

TOWN OF ULSTER
PLANNING BOARD
May 9, 2017

The monthly meeting of the Town of Ulster Planning Board was held on Tuesday, May 9, 2017 at 7:00 p.m. at the Town Hall Lake Katrine, New York. The following members were present:

Gary Mulligan	Karl Allison
Troy Ashdown	Larry Decker
Andrew Stavropoulos	Frank Almquist
Alan Sorensen – Planner	

Excused:
Anna Hayner

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

A roll call followed.

Burlington Plaza – Pylon Sign

Todd Lanthier appeared on behalf of the applicant for a new pylon sign to replace the one that was damaged in a blizzard. The original application was requesting the same size that was present, but after attending the Workshop and taking the recommendations, he decided to propose a reduction of the sign down to 300 square feet. The previous sign existed, pre-zoning, and as the current sign code has a sign in that Zone as 150 square feet or less, the sign reduction from 550 square feet to 300 square feet makes it more conforming that the previous sign. Mr. Sorensen stated it was a SEQRA Type II action, and that the Planning Board had the ability to approve this proposal. There was a discussion regarding the size; most of the board agreed with the 300 square feet, but Mr. Almquist was opposed, and favored the 200 square foot option. Mr. Lanthier explained that as the plaza is set further back than the other plaza's, a larger pylon would be a better choice, as large wall signs really would not be visible from the road.

Action: A motion to approve the 300 square foot pylon was made by Mr. Decker, with a second from Mr. Allison.

Burlington Plaza - Parking Lot Lines

Dave Barbuti appeared on behalf of the application for a reconfiguration of the parking lot in the Burlington Plaza. Mr. Barbuti stated he would like to redesign, restripe and repave the parking lot. Mr. Barbuti stated that they will be using the existing LED light poles that are present, and that they will be changing the direction of the parking lot lines, making them perpendicular to the existing lines, and also expanding the parking from 482

TOWN OF ULSTER
PLANNING BOARD

May 9, 2017

existing spaces, to 505 new spaces, with 20 handicap spaced scattered throughout. He mentioned the addition of stop signs, and speed bumps, hopefully to stop the parking lot confusion when driving through it. The striping will be code compliant. Mr. Sorensen recommended that the Planning Board be the Lead Agency and listed it as a SEQRA Unlisted Action. Mr. Sorensen had also mentioned the addition of landscaped island to add some greenery to the off-street parking lot, curbed islands at the entranceway off 9W, and adding stop bars to the lot. A brief discussion followed.

Action: A motion to name the Planning Board as the Lead agency and list it as a SEQRA Unlisted action as made by Mr. Almquist, with a second from Mr. Decker; all in favor. A motion to forward to NYSDOT, the Ulster County Planning Board, Town of Ulster Highway Department, Town of Ulster Water and Sewer, the Town Engineer and Ulster Fire District #5 was made by Mr. Almquist with a second from Mr. Decker; all in favor.

Wiedy's Lot Line Revision

Walter Eckert, of Brinnier and Larios, appeared on behalf of the applicant. Mr. Eckert stated that the lots are currently nonconforming and that the lot line goes through the carwash. By approving the lot line revision the properties should meet all setbacks. Mr. Sorensen stated that they may waive the Public Hearing on this proposal. Mr. Sorensen read the resolution.

WHEREAS, the applicant – Mary Wiedy – is seeking a Lot Line Revision (Minor Resubdivision) approval involving Town of Ulster Tax Parcels SBL 47.2-4-16 & 17; and

WHEREAS, pursuant to Section 161-9 of the Town Code, the Proposed Action is a Lot Line Revision (Minor Resubdivision), 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 Brinner & Larios, PC dated April 25, 2017;
- Cover Letter prepared by Chris Zell, P.L.S, with Brinner & Larios, PC dated April 25, 2017;
- Owner's Consent to File signed by Mary Wiedy dated April 25, 2017;
- Application for Lot Line Revision signed by Mary Wiedy dated April 25, 2017;
- SEQR Short EAF prepared and signed by Mary Wiedy dated April 25, 2017; and
- Map of Lot Line Revision Christopher J. Zell, P.L.S., dated April 27, 2017.

WHEREAS, the proposed lots comply with the bulk requirements of the HC-Highway Commercial Zoning District; and

TOWN OF ULSTER
PLANNING BOARD

May 9, 2017

WHEREAS, referral to the Ulster County Planning Board was not required pursuant to the UCPB Land Use Referral Guide, since the Proposed Action involves fewer than 5 lots and access roads and structures are not situated within the 100-year floodplain; 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 was prepared by Christopher J. Zell, P.L.S. dated April 27, 2017 and submitted for review to the Planning Board with a recommendation by its consulting planner to accept the Map of Lot Line Revision; and

WHEREAS, the Planning Board waived the requirement for a public hearing in accordance with Section 161-10 C of the Town Code; and

WHEREAS, the Planning Board upon review of the entire record (including SEQR Short EAF Part 1 & 2) found the Proposed Action did not pose a potentially significant adverse environmental impact.

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

FURTHER BE IT RESOLVED, the Town of Ulster Planning Board hereby grants Lot Line Revision (Minor Resubdivision) approval as described above to Mary Wiedy subject to the conditions, limitations and restrictions set forth below.

1. Plat may be filed with Office of County Clerk after signed by the Chairman of the Planning Board;
2. 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
3. All fees, including consultant fees, shall be paid.

Action: A motion to approve the lot line revision was made by Mr. Allison, with a second from Mr. Almquist; all in favor.

TOWN OF ULSTER
PLANNING BOARD

May 9, 2017

Applestone Meat Company

Olli Chanoff, Vice President of Applestone, appeared on behalf of the application to transform the old Ameribag building into a meat processing and packaging facility. Mr. Chanoff stated that he has two other facilities, one in Stone ridge, and one in Accord, and he's looking to expand his business, and this is a larger building than the other two. They are looking to recondition the space inside, and make it their third site, but with no retail. Mr. Chanoff stated that there will be a staff of 15 to 20 employees to start, and that they will be rotating the staff. The Board asked what Applestone will do with the meat that is not processed, and Mr. Chanoff stated that they use as much as possible and any product that is left over at the end, they freeze until it can be disposed of properly; there will be nothing kept outside. Mr. Sorensen stated that there is enough parking and handicap spots, as well as necessary loading docks. Mr. Sorensen stated that the only condition he would put in place is that the secondary easement that is present, and currently grown over, will be used only as an emergency access. Mr. Sorensen read the resolution.

WHEREAS, the Town of Ulster Planning Board and its consultant planner have reviewed an application by The Applestone Meat Co. with the consent of Owner (Marwin, LLC) – seeking Site Plan Amendment approval for a change-in-use within an existing 35,374 square-foot (sf) building to establish a USDA-licensed food processing facility with ancillary offices for The Applestone Meat Company; and

WHEREAS, the materials submitted in support of the Proposed Action includes:

- Written Narrative prepared by Olli Chanoff, Vice President The Applestone Meat Co., dated 4/25/2017;
- Site Plan Consent Form signed by representative of Marwin, LLC, 5/4/2017;
- Site Plan Application prepared by Olli Chanoff, Vice President The Applestone Meat Co. 5/4/2017;
- SEQR Short EAF Part 1 prepared by Olli Chanoff, VP The Applestone Meat Co. dated 4/25/2017; and
- Site Plan Applestone prepared by Medenbach & Eggers, PC dated April 12, 2017.

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 Site Plan provides for sufficient off-street parking for the intended mix on uses on the Subject Site; 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

TOWN OF ULSTER
PLANNING BOARD

May 9, 2017

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 The Applestone Meat Company 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;
5. Compliance with USDA requirements for operation of food processing facility;
6. 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;
7. The secondary egress driveway shall only be used for emergency access; and
8. All fees, including consultant fees, shall be paid.

Action: A motion to grant conditional site approval was motioned by Mr. Decker, with a second from Mr. Almquist; all in favor.

Keith Hughes

Mike Vetere III appeared on behalf of the applicant. Mr. Hughes is looking for a change of use to transform an existing warehouse into an auction hall. Mr. Vetere had pointed out that Mr. Hughes had a new site plan that abides by the requests of the Planning Board; move parking spaces closer to the building, all truck trailers be stored away from the highway in a designated area. Cross easement access, to which Mr. Hughes is working with Chris Dechiaro for a solution on, was discussed briefly. Mr. Hughes is also currently working on the photometric plan, as well as a grading plan. There is currently emergency access present, but Mr. Hughes will need to continue work on the ingress/egress with David Corrigan, of NYSDOT. Mr. Sorensen recommended a possible monument sign for the business as well as a block retaining wall with guardrails on top for safety measures. The Zoning Board of Appeals conditions were discussed. Mr. Sorensen mentioned going to the Planning Board workshop on June 7th to discuss the project further.

Action: A consensus was made among the Board to forward this project to the Ulster County Planning Board for further review.

TOWN OF ULSTER
PLANNING BOARD
May 9, 2017

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

Respectfully Submitted,
Gabrielle Perea
Planning Secretary