

*TOWN OF ULSTER
PLANNING BOARD
September 15, 2015*

The monthly meeting of the Town of Ulster Planning Board was held on Tuesday September 15, 2015 at 7:00 p.m. at the Town Hall Lake Katrine, New York. The following members were present:

Gary Mulligan-Chairman
Larry Decker
Frank Almquist
Andrew Stavropoulos

Karl Allison
Anna Hayner
Tim O'Brien
Alan Sorensen - Planner

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

Kingston Commons

Jeff Martell appeared on behalf of the application for site plan approval of a commercial development on two parcels located on Washington Avenue. The applicant is proposing three stand alone structures: two restaurants with drive thru windows and a retail/bank. Each structure will have its own parking, lighting and trash enclosures. They will share a stormwater system. The main entrance will be at the Sawkill Road intersection with a second right in right out entrance across from the Quick Chek exit. The County has an easement to property behind the site the County would like the access road turned over to them after the development of the property. Most of the site is within the floodplain with some in the floodway. The site will be filled; the structures will be five feet above Washington Avenue. A retaining wall will be in the rear of the site. All structures will have similar design element; Mr. Mulligan requested colonial design aspects be added to the structures. There will be one sign at each entrance. Mr. Sorenson recommended the Board forward the project to the Town Board to declare intent to be lead agency. The resolution was read by Mr. Sorensen.

Action: A motion to forward the project to the Town Board to declare intent to be lead agent was made by Mr. Decker with a second from Mr. Allison with all in favor.

A motion to adjourn was made by Mr. Allison with a second from Mr. Almquist.

Byron's Hearing Aid Center

Byron Campisi and Edward Pine appeared on behalf of the application for a 1004 sq ft addition for a hearing aid center. Mr. Sorensen stated that the applicant needed to submit cut sheets for the lighting and add basic sediment control notes. The applicant also needs to contact the Water Department as they have some concerns. Mr. Pine stated he will work with the Water Department; they will lower and insulate the water lines. The applicant is working with DOT. The sign will be 13' tall with a LED reader board. After a short discussion it was decided the Board would grant conditional site plan approval with the conditions being; approval of the Water Department, submittal of cut sheets for the lighting and a plan with sediment control notes.

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Action: A motion to grant conditional site plan approval with the conditions being the Water Department submittal of cut sheets for the lighting and a plan with sediment control notes was made by Mr. Almquist with a second from Mrs. Hayner all were in favor.

Etain Dispensary

Patrick Croke appeared on behalf of the application for a marijuana dispensary. The site was an asphalt emulsion plant. The applicant will be demolishing a storage shed as well as storage tanks. Minor renovations are planned for the office building. The lighting is full cut off; the applicant will reface the current sign that will have black lettering with a white background. The applicant is working with DOT; they will be closing the second access to the site by placing a landscaped berm. The Department of Health regulates this type of business; the Town can request the applicant place a camera on site that can be viewed by the police department. Mr. Mulligan requested the video feed to the Police Department be a condition of approval. New plans have been submitted. Mr. Sorensen stated the Board should be forwarded to the Ulster County Planning Board.

Action: A motion to forward the project to the Ulster County Planning Board was made by Mr. Allison with a second from Mr. Almquist with all in favor.

Urban Precast

Liz Mello appeared on behalf of the application for site plan revision. The applicant is proposing an 11,550 sq ft addition to the existing building. The traffic on the site will remain the same the lighting detail has been added to the plan and the applicant agreed to participate in a stormwater improvement district. This satisfies the UCPB required modifications. Mr. Sorensen recommended the Board forward the project to the Town Board for conditional approval. Mr. Sorensen read the resolution.

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

A motion to adjourn was made by Mr. Almquist with a second from Mr. Allison with all in favor.

Respectfully Submitted,
Mary Secreto, Planning Secretary