

TOWN OF ULSTER
PLANNING BOARD
November 14, 2017

The monthly meeting of the Town of Ulster Planning Board was held on Tuesday, November 14, 2017 at 7:00 p.m. at the Town Hall Lake Katrine, New York. The following members were present:

Gary Mulligan-Chairman
Karl Allison
Troy Ashdown
Andrew Stravropoulos

Anna Hayner
Frank Almquist
Larry Decker
Alan Sorensen – Planner

Roll call was taken.

A motion to approve the minutes from the August meeting was made by Mr. Almquist with a second from Ms. Hayner; all in favor.

Lincoln Park Grid Support Center – Preliminary Hearing

Peter Rood, Chief Development Officer of GlidePath Power Solutions, and David Young, Chazen Companies, appeared on behalf of the application to construct a power grid center on the corner of Miron Lane and Frank Sottile Boulevard on a 109 acre property. The structure will provide grid services and power generation and will be interconnected with Central Hudson transmission system to provide services and power to them and their customers, as well as a broader region. There will be everyday services provided 24 hours a day, 7 days a week, 365 days a year, as well as emergency/critical infrastructure services, which will be on an on call basis. There is a central grid that operates all the grids, called the New York Independent System Operator, that sends control signals to perform various services. Mr. Rood stated that their day-to-day services falls into three services-Peaking power generation (provides power at times of high demand), grid stability/ancillary services (provide regulation to the grid to provide stable quality of power), and realism integration (variables that come with increased supply of solar and wind generation; will keep stable). Mr. Rood stated they also provide resiliency services, which are services that will be provided when in need during ice storms, wind storms, or anything that may disrupt the power grid. There are also black start services, so that if the grid does go down and there is a black out, that when it comes back online they will be an anchor tenant to make sure that the grid starts properly and it can help start other generators. Mr. Rood stated that they can also provide micro grid services, working with Central Hudson, they can operate independently to provide power to the local substation.

Mr. Rood stated that the power will run off containerized (shipping container style) lithium ion battery system. Mr. Rood stated that the system will react very quickly once a signal is sent to the station. Mr. Rood also stated that the battery has the ability to absorb and store power when there is an excess of power on the grid. Mr. Rood stated that they are proposing two side-by-side reciprocating engine generators in place for long-term generation that has a cylinder system, similar to a ship or a car, but designed specifically for power generation. Mr. Rood is proposing two, ten mega watt systems

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Action: A motion to approve the façade change was made by Ms. Hayner, with a second from Mr. Almqvist; all in favor.

WHEREAS, the Town of Ulster Planning Board and its consultant planner have reviewed an application by Jeremy Waycott - with the Consent of Benderson Development - seeking Site Plan Amendment approval to make a material deviation in the color scheme of the existing stand-alone AT&T store and update the wall signs and sign panel on the Ulster Crossing Mall Freestanding Sign, which is situated within the RC-Regional Commercial Zoning District; and

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 materials submitted in support of the Proposed Action includes:

- Site Plan Application prepared Jeremy Waycott, Arnco Sign Company, dated September 22, 2017;
- SEQRA Short EAF prepared Jeremy Waycott, Arnco Sign Company, dated October 4, 2017;
- Site Plan Consent Form signed by Valerie Gragale, Benderson Development dated 9/22/2017;
- Signage Exhibit for AT&T Mobility prepared by Jones Sign dated April 3, 2017;
- Elevations for North, South, East and West Facades by Jones Sign dated August 10, 2017; and
- Detail for Freestanding Monument Sign – sign panel – by Jones Sign dated August 10, 2017.

WHEREAS, the Proposed Action did not require referral to the Ulster County Planning Board (UCPB) pursuant to the referral agreement between the County and the Town since the proposed wall signs comply with the Town Code; and

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 AT&T on the above referenced site subject to the conditions, limitations and restrictions set forth below.

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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. 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.

Joseph Emanuele – Site Plan Review

Michael Vetere and Joseph Emanuele appeared on behalf of the application to construct a 60' by 75' building attached to the existing building on the northeast corner of the property located at 2310-2332 Route 9W to be used as a storage warehouse. Mr. Vetere stated that as requested at the previous meeting, they added the requested 20 parking spaces and said there was room for more, if need be, and there will be parking stops. Mr. Vetere stated that there will also be a light pole with two light fixtures installed in the same parking area. Mr. Sorensen required cut-sheets of same to be submitted and that they must be a full horizontal cutoff. Mr. Vetere stated that rather than showing each individual unit on the plan that was on the site, they made a 170' x 180', plus or minus, square foot area that will be open and enclosed storage units located within it. The storage area of the property is currently screened with an 8' wood fence, and they are proposing adding more fencing to camouflage the area. Mr. Vetere stated that Mr. Emanuele also agreed to place two steel bollards around the well located on the site. Mr. Vetere stated that there is a current emergency access road present behind the buildings and it has room for emergency vehicles to travel through. Mr. Emanuele has cleaned up the property quite a bit and had what the Board requested be present on the site plan, is now on the site plan. Mr. Sorensen stated that the Town Board would be the Lead Agency and that the only action the Planning Board could take at this point would be to recommend the Town Board refer the project to the Ulster County Planning Board. There was a brief discussion regarding the required parking spaces on the site, as it does not comply with the current Town Code, and Mr. Jason Kovacs, Town of Ulster Attorney, stated that the parking for the existing buildings are pre-existing and to focus on the new buildings parking requirements. Mr. Vetere stated that with the additional 20 spaces they added, it would be an "over-kill" to add any more spaces. Mr. Vetere stated that the building is going to be a single story structure, 29' in height, and the 4 overhead doors will be 12' tall. Mr. Sorensen recommended a motion for the Planning Board to refer this matter to the Town Board to then be referred to the County. A brief discussion followed.

Action: A motion to refer this project to the Town of Ulster Town Board was made by Mr. Almquist, with a second from Mr. Allison; all in favor.

Discussions

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There was a brief discussion regarding a final revised site plan from Lia Honda that was submitted for review to Mr. Sorensen.

There was a discussion regarding the Cypress Creek project and the proposed Solar Code and Solar Moratorium. Mr. Sorensen stated that the Planning Board should schedule a walk-through of the proposed sites that Cypress Creek is looking to build on to get a better idea of the proposal.

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

Respectfully Submitted,
Gabrielle Perea
Planning Secretary