

TOWN OF ULSTER PLANNING BOARD

The monthly meeting of the Town of Ulster Planning Board was held on Thursday June 21, 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
Town Planner:	Alan Sorensen

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

A motion to approve the minutes of the May 17, 2007 & May 21, 2007 meeting was made by Mr. Lucente and seconded by Mr. Decker.

Bastista Public Hearing

Rodney Bastista appeared on behalf of the application for a 3 lot subdivision of an 8.1 acre parcel. Lot 1# will be 1.81 acre, lot #2 will be 3.38 acres and lot #3 will be 2.86 acres. Mr. Bastista states that his engineer is currently working on revising his plans to address the comments from the Town's Engineer. Mr. Sorensen reviewed the subdivision with the Board stating the applicant needs to supply more information on the stormwater runoff and how it will affect the Town's drainage system. The applicant also needs to resubmit the roadway plans along with a road maintenance agreement. No one appeared for or against the subdivision. The public Hearing was held open until new plans are submitted to the Board.

Deana Marie Plaza

Mr. Beichert reads a letter submitted to the Board requesting a six month extension on the site plan for rock removal on the Dena Marie site. A motion to grant a six month extension was made by Mr. Decker and seconded by Mr. Almquist. All were in favor with Mr. Lucente abstaining.

Cedar Kingston Site Plan Revision

John Joseph appeared on behalf of the application for a minor site plan change on the Taco Bell site of Cedar Kingston. Mr. Joseph's states the plans for the Taco Bell now have a vestibule and the handicapped parking has been changed the dumpster has been relocated out side the drive-thru lane. After a lengthy discussion on the changes a motion to approve was mad by Mr. Lucente and seconded by Mr. Almquist. All were in favor.

Dena Marie Plaza/Texas Roadhouse

David Kaplan and Craig Tripp appeared on behalf of the application of a 7,135 square foot Texas Roadhouse Restaurant. Mr. Tripp states the lighting plan has been changed to

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comply with the County's recommendation. All other items requested have been submitted to the Board. After a lengthy discussion on parking, traffic studies and pedestrian access it was decided to request the applicant submit a traffic analysis report when phase II of the site is submitted. The pedestrian access will also be reviewed during phase II. A motion to override the county's recommendation on traffic analysis and pedestrian access was made by Mr. Decker and seconded by Mr. Almquist all were in favor with Mr. Lucente abstaining. Mr. Sorensen reviewed the water and sewer memos with the Board stating that the some changes need to be addressed on the new plans. Mr. Sorensen recommends that the Board refer the application to the Town Board. A motion to refer the application to the Town Board for approval is made by Mr. Decker and seconded by Mr. Almquist. Mr. Lucente abstained with the rest of the Board in favor.

Central Hudson

Patrick Roberts and Tim Hayes appeared on behalf of the application for a change of use. Mr. Roberts states that as requested the applicant has submitted revised lighting and landscaping plans. After reviewing Mr. Sorenson's memo the applicant will include additional landscaping in the island between 9W and the parking area. They will also look at replacing the chain link fence in the rear of the building with something more aesthetically pleasing. The applicant will look into changing the guide rails and is working with DOT on the issue of the north entrance to the site. After a lengthy discussion Mr. Decker made a motion to schedule a Public Hearing for July 19th. Mr. Almquist seconded the motion. A roll call vote was taken; Mr. Beichert yes, Mr. Almquist, yes, Mr. Decker, yes, Mr. Budziak, yes, Mr. Lucente abstained. A discussion followed on the placement of sidewalks on 9W.

Richard Anderson-Minor Subdivision

Nadine Carey appeared on behalf of the application for a minor subdivision. Ms. Carney states that she has alternatives to the cul-de sac the Board is requesting on the site. Ms. Carney presents a hammerhead design to the Board. Ms. Carney also states the applicant is willing to widen the driveway/road. After a lengthy discussion of the site and comments from the consulting engineer it was agreed that a site visit would take place. The issue of blacktopping the driveway was brought up by Mr. Budziak. Mr. Zweben explains to the Board that there are no paving requirements for driveways. Mr. Zweben suggested to the Board that a note is put on the plan stating the Town will not take over the driveway/road now or in the future. A discussion on having two dwellings on a single lot followed. Ms. Carey and Mr. Zweben explain that the code allows for two dwellings on a lot as long as the dwellings are situated in a way that the lots could be legally separated at a later date. Ms. Carney states that the Health Department has been to the site and is expecting a permit shortly. Mr. Budziak states that he would like to see each dwelling on there own lot, Ms. Carney states she could submit a map showing what it would look like if each dwelling was on its own lot. The Board agrees that they would like to see a possible future development map. A site visit was scheduled for June 28th at 11AM. The alternate plans will be forwarded to the Fire Inspector for review. No action was taken.

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A motion to adjourn the meeting was made by Mr. Decker and seconded by Mr. Lucente with all in favor.

Respectfully submitted

Mary Secreto