

TOWN OF ULSTER PLANNING BOARD

The monthly meeting of the Town of Ulster Planning Board was held on Thursday October 18 , 2007 at 7:00 p.m. at the Town Hall Lake Katrine, New York., The following members were present:

Acting Chairman	Frank Almquist
	Larry Decker
	Renno Budziak
	George Lucente
Town Planner:	Alan Sorensen

The Pledge to the flag was recited. The fire exits were designated

Citgo Gas Station –

Robert Schank appeared on behalf of the application for a site plan revision to replace a 112 sq. ft. kiosk with an 800 sq. ft. kiosk. The Board has requested pavement makings and a letter stating nothing will be built within the sewer easement. Mr. Schank states that all items have been addressed. Mr. Budziak questions the applicant if progress has been made with the traffic circulation on the entire site. Mr. Schank states he spoke with the owners and he was told that there were no plans at this time and he owners have contacted the Chairman of the Planning Board. Mr. Sorsensen reviewed the project with the Board; all issues have been addressed the applicant has submitted a letter stating there will be no permanent structures in the sewer easements. The new plans also have the pavement markings that have been asked for. Mr. Sorensen also reminds the Board that the County's referral requested a traffic control plan. The Board will need to override this recommendation.

Action: Mr. Lucente makes a motion to override the county comments with a second by Mr. Budziak and all in favor. A motion to declare a Negative Declaration as per SEQRA was made by Mr. Lucente and seconded by Mr. Almquist. A motion to accept the planner's recommendation for approval was made by Mr. Lucente and seconded by Mr. Almquist with all in favor.

RESOLUTION TOWN OF ULSTER TOWN BOARD

ISSUANCE OF SITE PLAN APPROVAL CITGO GAS STATION Section 48.7-01-30.1

WHEREAS, the Town of Ulster Planning Board received an application for Site Plan Approval from Robert Schanck (applicant) to remove an existing 112 square foot kiosk and replace it, while maintaining the existing canopy, with a new 800 square foot convenience store kiosk; and

WHEREAS, the subject property is located 1355 Ulster Avenue, as designated on the Tax Map of the Town of Ulster Section 48.7, Block 1, Lot 30.1 within an RC-Highway Commercial Zoning District of the Town of Ulster; and

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

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- Narrative description of proposed action;
- Site plan application; and
- Site plan and architectural elevations of proposed project including revisions.

WHEREAS, the Town of Ulster Planning Board deemed the application complete and referred the proposed action to the County Planning Board for review; and

WHEREAS, the County Planning Board suggested required modifications related to internal access, signage and lighting; and

WHEREAS, the Town Planning Board, after careful review, felt that the County recommendations concerning lighting should be addressed but determined that the recommendations regarding traffic circulation were beyond the applicant's control and were instead the responsibility of the Burlington Coat Factory Plaza owners; and

WHEREAS, the Planning Board has considered the application materials submitted by the applicant in support of the proposed action, has considered the comments of the Board's consultants made via memoranda (which memoranda are incorporated herein by reference) and verbal commentary during the Town Board's meetings.

WHEREAS, the Planning Board found that proposed project will not have an adverse impact on the environment; declared itself Lead Agency, made a determination of non-significance and issued a Negative Declaration pursuant to Part 617 of SEQRA; and

NOW THEREFORE BE IT RESOLVED, that upon full consideration of the above, the Town Board hereby finds that the application of Site Plan Approval for Citgo Gas Station as described above is consistent with the provisions of the Zoning Code of the Town of Ulster and said plan is hereby approved subject to the following conditions:

- a. No outside vending machines shall be permitted on the site;
- b. To improve traffic flow, all pavement markings shall be freshly painted and maintained; and
- c. No permanent structure shall be placed over the Town's Sewer easement.

Ulloa/Oxygen Day Spa

Richard Ulloa appeared on behalf of the application for a 2,294 sq. ft. day spa with enclosed pool. Mr. Ulloa states that he believes that all of the Board's requests have been met. Mr. Sorensen states that the sign details have been submitted, the 6' fence is on the plan and driveway plan has been revised to reflect the Highway Departments request. Mr. Sorensen states that all issues have been satisfied, his recommendation is to refer the project to the Town Board with the condition of a memorandum of understanding for the issue of sidewalks is signed by the applicant. Mr. Budziak states that he is concerned with the property maintenance of the property; Mr. Budziak feels the property is not well maintained now and needs to be bettered maintained. Mr. Budziak also states that he is

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not happy with the existing driveway of the existing house. The letter from the Highway Department approving the driveway is given to Mr. Budziak to read.

Action: A motion to accept the planner's recommendation was made by Mr. Lucente with a second from Mr. Decker. A roll call vote was taken:

Mr. Lucente – yes

Mr. Decker – yes

Mr. Budziak – no

Mr. Almquist – yes

Motion carried.

UGARC/ Palmer Center

Allan Dumas and Chris Smiler appeared on behalf of the application for an intermediate care facility. Chris Smiler reviews the project with the Board stating the project will be utilizing the exiting building for storage and the new construction will be housing units for the residents of Palmer House. The project will be using the existing dumpster that is enclosed on three sides with 6' stockade fence. Mr. Dumas states he has been in contact with the FAA and there are no issues with the lighting on this project. The issues the FAA have are with surface water, the water treatment plant being 5000 feet from the runway and the temporary construction heights. The stormwater plan is not yet completed but will be submitted soon. Mr. Budziak requests comments from the fire department on accessibility of fire equipment. No action was taken.

Richard & Joan Dittus

Michael Vetere appeared on behalf of the application for a minor subdivision. The 4.71 acre lot is to be dived into two lots; lot #1 will be 2.42 acres with an existing dwelling. Lot # 2 will be 2.29 acres with a proposed house and septic. The applicant is working on Health Department approval. Mr. Sorenson reviewed his memo with the Board stating the subdivision is straight forwarded he recommends the Board declare lead agency and grant a negative declaration as per SEQRA and set a public hearing.

Action: A motion to accept the planner's recommendation was made by Mr. Lucente and seconded by Mr. Decker with all in favor.

Ronald Finch

Donald Brewer appeared on behalf of the application for a minor subdivision. The subdivision will divide a 2.12 acre lot into 2 lots both with existing houses. Lot #1 will consist of .920 acres with an existing house and garage. Lot # 2 will be 1.206 acres with a house with downstairs garage. A driveway maintenance agreement was submitted. Mr. Sorensen states the subdivision is straightforward the applicant will need to add a Zoning Compliance Table added to the plat. Mr. Sorensen recommends the Board declare lead agency and grant a negative declaration as per SEQRA and set a public hearing.

Action: A motion to accept the planner's recommendation was made by Mr. Lucente and seconded by Mr. Decker with all in favor.

Stone Porch B&B

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Cynthia Wadnola appeared on behalf of the application for a site plan to convert an existing dwelling into a Bed & Breakfast. The current plan shows 3 parking spaces for guest parking in front of the existing garage. Mrs. Wadnola states the engineer is revising the plans to moving the parking spaces to the other side of the circular driveway as recommended in the planning review. Mrs. Wadnola also states that the waste disposal will be an existing dumpster on the neighboring property that she owns. Mr. Sorensen reviews the project stating the Board should render a negative declaration and approve the plan conditional upon submission of revised plans.

Action: A motion to accept the planner's recommendation was made by Mr. Decker with a second by Mr. Lucente all were in favor.

Dena Marie

Craig Tripp appeared on behalf of the application for a site plan for two projects on the same parcel. The first phase of the project is the Planet Fitness. The Planet fitness will involve the demolition of approximately 51,000 sq ft of the existing structure leaving 23,789 sq ft. This area will be renovated into a Planet Fitness gym. One of the main reasons for the demolition is the parking requirements for Kohl's (the anchor store for the Plaza). The second phase of the site is the construction of a 60,488 sq ft retail strip that will be constructed on the southern boundary of the site. Mr. Tripp explains the stormwater system in existing and there is no off site discharge. The plan will have a walkway connecting the main building with the new construction. A water main will need to be relocated. Mr. Sorensen requests the applicant revise the plan to show the assignment of parking to each building, additional landscaping and a full stormwater pollution plan. The utilities will need to be reviewed by the Town's engineer and Water & Sewer Superintendent. A part II EAF should be completed and a SWPP needs to be prepared. The traffic study has been forwarded to Creighton Manning for comments. The Board requested an elevation drawing showing the line of site for the proposed retail building. This will help the Board determine if there will be any visual impact on the residential property.

Action: A motion to refer the project to the Town Board to declare Lead Agency was made by Mr. Lucente and seconded by Mr. Budziak.

A motion to adjourn Mr. Decker was made by and seconded by Mr. Lucente all were in favor

Respectfully Submitted

Mary Secreto
Planning Secretary