

The monthly meeting of the Town of Ulster Planning Board was held on Thursday February 15, 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 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 January meeting was made by Mr. Lucente with a second by Mr. Almquist, all were in favor

9W Executive Efficiencies- 1775 Ulster Avenue-Site Plan

Bruce Utter appeared on behalf on the resubmission of a site plan. Mr. Utter has been in contact with the NYS DOT in regards to placing sidewalks on the site. Russel Robbins from NYS DOT would like to meet with the town to discuss what the requirements would be to add sidewalks along 9W. Mr. Utter states his client Mr. Hooper is willing to install sidewalks at a later date when the issues with DOT are cleared up. Mr. Zweben the town attorney states that the town could issue a memorandum of understanding with the applicant on the sidewalks. Mr. Utter requested the approval of the plan subject to the approval of a memorandum of understanding that will be approved by the town attorney.

Action:

A motion to accept the plan with the condition of a memorandum of understanding was made by Mr. Decker with a second by Mr. Lucente with all in favor.

Terrence Cahill Lot Line Revision Robert Street and Esopus Avenue

Mr. Terence Cahill appeared on behalf of the application for a lot line revision. Mr. Cahill states he is looking to enlarge his back yard by revising the lot lines of two parcels both of which he owns. Mr. Sorensen reviewed his memo with the Board stating that this is a simple lot line revision of 0.028 acres from one lot to another. All materials submitted meet the requirements of the Town Code.

Action:

A motion to approve the lot line revision was made by Mr. Almquist and seconded by Mr. Beichert with all in favor

Peckham Industries 445 Route 28

Robert Yaremko and Michael Haggerty appeared on behalf of the application for a 560 sq ft addition to an existing one-story wood framed structure. The site is a liquid asphalt terminal that stores liquid asphalt .in tanks on site. The applicant is proposing a 560sq. ft. addition to an existing 1,315 sq ft office building. The addition will be used for storage

and a conference room. There are 12 employees; 3 year round and 9 seasonal. The site's 18 parking spaces meet the minimum off street parking requirements. The plan will need to be reviewed by the Ulster County Planning Board. The proposed action is a Type II action under SEQRA and is complete.

Action:

A motion for approval of the site plan with the condition of review of the Ulster County Planning Board was made by Mr. Lucente and seconded by Mr. Decker with all in favor. The applicant understands after the County reviews the site he may be required to reappear before the Board.

Bastista Subdivision 11 Skytop Drive

Mr. Rodney Batista appeared on behalf on the application for a 3-lot minor subdivision of an 8.1 acre parcel. Mr. Batista states he would like to combine 2 parcels and then divide that parcel into 3 lots. Mr. Sorensen reviewed his memo with the Board stating that this is a minor subdivision in an R-30 zone. Mr. Sorensen states that the Town Engineer should review the plans in respect o drainage, stormwater management, sediment & erosion control, and roadway plans. The curb cut and cul-de-sac should be reviewed by the Town Highway Superintendent. Because of the slope of the parcel the applicant needs to provide topographic information for the site. The applicant also needs to provide the Board with a written description of the proposed project, a Long "Form EAF Part 1, grading, sediment & erosion control plan and a road profile. After a lengthy discussion on existing wells and an easement that is shown on the map it was decided that the applicant needs to define the use of and the owner of the easement. Mr. Batista states that he existing wells were a backup system for the property across the street. Mr. Batista states he now owns the wells.

Action:

A motion to establish an escrow account for 5,000 was made by Mr. Almquist and seconded by Mr. Lucente with all in favor. The applicant will resubmit plans.

Hudson Valley Federal Credit Union US Rt. 9W and Grant Avenue

Roger Keating Scott Berardi appeared on behalf of the application for a 5,872 square foot bank with 47 parking spaces and drive-up teller island. There will be two access driveways to the site one from Grant Avenue and a second right in right out from 9W. The applicant has submitted a landscaping plan along with a grading, drainage, sediment & erosion control plan. Mr. Sorensen reviewed his memo with the Board stating the turning radius on the 2 handicap spaces in the front of the bank is awkward; Mr. Sorensen suggest the applicant remove them from the plan and add landscaping to the area. The handicapped spaces could be moved to the parking area to the east or west of the building. Mr. Sorensen request the applicant show the underground utilities. Mr. Keating states the base of the monument sign will be brick to match the building, the Board requests more information on the proposed signage. After a long discussion it was decided that the applicant would work with the town attorney on the cross easement issues. The applicant will continue to work with the appropriate agencies on the issue of the sidewalk.

Action:

A motion to refer the plan to the Town board for SEQR Determination was made by Mr. Lucente and seconded by Mr. Beichert with all in favor.

Motion to adjourn made by Mr. Beichert and seconded by Mr. Decker. Meeting adjourned 8:40.

Respectfully Submitted,

Mary Secreto