

Town of Ulster Planning Board

The monthly meeting of the Town of Ulster Planning Board was held on Monday February 23, 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
Scott Ricketson

Alan Sorensen – Planner

The minutes for the January meeting will be approved at the March meeting.

Public Hearing

Michael & Kathleen Smith – Major Subdivision

Ed Sprague appeared on behalf of a 5 lot subdivision of a 21.5 acre parcel off of Ulster Landing Road and Hudson View Circle. The Ulster County Highway Department has requested a combined driveway for the lots off of Ulster Landing Road, they have also requested 12” coverts be placed in the driveways. The applicant is waiting for Ulster county Health Department approval for the wells and septic. Perc. Test will be preformed in the spring. An Erosion & Sediment plan has been reviewed and approved by Brinnier & Larios. There were no questions from the Board and no comments for the public. A motion to close the Public Hearing was made by Mr. Almquist and seconded by Mr. Decker with all in favor. Mr. Sorensen states the applicant has revised the plans accordingly and has submitted part 1 and 2 of the Environmental Impact Form.

Action: A motion to accept the planner’s recommendation and declare a negative declaration and grant preliminary subdivision approval was made by Mr. Decker with a second by Mr. Almquist with all in favor.

Paul Korczak – Minor Subdivision

Michael Vetere appeared on behalf of the application for a 2 lot subdivision of a 3.958 acre parcel. Lot #1 will be 2.280 acres and has an existing two family dwelling; this lot has received a variance for an undersized lot. Lot # 2 will be a flag lot with 1.678 acres. The applicant is waiting on Ulster County Health Department approval for the well and septic. No appeared for or against the subdivision. A motion to close the Public Hearing was made by Mr. Almquist with a second by Mr. Beichert all were in favor. Mr. Sorensen states the applicant has obtained the required variance; the application is straight forward. A Short Environmental Form has been submitted and the Board should declare a Negative Declaration as per SEQRA. Mr. Sorensen recommends the Board can

should waive the requirement of a Preliminary Hearing on the subdivision and grant Conditional Final Subdivision approval with the conditions of Health Department approval and approval of the driveway cut from the Town Highway Superintendent.

Action: A motion to declare a negative declaration as per SEQRA was made by Mr. Almquist with a second by Mr. Ricketson. A motion to accept the planner's recommendation was made by Mr. Decker with a second by Mr. Almquist with all in favor.

Quick Chek -Site plan

Jeffery Martell appeared on behalf of the application for Quick Chek, Mr. Martell states the applicant has received comments from the DOT, County Highway and Town Highway Departments and is in the process of revising their plans. Some of the changes on the site will be a right in right out with curbing onto Washington Avenue, and a curbing change on Sawkill Road that will make exiting the site more restrictive. These changes on the Sawkill exit should slow the traffic at the intersection. The entrance to the site at Sawkill Road and Powell Lane will be cut back by about 10 feet. The applicant's engineers are working with Brinner & Larios on the stormwater plan and will have a revised plan submitted before next months meeting. The Ulster County Planning Board had no formal action on the plan; County recommended lighting levels should be under 25.0 foot candles or less and 1.5 to 2.5 foot candles for the parking area. The site will not be any brighter when new fixtures are in place. The applicant will be improving Powell Lane by adding catch basins and widening the road from 24 feet to 26 feet. A discussion on the traffic flow and deliveries of gas on the site followed. Mr. Beichert requested new building elevations; they will be sent to members of the Gateway Committee for review. The applicant requested a Public Hearing be scheduled for the March meeting. Mr. Sorensen states the Board could schedule a Public Hearing as they have 62 days to vote on the project following the hearing.

Action: A motion to schedule a Public Hearing for March 17th was made by Mr. Almquist with a second by Mr. Ricketson with all in favor.

Professional Day Spa/Oxygen Day Spa

Mr. Richard Ulloa appeared on behalf of the application for site plan. Mr. Beichert states the Town Attorney has requested a letter stating Mr. Ulloa owns the site the Day Spa is located; this letter has yet to be received. Mr. Zweben states for the record Mr. Ulloa has filed documents with the County Clerk stating he is the Stewart of the trustee of the creator that owns the property; until this issue can be straighten out the town cannot move forward. Mr. Ulloa states he will submit the letter before the next meeting. No action was taken.

Filomena Bunocore - Site Plan

Joseph Pisani appeared on behalf of the application for the site plan. Mr. Pisani states letters from the Health Department and the applicants engineer have been submitted to the Board. The applicant has received a letter from the Town Engineer and the septic

boxes will be located and noted on map. A SPDES permit is being applied for by the applicant's engineer. Mr. Pisani suggests locating the septic boxes could be a condition to the approval. Mr. Zweben states the Board cannot approve the site plan until the septic boxes are confirmed. Mr. Sorensen states the applicant will need to submit a cut sheet showing there is a full cut-off fixture. Mr. Pisani states he will get a sheet from Central Hudson. Mr. Sorensen goes on to stating the new plan shows street trees as required by the UCPB. Mr. Pisani submits an inspection report completed by Timothy Keefe Building Inspector (not a Town of Ulster inspector), Mr. Pisani states the inspection shows the mobile home on the site in preexisting and therefore predates local codes and is a legal structure. Mr. Zweben states that the site plan submitted shows a proposed office building but the as built drawing submitted states the structure is a storage shed. There must be clarification on the structure before the site plan can be approved. After site plan is approved any changes to the use of the structure will need site plan approval. The applicant will change the title of the structure in the revised plans. Mr. Pisani states that the applicant will locate the septic boxes and return in 60 days. No action was taken.

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