

## *TOWN OF ULSTER PLANNING BOARD*

The monthly meeting of the Town of Ulster Planning Board was held on Thursday July 24, 2008 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 June meeting was made by Mr. Lucente and seconded by Mr. Decker.

### **Ulster Manor**

Dan Shuster appeared as consulting planner for this project. Mr. Shuster states the applicant has responded to all comments regarding the DEIS. All the Planning Board consultants have reviewed the DEIS and have submitted their comments; most have requested changes, modifications or more information. These requests will be included in the Draft FEIS that will be submitted to the Board for approval. At previous meetings the Board has reviewed changes that have been made to the plan. These changes have developed in response to the comments on the DEIS as a means to mitigate the impacts that were identified during the review of the DEIS. Since the DEIS was written there have been multiple changes to the plan the biggest being the elimination of the single family dwellings at the eastern end of the site; these houses have been replaced by a cluster of townhouses; due to this change there is no longer any disturbance within the 100 foot buffer areas around the NYS wetlands. The dwelling units on the site have been reduced from 149 to 128. The applicants engineer Barry Medenbach states other changes have been made as a result of the comments from the consultants. The stormwater system has been modified; changes have also been made to the utility systems. Mr. Budziak states he has concerns that all the issues have not been addressed; he states issues addressed in a March 20, 2007 memo from Mr. Shuster have not been addressed. Mr. Shuster states that the plan changed after the March 20<sup>th</sup> memo was written. Mr. Medenbach goes on to say one of the major changes would be the amount of disturbance on the site; with the removal of the single family dwellings the site disturbance is reduced. Only 18 of the 48 acres will be disturbed and 10 of that 18 will be re-landscaped. Most of the major changes in the plan came after the DEIS. The Final EIS is based on the changes made after the comments on the DEIS were received. After a long discussion on some minor changes in the plan it was decided that Mr. Shuster will submit a memo to the Board addressing the issues noted in his March 20, 2007 memo. No further action will be taken until the applicant submits a revised FEIS for the Board's approve. Upon approval of the FEIS a Findings Statement by the Board will conclude the SEQRA process.

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### **Shop Rite Plaza**

Joe Thomson, Samantha Schoenberger and Ray During appeared on behalf of the application for a site plan amendment. The amendment is for 3 new retail buildings, a Sonic Restaurant and an addition to the existing Shop Rite. Mr. Thomson states the applicant has been working on changes to the plan to reflect the planner's comments. The applicant submitted elevations of the retail buildings along with renderings of the Sonic. The brick veneer has been added to the façade of the buildings and the corners have been cut to a 45 degree angle to improve site distance. The traffic flow has been changed; the front of the 2 retail buildings has been closed off to through traffic; this will make the site safer for pedestrian traffic. The owners of the Dena Marie Plaza have agreed to coordinate with the applicants on installing a pedestrian crossing at Miron Lane. The signage on the site will be standardized as much as possible; all will comply with the Town Standards. The existing connection to the Home Depot site will stay at this point in time with a right hand turn only; the truck traffic is being directed out of the site behind the retail buildings. A short discussion on truck traffic followed. Ms. Schoenberger states the turn radius for trucks have been checked and it is sufficient. The Board feels the Home Depot entrance should have a crash gate installed. Mr. Sorensen reviewed the traffic circulation with the Board. All existing lighting will remain; they are adding one light pole near the Sonic building. A short discussion followed on the drive-thru at Sonic; a letter from Chris Cossey from Sonic Industries stating the drive-thru will allow 8 cars without blocking the ordering stalls. Additional landscaping has been added to the Sonic site as requested. The addition on the Shop Rite will be Phase 2 on this plan; there are no plans to build this at this time. The traffic study is being worked on; the plans have been forwarded to the Town Engineer and the County Highway Department. Mr. Zweben states that the County may come back with a recommendation to put sidewalks on Miron Lane. The applicant will continue to work on revisions and resubmit the plan.

**Action:** The Board agreed to refer the project to the Town Board for a Public Hearing.

### **Heritage Oil Building**

Nadine Carey appeared on behalf of the application for site plan approval of a 45' x 50' building addition at the Heritage Oil building on Sawkill Road. The addition is for Apria Health; Apria supplies breathing apparatus and oxygen they also provide training to clients using the equipment. Ms. Carey will revise the plan to show the relocated truck parking and the additional employee parking. Ms. Carey states building elevation are not complete but submitted a computer image of the addition. The Board requested windows be added to the addition.

**Action:** A motion to refer the project to the County Planning Board was made by Mr. Lucente and seconded by Mr. Budziak with all in favor.

### **Kingston Trust**

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Stu Spojaric appeared on behalf of the application of Kingston Trust Federation. Mr. Zweben explained the application is for a school of learning while the plans reflect an office building. The site is not zoned for an office building and the applicant should appear at a workshop meeting to discuss the zoning issues. No action was taken.

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

Respectfully Submitted

Mary Secreto  
Planning Secretary