

*TOWN OF ULSTER
PLANNING BOARD
September 13 2016*

The monthly meeting of the Town of Ulster Planning Board was held on Tuesday September 13, 2016 at 7:00 p.m. at the Town Hall Lake Katrine, New York. The following members were present:

Gary Mulligan-Chairman
Anna Hayner
Andrew Stavropoulos

Larry Decker
Troy Ashdown
Alan Sorensen – Planner

A motion to approve the minutes from the August meeting was made by Mr. Decker with a second from Mrs. Hayner with all in favor.

All About Construction

Carl Sumner appeared of behalf of the application for a lot line deletion. Mr. Sumer stated he would like to combine two parcels; one has an existing house and garage the other is vacant. Combined the lot will be .854 acres. Mr. Sorensen stated the lot meets Town code and recommended the Board grant a negative declaration and approve the Lot Line Revision.

Action: A motion to accept the Planner’s recommendation was made by Mrs. Hayner with a second from Mr. Decker with all in favor.

LVH Precast

Paul Jankovitz and James Willis appeared on behalf of the application for a 14,400 square foot addition. Mr. Willis reviewed the need for the addition stating the need for more storage space and space for product control inspections. Mr. Sorensen requested the plans be updated to show all parking and site lighting. The plan will need to be reviewed by the Designated Town Engineer and the Ulster County Highway Department. Mr. Sorensen recommended the Board refer the project to the Town Board to Declare Intent to be Lead Agency.

Action: A motion to refer the project to the Town Board to Declare Lead Agency was made by Mr. Stavropoulos with a second from Mr. Ashdown with all in favor.

R.W. Meyer

Robert Meyer appeared on behalf of the application to construct a shed at 701 Ulster Avenue. Mr. Meyer stated his tenant required more storage space. The shed will be placed on concrete blocks and is in line with the building. The tenant does not have employees nor does the public visit the site. Mr. Sorensen stated the request is a Type II Action and recommended the Board approve the request.

Action: A motion to accept the Planner’s recommendation was made by Mr. Decker with a second from Mr. Stavropoulos; a roll call vote was taken with Mrs. Hayner voting no and all other members voting yes.

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Begnal Motors

Dennis Larios appeared on behalf of Begnal Motors. The applicant is proposing two additional freestanding signs and a directional sign be added to the site plan. They would also like to enlarge and move the location of the dumpster. Mr. Larios stated that the applicants have applied to the ZBA for a variance for the freestanding signs and additional square footage for wall signs. A short discussion on the signage followed. Mr. Sorensen stated the request should be forwarded to the Ulster County Planning Board. No formal action can be taken until the ZBA makes a decision.

Action: A motion to forward to the Ulster County Planning Board was made by Mrs. Hayner with a second from Mr. Ashdown with all in favor.

Kingston Commons

Joshua Kline appeared on behalf of the application for Kingston Commons. The project was approved with conditions in the spring. Mr. Kline stated the applicant has now revised the site plan to hopefully save the Sycamore tree that is on site. The entrances and County Easement have been shifted. One Restaurant is larger and the retaining wall has been removed. A color sample was submitted. Mr. Sorensen stated the request should be referred to the Town Board so they can refer it to the County for review. Mr. Mulligan requested the blue awnings be changed to brown and a revised elevation be submitted.

Action: A motion to refer the request to the Town Board was made by Mrs. Hayner with a second from Mr. Ashdown with all in favor.

A motion to adjourn was made by Mrs. Hayner with a second from Mr. Decker with all in favor.

Respectfully Submitted,
Mary Secreto, Planning Secretary