

*TOWN OF ULSTER
PLANNING BOARD
May 19, 2015*

The monthly meeting of the Town of Ulster Planning Board was held on Tuesday May 19, 2015 at 7:00 p.m. at the Town Hall Lake Katrine, New York. The following members were present:

Gary Mulligan-Chairman-
Larry Decker
Anna Hayner
Andrew Stavropoulos

Karl Allison
Tim O'Brien
Frank Almquist
Alan Sorensen - Planner

The minutes from the April meeting with corrections were approved.

FERRARO SUBDIVISION REAPPROVAL

Mr. Mulligan stated the subdivision was approved in January of 2014; Mr. Sorensen read the resolution.

FURTHER BE IT RESOLVED, the Town of Ulster Planning Board hereby grants Resubdivision and Minor Subdivision approval as described above to **David Ferraro & Stephen Ferraro** subject to the conditions, limitations and restrictions set forth below.

1. Town Attorney approval of *shared driveway agreement and utility easements in connection to the Proposed Action*.
2. Submission of Final Plat with minor technical revisions requested by the Planning Board.
3. Plat may be filed with Office of County Clerk after signed by the Chairman of the Planning Board;
4. 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
5. All fees, including consultant fees, shall be paid.

A motion to grant the reapproval was made by Mrs. Hayner with a second from Mr. Almquist with all in favor.

BEGNAL MOTORS

Dennis Larios appeared on behalf of the application for a car dealership. Mr. Larios stated the plans have been revised after meeting with the Ulster County Planning Board. Central Hudson has requested some minor changes; these revisions will be on the plans that will be submitted next month. Building plans with elevations will also be submitted shortly. Mr. Larios reviewed the existing water and sewer systems. The water system is currently located in the hotel and it will be modified during the building process. Any changes to the sewer system will take place during Phase III of the site plan. The appropriate approvals will be applied for. Mr. Larios and Mr. Sorensen reviewed the Ulster County Planning Board recommendation with the Board. The lighting has been

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addressed; poles have been lowered to 20 feet and lighting levels reduced. The lighting will dim when the dealership is not open. Mr. Sorensen stated he feels the new lighting plan meets the code. A new landscaping plan will be submitted next month showing the existing trees in NYS DOT ROW. The County recommended a monument style sign in the DOT right of way. DOT will not allow signage in this area. Flooding and Stormwater comments will be addressed in the stormwater plan that will be submitted for review. Mr. Sorensen recommended the Board refer the project to the Town Board with the recommendation of a Conditional Negative Declaration with the condition of preparation and acceptance of a SWPP and compliance with all regulations concerning development within a designated floodplain. Mr. Sorenson read the following.

NOW THEREFORE BE IT RESOLVED, the Town of Ulster Planning Board has determined the Proposed Action described above will not have a significant effect on the environment and a Draft Environmental Impact Statement will not be prepared.

FURTHER BE IT RESOLVED, the Town of Ulster Planning Board hereby refers this matter to the Town Board with a recommendation that it adopt a SEQR *Conditioned Negative Declaration* with the condition requiring the preparation and acceptance of a SWPPP for the Proposed Action and compliance with all applicable regulations concerning development within a designated floodplain.

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

A motion to adjourn was made by Mrs. Hayner with a second from Mr. Almquist.

Respectfully Submitted,

Mary Secreto, Planning Secretary