

TOWN OF ULSTER PLANNING BOARD

The monthly meeting of the Town of Ulster Planning Board was held on Thursday December 20 , 2007 at 7:00 p.m. at the Town Hall Lake Katrine, New York., The following members were present:

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

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

Motion to accept the minutes of the November meeting was made by Mr. Lucente and seconded by Mr. Budziak with all in favor.

Arthur Bird & Robert Craig- Lot Line Revision

Mr. Donald Brewer appeared on behalf of the application for a lot line revision. Mr. Brewer states that there are problems with a lot of the lot lines in the area due to owners putting up fences and other structures over the years. The two property owners have come to an agreement and are requesting this revision. Mr. Sorensen states this is a straight-forward plan with existing lots. He recommends the Board grant a negative Declaration as per SEQRA and approve the lot line revision.

Action: A motion to grant a Neg. Dec. and approve the revision was made by Mr. Decker and seconded by Mr. Almquist. All were in favor.

UGARC/Palmer Center- Site Plan

Mr. Alan Dumas and Mr. Chris Smailer appeared on behalf of the application for site plan and special use permit. Mr. Dumas states all plans have previously been submitted the last item to address is comments from the Town's Consulting Engineer. Mr. Sorensen states there are some minor comments that need to be addressed on the SWWP. Mr. Dumas states the applicant will be submitting new plans that will address the comments. Mr. Sorensen states the Town Board is Lead Agent on the site plan but the Planning Board will be Lead Agent on the lot line revision that also appears on the plan. Mr. Sorensen recommends the Board grant a Neg. Dec. for the lot line revision and refer the site plan to the Town Board for approval with the condition that the SWWP comments are addressed.

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

Chubbs Subbs and Offices- Site Plan

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Dean Marie Plaza- Site Plan

Craig Tripp appeared on behalf of the application for Planet Fitness and a retail strip stating the plans have been revised based on the comments from the last meeting, the meeting with Water Superintendent and Town Engineer and the review from Mr. Sorsensen. The heights of the light poles near the residential area in the Planet Fitness section of the site have been reduced to 20'. New signage plans have been submitted with wall signage meeting town standards. The information on noise reduction has also been submitted. The Sewer Superintendent requested the sewer connection for the entire site be shown on the plans; this has been completed. The Photometric Plan has been revised to 1.63 foot-candles as requested. Mr. Tripp states the original traffic study had a proposed completion date of 2010; the County Planning Board requested 5 or 10 years be added to the study. An addendum to the study was submitted; the Town is waiting on comments from Creighton Manning. The SWWP is being revised and will be submitted to the Town Engineer for review as requested by the Town Engineer dated December 20, 2007. Mr. Sorensen states that all comments have been addressed and he would recommend the Board forward the site Plan to the Town Board for approval with the condition the Town Engineer approved the final SWWP.

Action: A motion to accept the Planner's recommendation was made by Mr. Almquist and seconded by Mr. Decker, all were in favor

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

Respectfully Submitted

Mary Secreto
Planning Secretary