

Town of Ulster Planning Board

The monthly meeting of the Town of Ulster Planning Board was held on Tuesday September 16, 2009 7:00 p.m. at the Town Hall Lake Katrine New York. The following members were present:

Ozzie Beichert – Chairman
Frank Almquist
Larry Decker
Renno Budziak

Alan Sorensen – Planner

A motion to approve the minutes of the August meeting was made by Mr. Almquist and seconded by Mr. Decker. All were in favor with Mr. Budziak abstaining

Kevin Hinchey – Minor Subdivision

Richard Rothe appeared on behalf of the application for a 3 lot subdivision located on Old Kings Highway. The parcel is 5.982 acres, it will be divided into 3 lots ; lot # 1 will have 1.59 acres, lot #2 will have 1.008 acres and lot #3 will consist of 3.415. Mr. Rothe states he has submitted a Sediment & Erosion Control Plan, the County Highway Department has issue a driveway permit and the Health Department has approve the septic and wells. Mr. Sorensen states the applicant has satisfied most of the concerns; the applicant will need to address some minor technical comments on the Sediment Control Plan. Mr. Sorensen recommends a Public Hearing be scheduled for the next meeting.

Action: A motion to accept the planner's recommendation and schedule a Public Hearing for October meeting was made by Mr. Almquist with a second by Mr. Decker with all in favor.

Farm to Table Co Packers – Site Plan Revision

Scott Dutton appeared on behalf of the application for a change of use in building 21 at Tech City. The change will allow a food production, packaging distributor in the old IBM kitchen. The change will not affect any thing on the site itself. Mr. Dutton states the applicant is working with the Town Engineer and the Cory Halwick on locating the existing grease traps and lines. These will need to be inspected and maybe replaced. The applicant is requesting site plan approval with the condition of no building permits be issue until the town engineer and wastewater superintendent sign off. Mr. Sorensen recommends approval of the site plan with the condition following conditions;

1. Compliance with zoning and building laws, rules and regulations
2. A dumpster must be provided to accommodate the needs of the proposed business.

3. Prior to issuance of a Certificate of Occupancy, the applicant shall install a "grease trap" meeting the specifications of the Town of Ulster Sewer Department and approved by the Town's consulting engineers Brinner & Larios.

Action: A motion to grant a negative declaration as per SEQRA was made by Mr. Decker with a second by Mr. Almquist. A motion to approve with the conditions mentioned was made by Mr. Decker with a second by Mr. Almquist all were in favor.

**Site Plan Approval
Farm-to Table Co-Packers
700-798 Enterprise Drive (Tech City)
S-B-L: 48.007-01-29.400 (Building #21)**

WHEREAS, the Planning Board and its consultant planner have reviewed an application by - *Farm-to Table Co-Packers* - for a change in use to establish to allow a food production, packaging and wholesale distributor within the former IBM Kitchen at Tech City; and

WHEREAS, proposed site improvements will be limited to interior alterations to accommodate the change in use and installation of a new grease trap in accordance with Town of Ulster Sewer Department specifications; and

WHEREAS, materials submitted in support of the proposed action include:

- *SEQRA Short EAF* prepared by Scott Dutton, AIA dated August 11, 2009;
- *Site Plan Consent Form* on behalf of AG Properties signed by Dan Wieneke, President of Tech City Properties dated August 8, 2009; and
- *Project Narrative* prepared by Scott Dutton, AIA dated August 11, 2009.

WHEREAS, the Planning Board referred to the proposed action to the Ulster County Planning Board for their review and comments pursuant to GML Sections 239 l & m and their comments were received on August 5, 2009; and

WHEREAS, the County Planning Board made a determination of no county-wide impacts making this a matter for local determination; and

WHEREAS, the Planning Board considered of the application materials submitted by the applicant in support of the proposed action, along with the comments of its consultant planner, consulting engineers and Town of Ulster Sewer Department made via memoranda (which memoranda are incorporated herein by reference) along with recommendations from the Ulster County Planning Board; and

WHEREAS, the Planning Board upon review of the entire record (including SEQRA Short EAF) found that the proposed Site Plan Amendment for a change in use to establish a food production, packaging and wholesale distributor within the former IBM

Kitchen at Tech City will not have an adverse impact on the environment; as Lead Agency made a determination of non-significance and issued a Negative Declaration pursuant to Part 617 of SEQRA.

NOW THEREFORE BE IT RESOLVED, that the Town of Ulster Planning Board has determined that they have complied fully with the procedural requirements of Part 617 of the State Environmental Quality Review Act (SEQRA); and

FURTHER BE IT RESOLVED, the application by - *Farm-to Table Co-Packers* - for Site Plan Approval to establish a food production, packaging and wholesale distributor within the former IBM Kitchen at Tech City along with associated site improvements is hereby approved, subject to the conditions, limitations and restrictions set forth below.

1. Compliance with zoning and building laws, rules and regulations.
2. A dumpster must be provided to accommodate the needs of the proposed business.
3. Prior to issuance of a Certificate of Occupancy, the applicant shall install a "grease trap" meeting the specifications of the Town of Ulster Sewer Department and approved by the Town's consulting engineers Brinner & Larios.

Platte Minor Subdivision

Wayne Platte appeared on behalf of a minor subdivision on Route 32. One lot will consist of an existing single family dwelling this lot will be approximately 1.75 acres the second lot will be approximately 3.59 acres. Mr. Platte states he has received a verbal approval from NYS DOT and is waiting for approval from the Health Department. Mr. Sorensen states the application is straight forward; the Board could waive the preliminary plat and preliminary public hearing and schedule a public hearing for the October 20th meeting.

Action: A motion to waive the preliminary hearing and schedule a public hearing for October 20th was made by Mr. Almquist and seconded by Mr. Budziak. All were in favor.

White Castle

Mr. Beichert would like the Board to allow him to write a letter to the ZBA stating the Planning Board recommends granting a variance for a 2nd freestanding sign on the Burlington Coat Factory site. Mr. Beichert goes on to say the site needs improvement and if White Castle is allowed a second site they will move forward with site plan. The proposed site plan will have significant changes to the traffic flow on the site. After a short discussion of the site a motion to approve a letter was made by Mr. Budziak and seconded by Mr. Almquist. All were in favor.

Cedar Ridge request for extension

Mr. Beichert states the board has received a letter requesting a 6 month extension of the Cedar Ridge subdivision. Mr. Zweben states the Town was going to set up a separate Stormwater District. The subdivision is in the Town of Hurley as well as Ulster; because of this setting up the district would be timely. After discussions with Frank Petramale it has been decided that the Town will maintain the stormwater system and the applicant will pay a fee to the Town to reimburse the cost. Once the system is setup it will not cost very much to maintain. The Board approved the preliminary plat earlier this year; this extension will give the applicant time to work out the details of the payments with the Town.

Action: A motion to approve the 6 month extension of the preliminary plat approval was made by Mr. Almquist with a second from Mr. Decker. All were in favor.

A motion to adjourn was made by Mr. Almquist with a second by Mr. Decker; all were in favor.

Respectfully Submitted,

Mary Secreto
Planning Secretary