

## TOWN OF ULSTER PLANNING BOARD

The monthly meeting of the Town of Ulster Planning Board was held on Thursday May 17, 2007 at 7:00 p.m. at the Town Hall Lake Katrine, New York., The following members were present:

Chairman	Gerard Beichert Larry Decker Frank Almquist Renno Budziak George Lucente
Town Planner:	Alan Sorensen

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

A motion to approve the minutes of the March & April meeting was made by Mr. Decker and seconded by Mr. Lucente.

### **Ulster Manor Presentation**

Dan Shuster consulting planner for the Town states the Draft Environmental Impact Study was reviewed the end of last year and the beginning of this year. Comments were received from the Boards consulting team along with comments from the general public and interested agencies. The next step will be preparation of a Final Environmental Impact Study. The applicant will evaluate all comments and consider how the identified impacts can be mitigated or avoided. In an effort to mitigate some of the impacts identified, a revise site /subdivision plan has been submitted by the applicant. This plan would form a basis of much of the Final EIS which is an extensive document. Before the applicants proceed the applicant needs to have the Boards thoughts on the revised plan. Barry Medenbach appeared on behalf of the applicant to review the changes made to the plan. Mr. Medenbach states the new plan has eliminated all the single family dwellings and has move the road and drainage back so there is no disturbance to the wetland or the 100 foot buffer. They have also reduced some of the grading impact. The unit impact has been reduced from 149 to 128 units. The Quail Drive access is a gated internal access and remains gated at his time. If the Town wants to revise this access the applicant is willing to do whatever the Town would like. Mr. Beichert states by eliminating the single family dwellings there is a 100% decrease in the disturbance of the wetlands; this was the major objection to the project. Mr. Beichert is in favor of the changes shown. Mr. Budziak questions if all the comments are being addressed in the Final EIS; Mr. Medenbach states that all comments will be addressed. Mr. Shuster reminds the Board that they have the final approval of the EIS and there will be other opportunities to review the document before it is approved. A motion is made by Mr. Lucente to approve the changes made to the plan. Mr. Almquist seconds with all in favor.

### **Cedar Kingston Site Plan Revision**

## TOWN OF ULSTER PLANNING BOARD

Mr. Shuster states that the original plan was approved in 2005. The construction work on the Hampton Inn was almost complete and the Building Inspector completed an inspection of the site and found so minor changes:

1. The original plan showed raised crosswalks within the site; it was later requested to replace them with brick or stone pavers. The new plans show the raised crosswalks; a clarification will be needed on this item.
2. The curbing has been cut back and two flag poles have been added in front of Hampton Inn.
3. A guardrail on the northern edge of the property is being replaced with a 6' opaque vinyl fence.
4. The retaining wall along the back South end of the property has been removed from the plan as a grading easement has been obtained and the wall is no longer required.

Mr. Shuster recommends the Board approve the requests subject to completion of improvements and the signoff from the Water and Sewer Departments and the Town Engineer.

### **Action:**

Mr. Alquist motions to accept the Planners recommendation with the provision that the crosswalks are flush with brick pavers (that will be approved by the Planner). Mr. Lucente seconded the motion with all in favor.

### **Hudson Valley Federal Credit Union Site Plan**

Roger Keating appeared on behalf of the application for a 5,872 square foot Credit Union with 44 parking spaces and drive-up teller island. Mr. Keating states the applicant has provided an access easement to the neighboring property, the Town attorney will need to review and approve the notes on the site plan. Sidewalks have been added to the plan with notes stating that they will be installed when a master plan is completed. (The Town is currently working on a master plan). The lighting has levels have been reduced and the lighting poles have been lowered. The landscaping plan has been slightly changed. Mr. Sorensen states the applicant has submitted a cross easement agreement to be reviewed by Mr. Zweben. Mr. Sorensen states hat the applicant has addressed all concerns of the Board and recommends the Board refer the application to the Town Board for approval with the provision that the applicant enter into a Memorandum of Understanding for the installation of sidewalks in accordance with the Ulster Sidewalk Master Plan .A motion to accept the Planners recommendation was mad by Mr. Decker and seconded by Mr. Almquist with all in favor.

### **New Global Site Plan/Change of Use**

David Cagen appeared on behalf of the application of a change of use converting a retail store/ skateboard park to a wholesale cigar business. Mr. Sorensen states the Board had concerns about the use of tractor trailers on the site; the applicant has submitted a letter

## TOWN OF ULSTER PLANNING BOARD

stating there will be no tractor trailer deliveries on the site. Another issue is the signage on the site; the applicant does not have any plans for signage at this time. After a discussion on when the applicant will need signage it was decided all signage must be removed from the site immediately and any sign change will need to be approved by the Planning Board.

**Action:**

Mr. Lucente motioned to approve the change of use with the following conditions:

1. Removal of all signage
2. The applicant will appear before the Planning Board within six months of approval for a sign site plan.

The motion was seconded by Mr. Almquist with all in favor.

### **Verizon Wireless Site Plan /Change of Use**

Kenneth Gruskin appeared on behalf of the application for a site plan /change of use for the Verizon Wireless Store. The applicant states the building elevations have been revised as per the Boards request. The dumpster corral has also been revised. Mr. Sorensen states the applicant has addressed the concerns of the Board and recommends approval of the change of use.

**Action:**

A motion to accept the Planners recommendation is made by Mr. Almquist and seconded by Mr. Decker with all in favor.

### **Batista Minor Subdivision**

Rodney Batista appeared on behalf of the application for a minor 3 lot subdivision. Mr. Sorensen reviews his memo with the Board stating the applicant has submitted a road profile and a sediment erosion plan. The Town's consulting engineer is reviewing the information at this time. Board of Health approval will also be required. Mr. Sorensen states the Board will need to make a Determination of Environmental Significance and declare itself Lead Agency for SEQR. A Public Hearing is needed for the proposed subdivision. A motion to declare Lead Agency for the SEQRA review was made by Mr. Decker and seconded by Mr. Lucente with all in favor. A motion to set a Public Hearing for June 21' 2007 made by Mr. Decker with a second by Mr. Lucente with all in favor.

### **Memorial Drive Site Plan**

Nadine Carney appeared on behalf of the application for a proposed office/retail building. Ms Carney states that she received information back from the DOT and they have requested additional information that has been submitted to them. Ms. Carney states she should have a final response from DOT within the next 2 weeks. Ms. Carney submitted a new Traffic Analysis to the Board for review. After a lengthy discussion it was decided that Mr. Sorensen would review the information. A motion to refer the project to the

## *TOWN OF ULSTER PLANNING BOARD*

Town Board for approval with the condition that the traffic concerns are met was made by Mr. Decker and seconded by Mr. Lucente with all in favor.

### **Central Hudson site Plan/Change of Use**

Tim Hayes appeared on behalf of the application for a change of use for Central Hudson Offices that will be located in the former Miron Home Center. Mr. Hayes states Central Hudson now has 1 facility in the Town of Ulster and 1 in the Town of Lloyd, they plan to combine them to this site. The back building will be use for a truck garage and warehouse; the main building will be converted to office space. The move will affect about 150 employees. The plan is to use the site in its current states with some upgrading of the lighting and security system. Mr. Sorensen reviewed his memo with the Board stating the project is on an 18.3 acre site on the corner of route 9W and Katrine Lane. This site is in the HC zone and is served with municipal water. The applicant plans to renovate the 31,887 sq ft retail building to make office space. The 100,505sq ft warehouse will be renovated into a garage complex for truck and material storage. The applicant should contact DOT for review of the existing curb cuts and traffic related issues. Mr. Sorsenson states the applicant will need to submit a Photometric Plan of the proposed exterior lighting along with details of the proposed fencing and signage. Building elevations are needed if the façade of the building is to be changed. The project will need to be referred to the Ulster County Planning Board and the New York State DOT. The applicant will submit the requested items at a later date. No action was taken by the Board

### **Anderson Minor Subdivision**

Nadine Carney appeared on behalf of the application for a minor 3 lot subdivision. Ms Carney states there is now a 3 family dwelling and a garage foundation on the parcel. The applicant would like to subdivide the 22.67 acre parcel into three lots Lot #1 will be 4.19 acres with a proposed 3 bedroom dwelling and an accessory apartment. Lot #2 will be 10.52 acres and will have the existing dwelling. Lot #3 will be 7.96 acres and is proposed to have a single family dwelling and accessory apartment. The applicant is proposing to use the existing driveway to access all dwellings. Mr. Sorensen reviewed his memo with the Board stating the applicant needs to submit site topography and a description of soil type on the site. Mr. Sorensen states the Board needs more information on the driveway, the drive way should have a cul-de-sac.Mr. Beichert states it is a safety issue and he feels the driveway needs to be approved by the Fire Inspector and local fire department. The issue of having separate accessory apartments was discussed; it was determined that the question would be forwarded to the Town Attorney. Until the issue is reviewed the applicant Building Inspector cannot issue a building Permit for the accessory apartment on proposed lot #3. The applicant was advised that a n escrow account will need to be set up at a later date. No action has been taken by the Board.

### **Florida Samas- Lot Line Revision**

## TOWN OF ULSTER PLANNING BOARD

James Kelly appeared on behalf of the application for a lot line revision. Mr. Kelly states that the revision is to correct errors on a previous survey. Mr. Sorensen states that the revision is minor and he recommends the Board approve the lot line revision.

### **Action:**

A motion to accept the planner's recommendation was made by Mr. Almquist and seconded by Mr. Lucente with all in favor.

### **Wilder Richman Major Subdivision**

Barry Medenbach appeared on behalf of the application for a proposed 102 lot major subdivision on a 38.8 acre parcel. The parcel is located on Sawmill Road with access from Commons Drive and Leggs Mill Road. The plan calls for 102 single family dwelling lots all 85 to 100 feet wide. All lots will be served with water and sewer. Mr. Medenbach states the plan is in the conceptual stage and there is still a lot of work to be done. The applicant is in the process of resurveying the site. Mr. Sorensen reviewed his memo with the Board stating that the applicant will need to submit a traffic analysis, and a Stormwater Pollution Plan. The applicant will be performing an endangered species evaluation; the results will need to be submitted to the Board. Mr. Sorensen also recommends the Board require a payment in lieu of parkland; as the demand for recreation land will exceed the proposed 2 acre proposed park. The proposed subdivision is an Unlisted Action and the Planning Board will need to declare its intent to be lead agency for the SEQR process. The applicant will need to complete a Full Environmental Assessment Form Part 3. Mr. Medenbach states the applicant is in the process of completing the part 3 of the EAF.

### **Action:**

A motion to declare Lead Agency for the SEQR process was made by Mr. Decker with a second by Mr. Lucente with all in favor.

A motion to approve the preliminary sketch plan was made by Mr. Lucente and seconded by Mr. Almquist with all in favor.

A motion to establish an escrow account of \$3000 was made by Mr. Almquist and seconded by Mr. Lucente.

### **San Eldorado Site Plan**

Steve Kalka and Clayton VanKleek appeared on behalf of the application for a 3,600 sq ft convenience store with fuel pumps. Mr. Kalka states the applicant will be demolishing a single family dwelling and garage and replacing it with a convenience store with fuel pumps. The applicant has yet to determine the building style; as soon as a decision is made an elevations will be submitted to the Board. The applicant asked the Board to forward the application to the Town Board to start the SEQRA process. Mr. Sorsensen reviewed his memo with the Board stating the proposed plan is a 3,600 sq ft convenience store, fuel Pump Island with a Mobile Gas Station Canopy, there will be 29 off street parking spaces. The propose plan will need Town Board approval as it is over 2,500 sq ft. The applicant will need to provide grading, drainage, sediment & erosion control plan. The applicant will be using an existing curb cut adjacent to the Van Kleek Tire site. The applicant will need to submit a photometric plan and a lighting fixture cut sheet. Mr.

*TOWN OF ULSTER PLANNING BOARD*

Sorensen recommends that the one way drive from the Van Kleeck site be eliminated and the traffic circulation and parking reconfigured. A lengthy discussion on traffic flow and building elevations followed. The Board request a \$2000 escrow account be established with the Town Bookkeeper.

**Action:**

A motion was made to forward the project to the Town Board to start the SEQR review was made with all in favor.

Meeting Adjourned 9:15

Respectfully Submitted,

Mary Secreto  
Planning Secretary