

The monthly meeting of the Town of Ulster Planning Board was held on Thursday April 19 , 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 March meeting next month was made by Mr. Beichert and seconded by Mr. Almquist.

Robert Crane- Public Hearing

A motion the Public Hearing was made by Mr. Decker and seconded by Mr. Almquist with all in favor. Mr. Robert Crane appeared on behalf of a two lot subdivision. The Zoning Board of Appeals granted a variance to create an undersized lot. No one appeared in favor or against the subdivision. A motion approve the subdivision was made by Mr. Almquist and seconded by Mr. Budziak with all in favor.

Todd & Heather Fitzgerald- Public Hearing

Michael Vetere appeared on behalf of a two lot subdivision of a 19.2 acre property. Lot one will be a3.3 acre lot containing a single family dwelling. Lot two will be 15.9 acres containing two mobile homes. There are no plans for any other development on the larger lot at this time. No one appeared for or against the subdivision. A motion to approve the subdivision was made by Mr. Decker and seconded by Mr. Budziak with all in favor.

Mary De Cicco- Public Hearing

The Public Hearing notice for the Lands of Mary Decicco was not published in a timely manner therefore any comments on this application are not on the record.

A motion to close the Public Hearing was made by Mr. Decker and seconded by Mr. Almquist

AVR The Landing

Mr. Daniel Shuster gave an update on the AVR Landing project. The City of Kingston is the Lead Agency on this project.Mr. Shuster states that the next step will be individual workshops for specific areas such as traffic. At that time the applicant's consultants will be available to answer questions on major areas.

Ulster Manor

Mr. Shuster gave a short update on Ulster Manor stating that all comments from the consultants on the DEIS have been received and sent to the applicant. It is now the applicant's task to respond to those comments. Mr. Shuster has been told that the applicant is in the process of doing so and will be returning to the Board with changes on the plan in the near future.

Michael Fink- Subdivision

Mr. Daniel Shuster consulting planner for the Town reviewed the project with the Board. The project is a 12 lot subdivision of 99 acres. The project will have one central road as wetlands and steep slopes on the parcel prohibit any other access. A waiver of the road length was approved at the sketch plan stage. The stormwater management plan is currently being reviewed by the Town Engineer. The town is considering setting up storm water districts for the maintenance of the stormwater system. Mr. Shuster states that there is no action required at this time; the applicant will resubmit after the stormwater plan is reviewed. There are a few minor changes that need to be made to the plat and easements are needed. The road is 26 feet wide with a 30 or 40 foot widening so a vehicle could pull over for an emergency vehicle. The applicant will resubmit after the reviews are complete. No action was taken by the Board.

Grace Community Church- Site Plan Revision

Steve Van Kleeck appeared on behalf of the application for a site plan revision. The applicant would like the following items revised:

1. Reduce the number of pine trees required to be planted in the southwestern corner of the site.
2. Keep 2 painted internal parking islands within the interior parking lot to enable buses to maneuver within the parking lot.
3. Allow just binder coat on the paved parking lot at this time (top coat will be placed in Phase II of the project).

Mr. VanKleeck reviewed the proposed changes with the Board. After lengthy discussion Mr. Sorenson states the applicants have addressed the concerns of the Board and his recommendation is that the board approve the revisions with the stipulation that the Town reserves the right to require additional plantings if needed in the future. **Action-** A motion to accept the planner's recommendation was made by Mr. Decker and seconded by Mr. Budziak with all in favor.

Memorial Drive Plaza- Site Plan

Nadine Carey and John Lease appeared on behalf of the application for a 14,220 sq. ft. office/retail building. Ms. Carey states that she has submitted elevation plans. The requested traffic study is in progress. Mr. Beichert requested clarification on if there is a

phase II for this site. Mr. Lease states that in the IDA process is less expensive if he proposes two buildings; he does not have plans at this time to construct a second building. Mr. Lease explains that if he included a second building in his stormwater management plan would cost twice as much and he does not want to invest that much money at this point. Mr. Beichert states that he would like it on the record that this application is for one building. Mr. Sorensen states that once the traffic study is received all required items have been submitted and the Board will be able to refer the project to the Town Board. No action was taken by the Board.

Dena Marie Plaza- Site Plan

John Montagne appeared on behalf of the application for an 8000 square foot restaurant pad on the Kohl's site. Mr. Montagne states that the applicant is redeveloping the site. At this time they are requesting approval for the 8,000 sq ft restaurant pad. There are other potential changes on the property but this plan is for the restaurant only. The plan will be elimination 231 parking spaces while adding 18,400 sq ft in green space. This will result in a decrease of stormwater. The site has a large stormwater system with groundwater recharge. The restaurant will use the pylon signage that is currently on site. The full site will be reviewed as far as the SEQRA process is concerned. The applicant will be working with Texas Roadhouse on elevation plans and landscaping plans. These will be submitted at a later date. The traffic circulation will not change. Mr. Montagne request the SEQRA process with the Town Board be started. It was decided to forward the plans to the Town Board for declaration of lead agency and the County Planning Board for review. There was discussion on where the front of the building would face; Mr. Kaplan owner of the site stated that Texas Roadhouse was reviewing the issue and plans with any changes would be submitted is needed.

New Global- Site Plan

David Cagan appeared on behalf of the application for a change of use. Mr. Cagan is proposing to change the TSX store/skate park into a retail cigar store and warehouse for his mail order business. Mr. Cagan explains that during a workshop meeting with Mr. Sorensen the issue of how his merchandise would be delivered was discussed. Mr. Cagan submitted documentation to the Board stating no deliveries will be made by tractor trailers. Mr. Sorenson reviewed his memo with the board stating that the application is straight forward the proposed plan will use 7,600 sq. ft. for offices and warehousing and the remaining 2,400 sq. ft. will be retail cigar sales. The plan meets parking and off street loading requirements; the existing signage will be used. The plan needs to be referred to the Ulster County Planning Board for review. No action was taken by the Board.

Cusumano- Subdivision

George Collins appeared on behalf of the application for a minor three lot subdivision of the 13.38 acre parcel. Access to the site is by private road about 1,000 feet from Gallis Hill Road. The site is undeveloped with steep slopes; there are two benches on the right

side that are level and will be used for the home sites. There are two streams that run through the property; one is year round the other is intermittent. There is a 50 foot right of way with a 50 foot radius turnaround. Mr. Collins is looking at a different way to access the property. The applicant will provide a road profile and drainage plan. Mr. Sorsenson reviewed his memo with the Board stating the proposed access road will need a grading plan; road and driveway profiles need to be submitted for the approval of the local fire department. Limits of disturbance will need to be shown; a Basic Stormwater Prevention Plan will be needed. The applicant will need to provide a written description of the easement that grants access to the parcel. The Town Engineer will need to review the application for drainage, stormwater management, and sediment and erosion control. The road profile will also need to be reviewed. The applicant will resubmit required information. No action was taken by the Board.

No one appeared for the Bunocore application

Verizon- Site Plan/Change of Use

Kenneth Gruskin appeared on behalf of the application for a change of use. The All Star Restaurant is being converted into a Verizon Wireless Store. Mr. Gruskin states they will be refacing the existing building and using the existing signage. After a lengthy discussion on the façade of the building the applicant agreed to resubmit elevations to the Planning Office for review. The project will be referred to the Ulster County Planning Board for review. No action was taken by the Board.

Anderson- Site Plan- Action

A motion to approve the site plan for Richard Anderson changing a two family dwelling to a 3 family dwelling was made by Mr. Almquist and seconded by Mr. Decker with all in favor.

Meeting Adjourned 11:00

Respectfully Submitted,

Mary Secreto
Planning Secretary