration* for the Proposed Action; and

**FURTHER BE IT RESOLVED**, the Town of Ulster Planning Board herby grants Lot Line Revision approval as described above to *David B. Cordeau on behalf of River of Life International* subject to the conditions, limitations and restrictions set forth below.

1. 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
2. All fees, including consultant fees, shall be paid.

A motion to accept the Planner's recommendation was made by Mr. Decker with a second from Mr. Almquist with all in favor.

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**Lands of Burton & Darryl Deitz – Public Hearing**

A motion to open the Public Hearing was made by Mr. Allison with a second from Mr. Almquist.

Michael Vetere appeared on behalf of the application for a 4 lot subdivision. Lot #1 & 2 have existing structures the remaining lots are vacant. The applicant is waiting on a letter from NYS DOT. Mr. Vetere submitted a soil report; Mr. Sorensen stated he would need to review the report. Mr. Mulligan stated this is the 1<sup>st</sup> of 2 Public Hearings.

No one appeared for or against the subdivision.

A motion to close the Public Hearing was made by Mr. Almquist with a second from Mr. Stavropoulos with all in favor.

**Action:** A motion to schedule a 2<sup>nd</sup> Public Hearing made by Mr. Almquist with a second from Mr. Stavropoulos with all in favor.

**Presentation**

Dennis Doyle along with Bill Allen and Andrew Smith gave a short presentation on the solar facility that will be located at 1951 Frank Sottile Blvd. The County is the Lead Agency in the project.

**Ulster Crossings**

Matthew Oates appeared on behalf of the application for a facade change for the Ulster Crossings Plaza. Sports Authority has closed and the space is being divided into two smaller units. Mr. Sorensen stated the request was straightforward and recommended the Board issue a Negative Declaration and approve the request. Mr. Sorensen read the resolution.

**WHEREAS**, the Town of Ulster Planning Board and its consultant planner have reviewed an application by Benderson Development Company, LLC, for Site Plan Approval to divide the former 34,745 s.f. Sports Authority space into two (2) smaller tenant spaces and modify the mall building façade in order to create (2) storefronts; and

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

- *Project Narrative* prepared by James A. Boglioli, Esq. dated April 20, 2016;
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- *Consent Letter* signed by Shaun Jackson, Counsel for, and with authorization, Owner 4/20/16;
- *Site Plan Review Application* prepared by James A. Boglioli, Esq. dated April 21, 2016;

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- *SEQRA Short EAF* prepared by Matthew J. Oates, PE dated April 19, 2016;
- *Marketing Plan* prepared by Benderson Development Company, LLC dated 11/06/15;
- *Existing Facade* prepared by Benderson Development Company, LLC; and
- *Proposed Facade* prepared by Benderson Development Company, LLC.

**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**, the Planning Board upon review of the entire record (including State Environmental Quality Review Act (SEQRA) Short Environmental Assessment Form Part 1 and Part 2 found the Proposed Action was a Type II Action pursuant to NYCRR Part 617 of SEQRA.

**NOW THEREFORE BE IT RESOLVED** the Planning Board has determined they have complied fully with the procedural requirements of NYCRR Part 617 of the State Environmental Quality Review Act (SEQRA); and

**FURTHER BE IT RESOLVED**, the application by - Benderson Development Company, LLC - for Site Plan approval as described above is granted, 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, building elevations 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.

A motion to accept the Planner's recommendation was made by Mr. Almquist with a second from Mr. Allison with all in favor.

**Romeo Kia**

George Turner appeared on behalf of the application for Romeo Kia. Mr. Turner reviewed the sketch plan with the Board. The applicant is proposing a 19,000 sq ft car dealership with entrances on 9W and Leggs Mills Road. The plan has 245 spaces to display vehicles. A discussion on the site and war monument followed. At this time the applicant is speaking with DOT about purchasing the land the monument is on; it has not been decided where the monument will be moved. Neighbors spoke of their concerns on the noise, drainage and the adverse affect the dealership would have on their property. Mr. Sorensen recommended the Board forward the project to the Town Board to declare intent to be Lead Agency.

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**Action:** A motion to forward the project to the Town Board to declare intent to be Lead Agency was made by Mr. Almquist with a second from Mr. Decker.

**Catskill Animal Sanctuary**

Michael Venzor and Peter Christian appeared to discuss their plans to construct 2 buildings at 1693 Rt. 32 for an educational center run by Catskill Animal Sanctuary. One structure would house the classrooms, kitchens and a gallery. The 2<sup>nd</sup> structure would be dormitories. The proposal would be required Health Department approval. The applicants will return to the Planning Board with a formal application.

A motion to adjourn was made by Mr. Almquist with a second from Mr. Allison with all in favor.

Respectfully Submitted,  
Mary Secreto, Planning Secretary