

TOWN OF ULSTER PLANNING BOARD

The monthly meeting of the Town of Ulster Planning Board was held on Thursday January 28, 2008 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 December meeting was made by Mr. Almquist and seconded by Mr. Lucente with all in favor.

Mr. Almquist is appointed as Vice Chairman.

Dena Marie Plaza / Rock Removal

Mr. James Kelly appeared on behalf of the application for a minor site plan revision. Mr. Kelly states when the blaster came to the site a decision to change the way the concrete barrier on the road is to be set up. The barrier will be moved 12 feet therefore moving one lane of traffic. The New York State Department of Transportation has agreed with the change. Mr. Beichert states that the original resolution states any changes to the plan would need to be approved by the Board. This is a safety issue. There were no comments or questions from the Board

Action: A motion to approve the revision was made by Mr. Almquist with a second from Mr. Decker; all were in favor with Mr. Lucente abstaining.

Resource Center for Accessible Living- Site Plan

Ms. Susan Hoger appeared on behalf of the application for a change of use/ site plan. Ms. Hoger reviewed the plan with the Board stating the site consist of two buildings the one in the front was a retail store that needs a heating system and new roof, the applicant will also be upgrading the façade. The back building is office space that RCAL will be moving into. There will be 13 offices and 2 conference rooms. Mr. Sorenson reviewed his memo stating the site contains a 4,800 square-foot building that is currently used as offices and the front 2,900 square-foot building that was a retail store. The applicant proposes to lease this space to a retail or office tenant. After a long discussion on parking it was determined that there are 26 parking spaces and 23 are required, Mr. Sorenson states the applicant pave a part of the site that is gravel at this time. The lighting is existing, the fixtures are down lit; this is compliant with the Town Code. Landscaping plans have been submitted but will need to be placed on the final site plan. The applicant has submitted a picture of the signage that will be on the site the Board requested sign details be provided. The plans were submitted to the water and sewer departments; they had no comments on the site. The plans will be submitted the Ulster County Planning Board and DOT for review. No action was taken.

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Four Cousins Burgers & Fries of N.Y. LLC – Site Plan

Bill Geller and Nadine Carney appeared on behalf of the application for a site plan/change of use for the Vision Excel building at 1202 Ulster Avenue. Mr. Gellert gave a overview of the business, stating the restaurant's menu consist of fresh burger's and fries, the hours will most likely be 11 A.M. to 10.P.M. with Friday and Saturday hours being a little longer. The restaurant will employ 15 to 20 people both full and part time. Ms. Carney reviews the site with the Board stating the applicant proposes to construct a 490 square foot addition to the rear of the building, there will be 24 parking spaces including 2 handicapped spots. The signage will be a new monument sign: new plans will be submitted at a later date. A new landscaping plan will be provided the applicant will have a dogwood tree and other shrubs added to the plan. The façade will be a cream color with red trim and a natural color roof. Mr. Gellert states he has no problem with signing a memorandum of understating for the sidewalk. After along discussion on the traffic impact and EAF forms Mr. Sorensen requested the applicant submit a part 1 EAF. Mr. Sorenson reminds the applicant that the plans will have to be forwarded to the County and DOT for review. Mr. Zweben voices his concern about the access to the site stating DOT may request a right turn only exit from the site. A discussion on a cross easement and traffic generation followed. An escrow account of \$1000 was requested by the Board. No action was taken.

Citgo Service Station- Sign Site Plan

No one appeared on behalf of the Citgo Station. Mr. David Brink states he would like the Board to closely watch the site for addition signage not approved by the Board. Mr. Sorensen states that the Board will request a plan with all existing signage.

New Global Marketing

The applicant has requested an extension on time for signage review as was approved on the resolution. Mr. Beichert states the he does not have a problem with giving an extension; however the original resolution stated the existing signs need to be removed from the site. Mr. Almquist motions to grant an extension of 6 months with the condition that existing signage is removed from the site. A second was made by Mr. Lucente with all 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