

## **Town of Ulster Planning Board**

The monthly meeting of the Town of Ulster Planning Board was held on Thursday January 22, 2009 at 7:00 p/m. at the Town Hall Lake Katrine New York. The following members were present:

Ozzie Beichert – Chairman  
Frank Almquist –  
Larry Decker  
Renno Budziak  
Scott Ricketson

Alan Sorensen – Planner

A motion to approve the minutes of the December meeting was made by and seconded by. All were in favor

Mr. Beichert introduced new member Scott Ricketson and stated that a member of Ulster Hose #5 will be attending Planning Board meetings.

### **Michael & Kathleen Smith – Major Subdivision**

Ed Sprague appeared on behalf of a 5 lot subdivision off of Ulster Landing Road. Mr. Sorensen reviewed his memo with the board stating most of the previous comments have been addressed. Brinnier & Larios has reviewed and approved the Erosion & Sediment control Plan. The driveway cuts have been approved by the Town but the applicant is waiting on county approval. The applicant is also waiting for approval from the County Health Department. Mr. Sorensen recommends the Board schedule a Public Hearing for next month.

**Action:** A motion to accept the planner's recommendation and schedule a Public Hearing for February 25<sup>th</sup> was made by Mr. Almquist with a second by Mr. Decker with all in favor.

### **Ulster Crossing – Site Plan Revision**

Paul Weonwicz appeared on behalf of the application for site plan revision; Mr. Weonwicz states the applicant is looking for a one way egress only driveway to the Bender son Plaza. Mr. Sorensen reviewed his memo stating the applicant will be restripping the site and added new signage. There will also be a speed bump at the southern end of the parking area. Mr. Zweben has approved the cross access agreement. A discussion of the site followed.

**Action:** A motion to approve was made by Mr. Almquist with a second by Mr. Budziak all wee in favor.

**RESOLUTION  
TOWN OF ULSTER TOWN BOARD**

**Site Plan Amendment  
Burger King – Carrols Corp  
S-B-L: 48.42-3-1**

**WHEREAS**, the Planning Board and its consultant planner have reviewed an application by Burger King– Carrols Corp for Site Plan Approval to create a cross-access driveway between the Burger King Restaurant and Ulster Crossing Shopping Center; and

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

- *Application for Site Plan Review* prepared by Paul Lenowicz dated 10/15/08;
- *Project Narrative prepared by John Kicinski, Counsel dated October 17, 2008;*
- *Short EAF* prepared by Richard G. Cross, Vice President dated 10/1/08; and
- *Site Plan Existing Conditions* prepared by GBC Design, Inc., dated August 2003 and revised January 20, 2009.

**WHEREAS**, the Planning Board considered of the application materials submitted by the applicant in support of the proposed action, along with the comments of its consultant planner made via memoranda (which memoranda are incorporated herein by reference); and

**WHEREAS**, the Town Attorney has reviewed the cross-access easement and found the same to be satisfactory; and

**WHEREAS**, the Planning Board upon review of the entire record (including SEQRA Short EAF) found that the proposed creation of a cross-access driveway will help to reduce traffic congestion on Ulster Avenue and will not have an adverse impact on the environment; as Lead Agency made a determination of non-significance and issued a Negative Declaration pursuant to Part 617 of SEQRA.

**NOW THEREFORE BE IT RESOLVED** that the Planning Board has determined that they have complied fully with the procedural requirements of Part 617 of the State Environmental Quality Review Act (SEQRA); and

**FURTHER BE IT RESOLVED**, that upon full consideration of the above, the Planning Board hereby grants approval of the Site Plan application by Burger King– Carrols Corp to construct a cross-access driveway as described on *Site Plan of Existing Conditions with Proposed Entrance Drive* prepared by GBC Design, Inc., dated January 20, 2009.

**Motioned by:** Frank Almquist, Vice Chairman

**Seconded by:** Renno Budziak

**All in Favor:** Ozzie Beichert, Chairman  
Frank Almquist, Vice Chairman  
Renno Budziak  
Larry Decker  
Scott Ricketson

January 22, 2009

A motion to adjourn was made by Mr. Almquist with a second by Mr. Decker; all were in favor.

Respectfully Submitted,

Mary Secreto  
Planning Secretary