

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

**Cedar Ridge- Subdivision**

The applicant is updating their application and will resubmit at a later date. They have chosen not to present at this time.

**Memorial Drive Plaza**

Nadine Carney appeared on behalf of the application for a 14,220 s. f. office/retail building on a 4.23 acre site. Ms. Carney reviewed the County comments with the Board. The County Board has requested street trees in the front of the parking area; because of the slope of the property Ms. Carney states the trees will not survive. Mr. Almquist requests the Board override the County Planning Board recommendation for street trees. All Board members with the exception of Mr. Budziak were in favor. Ms Carney also states that all signage will meet the requirements of the Town and a sign plan will be submitted. Mr. Beichert states that the board is aware of an application to the IDA that has a second building on the site. The Board feels that they cannot grant any approval until the Board knows what is planned for the second building. Ms. Carney states that she is not aware of any set plans for the second building. Ms. Carney states that the IDA will require a full EAF and plans before they would accept an application. Mr. Sorensen states that more information is needed before the Board can act on this site. A traffic study may be required if the second building is put on the site. Mr. Zweben advises the Board to refer the project to the Town Board so Lead Agency can be declared.

**Action:**

A motion to refer the plan to the town Board to declare Lead Agency and start the SEQR process was made by Mr. Decker and seconded by Mr. Almquist with all in favor.

**DeCicco Subdivision 440 Flatbush Road**

Chris Zell appeared on behalf of the application for a lot line revision and subdivision. Mr. Zell States that the applicant is breaking her property into 3 pieces conveying some

property to each of her sons. The new maps show a driveway that now gives lot number two the 20 foot road frontage it needs. The plans also show the well and septic location on all lots. An easement description has also been submitted. Mr. Budziak questioned the frontage of lot 2. Mr. Sorensen states that the minimum frontage is 20 feet and this plan meets the requirement Mr. Budziak also questions the septic systems location, Mr. Zell explains that there is no way to confirm the septic systems without digging up the septic systems. Mr. Zell explains that the Health Department does not get involved in existing systems. Mr. Zell states that the Health Department does not get involved in repairs of existing systems. Mr. Beichert states that the only change that will take place will be the change of ownership of the lots. Mr. Sorensen reviewed his memo with the Board stating the new plans show all wells and septic systems, the Board could move the project to a Public Hearing.

Action: A motion to schedule a Public Hearing is made by Mr. Decker and seconded by Mr. Lucente with all in favor.

### **Batista Subdivision 11 Skytop Drive**

Rodney Batista appeared on behalf of the application for a 3 lot minor subdivision of a 1.8 acre parcel. Mr. Batista met with the Highway Superintendent and will submit new maps reflecting Mr. Tinnie's recommendations. Mr. Sorensen reviews his memo stating the applicant needs to submit a written description of the project along with some changes on the maps. The maps need to show any slopes greater than 15%. The road profiles still need to be submitted as the maximum grade for a local street is 12%. Proposed limits of disturbance will need to be shown and a Long Form EAF needs to be submitted to the board.

#### **Action:**

A motion to grant Sketch Plan approval was made by Mr. Beichert and seconded by Mr. Almquist with all in favor.

### **Michael Schatzel**

Mr. Beichert states that Mr. Schatzel has requested a revision of the original resolution. Mr. Beichert states that the original site plan states that the building is to be used for personal storage only; the site is zoned highway commercial and a garage for contractor storage is allowed. Mr. Sorensen states that a site inspection showed the parcel well maintained. A motion to remove the condition of personal storage was made by Mr. Lucente and seconded by Mr. Decker with all in favor.

### **Robert Crane Subdivision 39 Vincent Street**

Mr. Robert Crane appeared on behalf of the application for a subdivision/lot line revision. Mr. Crane states that there are two homes and a garage on the parcel now. The second home was at one time a commercial garage he has converted the garage into a dwelling making it conforming. Mr. Crane is requesting the lot be divided into two lots one of

which will be nonconforming. The ZBA will hold a Public Hearing on April 4<sup>th</sup> on a variance to create an undersized lot. Mr. Sorensen states the application is straight forward and the Board can act on the subdivision after approval by the ZBA.

**Action:** A motion to schedule a Public Hearing was made by Mr. Lucente and seconded by Mr. Beichert with all in favor.

### **Todd Fitzgerald Subdivision Tytenbridge Road**

Michael Vetere appeared on behalf of the application for a minor subdivision of a 19.2 acre parcel. The lots will be divided into a 3.3 acre lot with a single family dwelling and a 15.9 acre lot with 2 single family mobile homes. Mr. Vetere states that there are no other plans for the site at this time. Mr. Sorensen reviews his memo with the Board stating that the applicant needs to submit plans with the site topography along with a Zoning Requirements Table and setback envelope for the proposed lots. Mr. Vetere states that he will submit new maps for the next meeting with the requested items. A discussion on the existing septic systems and driveway followed. No additional information will be needed on these items as they preexist and ownership is not changing.

**Action:**

A motion to schedule a Public Hearing was made by Mr. Beichert and seconded by Mr. Almquist with all in favor

### **Beaver Scraps Site Plan 2498 Rt. 9W**

Matthew Mason and Keith Hughes appeared on behalf of the application for a contractor's storage yard. Mr. Mason states that the applicant would like approval of contractor's storage. The applicant will be storing landscaping material in concrete bins on the site. There are 2 temporary structures on the site; at this time they are in the setback but will be moved to an appropriate spot. The applicant would like to build a garage that will be used for equipment repair associated with the landscaping business. Mr. Mason states that the site has been filled in with material from the Marriot site but the applicant does not have plans to continue filling. The site does have a seasonal stream to the east. The applicant is in the process of applying for a DOT permit. Mr. Sorensen reviews his memo with the Board stating that a DOT permit will be required along with building elevations for the proposed garage. The proposed septic disposal system will need to be shown on the map. If this results in greater than 1 acre of site disturbance a Stormwater Pollution Plan will be required. Mr. Sorensen states that more landscaping will be required. Details of the containment structures be provided and it is recommended that the materials be contained within permanent structures to shield the materials from public view. The applicant also needs to submit a lighting plan. Because of the grade of the site the Town Engineer will need to review the plan. Members of the Board request the applicant establish a boundary line for future fill. The Board members would also like to information on runoff from the salt shed. The applicant will resubmit plans with the requested information.

**Action:**

A motion to establish an escrow account for \$3000 was made by Mr. Almquist and seconded by Mr. Lucente with all in favor.

Motion to adjourn made by Mr. Decker and seconded by Mr. Beichert. Meeting adjourned 8:35.

Respectfully Submitted,

Mary Secreto