

## *TOWN OF ULSTER PLANNING BOARD*

The monthly meeting of the Town of Ulster Planning Board was held on Thursday May 22, 2008t 7:00 p.m. at the Town Hall Lake Katrine, New York., The following members were present:

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

A motion to approve the minutes of the March meeting was made by Mr. Lucente and seconded by Mr. Decker.

### **Dena Marie Plaza**

David Kaplan and Craig Tripp appeared on behalf of a minor subdivision for the Dena Marie Plaza. Mr. Tripp states the applicant would like to realign the lot lines making two lots three for leasing purposes, nothing on the site will change. Dena Marie will be responsible for any easements that are needed on the site. Mr. Zweben states his concern with the easements for parking and ingress – egress; the map needs to be reviewed for parking requirements. Mr. Sorensen states the Sewer Superintendent has requested a utility operation and maintenance agreement. Mr. Almquist motioned to close Public Hearing all were in favor with Mr. Lucente abstaining.

**Action:** A motion to approve the subdivision with the condition that all legal agreements on parking, stormwater management, and utility operation and maintenance are approved by the Town Attorney was made by Mr. Decker and seconded by Mr. Almquist all were in favor with Mr. Lucente abstaining.

### **Mid-Hudson Valley Credit Union**

Robert Pritchard and Michael Moriello appeared on behalf on the application for a site plan for a 66 space off-street parking lot. At this time the site is divided by the R-10 and LC Zoning District Boundary. The proposed plan consists of a lot line deletion and site plan. The Town Board will need to approve a Zoning Map Amendment before the Site Plan can be approved. Mr. Pritchard states that the stormwater management plan is still being worked on but will be submitted when complete. The plan has been revised (the applicant attended a workshop meeting). The site has been moved further away from the property line of the adjoining neighbor. A second driveway has been added. Mr. Moriello states that the applicant is looking for comments on this plan before they move forward. Mr. Budziak states he has concerns about the size of the parking lot and if a lot this size is needed. Mr. Budziak also requested the applicant look at another form of screening. Mr. Moriello states the number of parking spaces on the original plan was 76 spaces and is now 66 spaces. A discussion on fencing vs. a berm followed. Mr. Boyd a

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neighboring property owner suggest that headlight from the cars in the parking lot will shine into his home. Mr. Moriello states that the new plan has increased the landscaping and buffer space between the residential land and the parking lot; there is now 30 feet between the property line of the closest neighbor and the closest parking space. After a long discussion on the stormwater management, landscaping and lighting it was announced that a Joint Public Hearing will be held on June 19<sup>th</sup> @ 7:45.

### **Rusi Holdings**

Mr. Richard Praetorius appeared on behalf of the application for a site plan for an additional retail building on an existing site. Mr. Praetorius states New York State DOT has requested the site have a right turn in and right turn out. The applicant has agreed to sign the sidewalk agreement. The façade of the building will match the existing building; the applicant will supply a rendering to the Board. Mr. Praetorius states that he will contact the town's engineer on the stormwater management plan. Mr. Praetorius states Friendly's does not want to have a cross easement at this time; however the applicant will reserve an area for future inter connection on the site plan. The applicant will resubmit plans with revisions at next months meeting.

### **Felton**

Mr. Richard Praetorius appeared on behalf of the application for a minor subdivision. Mr. Praetorius states the maps have been revised to show topographic information that was requested by Mr. Sorensen. The proposed subdivision will result in 2 lots one 8.5 acres and the other 5.8. The 5.8 acre lot has an existing single family home and detached garage. The second lot is proposed to have a single family dwelling on it. The proposed lot line between lots one and two is the center of South Road. The owner of the property is responsible for getting Health Department approval. Mr. Praetorius states he will ask the owner for a 50 ft right of way along South Road for maintenance purposes. After a long discussion on the issue of having the property line on the town road it was decided a Public Hearing could be scheduled. Prior to final approval a septic system design will need to be submitted.

**Action:** A motion to declare Lead Agency was made by Mr. Decker and seconded by Mr. Almquist with all in favor. A Public Hearing will be scheduled for June 26<sup>th</sup> @ 7P.M.

### **Steven Costello**

Mr. Richard Pratorius appeared on behalf of the application for site plan approval on an office building. The existing building will be removed and a new building will be built on the existing foundation. The lot is divided by the road; the handicap spaces will be located along the side of the building the other parking will be across the street. The review from Town Highway Superintendent questions the sight distance on the handicapped parking spaces. Mr. Pratorius will look into the matter. The applicant will need to submit an agreement on the cost and upkeep of the sidewalk that crosses Belvedere Lane. The applicant will also need to submit stormwater information. Mr. Pratorius states that Chris Costello is handling the septic system issues and will be

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submitting a plan to the Board. The well for the property is located in the basement. After a long discussion on the drainage on the site it was decided the applicant would revise the plans to showing the impervious surfaces on the site.

**Action:** A motion to declare Lead Agency was made by Mr. Almquist with a second by Mr. Lucente, all were in favor.

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

Respectfully Submitted

Mary Secreto  
Planning Secretary