

TOWN OF ULSTER PLANNING BOARD

August 10, 2021

The monthly meeting of the Town of Ulster Planning Board was held on Tuesday, August 10, 2021, at 7:00 p.m. in the Russell Brott Senior Center at 1 Town Hall Drive, Lake Katrine, NY 12449. The following members were present:

Present:

Anna Hayner
Lawrence Decker
John Stowell (alt.)
David Church – Planner

Frank Almquist – Vice Chairman
John More (alt.)
Geoffrey Ring – Chairman

Excused:

Andrew Stavropoulos

The Pledge of Allegiance was recited.

Roll call was taken.

A motion to approve the minutes from the July 2021 meeting was made by Mrs. Hayner, with a second from Mr. Almquist; all in favor.

Chairman Ring appointed Mr. Stowell as an acting Board member.

OLD BUSINESS

Uncle B's The Crossings Apartments – P-836
400-416 Old Neighborhood Road
SBL: 48.7-1-12.110
Zone: RC
Site Plan Amendment

Brandon Petrella, Architect for Mauri Architects, & Bart Panessa, property owner, appeared before the Board on behalf of an application for two (2) apartment buildings comprised of twenty-four (24) total one-bedroom units.

Chairman Ring stated that the County Planning Board (UCPB) had some recommendations for the applicant to consider. Chairman Ring stated that in moving forward, they are trying to “future-proof” the Town and one way is the move to electric vehicles. Chairman Ring stated that the applicant should investigate electric vehicle charging stations.

Mr. Petrella stated that the applicant is forward thinking and will be looking into that and will also be implementing solar panels on the larger of the two (2) buildings. The solar panels will be southeast facing.

Mr. Panessa was asked how the cars will be charged and he responded that he is not sure, possibly through the solar panels, but he is not completely sure as of now.

Mr. Church stated that given the information, the Board only needs to override the one comment. Mr. Church read the amended resolution.

Action: A motion to accept the amended resolution was made by Mr. Almquist, with a second from Mrs. Hayner; all in favor with a roll call vote. A motion to override the UCPB comments was made by Mrs. Hayner, with a second from Mr. Decker; all in favor with a roll call vote.

WHEREAS, the applicant – Uncle B’s Holdings LLC – seeks site plan approval for phase 2 of an existing mixed use development to include two (2) new three-story apartment buildings and related improvements ; and,

WHEREAS, the applicant has submitted a complete Site Plan application to the Town of Ulster Town Board and Planning Board including a submitted State Environmental Quality Review Act (SEQRA) Short Environmental Assessment Form; and,

WHEREAS, the Town Board, in coordination with the Planning Board, previously determined the Town Board was lead agency, typed the application as an Unlisted Action, and initiated the coordinated review under the New York State Environmental Quality Review Act (SEQRA); and,

WHEREAS, this application was referred under New York State General Municipal Law 239 to the Ulster County Planning Board who returned comments as described below; and,

WHEREAS, the application materials in support of the Proposed Action include:

- *Application for Site Plan Review prepared by Richard Tompkins, AIA, Mauri Architects PC, dated 3/30/21*
- *SEQRA Short Environmental Assessment Form prepared by Bart Panessa, dated 3/30/21 memo to Geoffrey Ring from Richard K. Tompkins, AIA dated 3/30/21 summarizing project proposed*
- *Completed owner consent and escrow agreement forms*
- *Amended Site Plan for Uncle B’s Car Wash, originally dated 3/30/21 and updated 7/26/21 and 7/28/21, prepared by Mauri Architects, PC and consisting of four (4) sheets as follows: Sheet S-1 Amended Site Plan Sheet S-2 Proposed Landscaping Plan, Sheet S-3 Proposed Free Standing Sign, Sheet S-4 Proposed Elevations*
- *Additional Amended Site Plan documentation, revised 7/26/21 and prepared by CPL Architects and Engineers, Inc. consisting of nine (9) sheets as follows: Sheet C-101 Utility Plan, Sheet C-201 Grading Plan, Sheet C-301 Lighting Plan, Sheet C-401 Erosion and Sediment Control Plan, Sheet C-501 Site Details, Sheet C-502 Water and Site Details, Sheet C-503 Sanitary Sewer and Stormwater Details, Sheet C-504 Stormwater Infiltrator and ESC Details, Sheet C-505 Lighting Details*
- *Amended Stormwater Pollution Prevention Plan for Uncle B’s Wash & Lube, prepared by Clark Patterson Lee, dated May 2018 with revisions July 2018, September 2018, and June 2021*
- *Recommendation Memo from Ulster County Planning Board, Referral No. 2021-140, dated 7/7/21; and,*

WHEREAS, the Planning Board considered all of the application materials submitted by the applicant in support of the Proposed Action, along with the comments of the Ulster County Planning Board, as well as Town consultants and staff; and,

NOW THEREFORE BE IT RESOLVED, the Town of Ulster Planning Board recommends the Ulster Town Board make a Negative Declaration under SEQRA for this Unlisted Action based on coordinated review with the Town Planning Board and others; and,

BE IT FURTHER RESOLVED that the Town of Ulster Planning Board recommends that the Ulster Town Board makes final review of this Application and grants Conditional Site Plan approval for the Proposed Action subject to the conditions, limitations and restrictions set forth below.

1. Compliance with any final comments as may be needed from the Town Engineer, Town Sewer Department, and/or Town Water Department.
2. Compliance with applicable zoning and building laws, rules and regulations;
3. Compliance with all representations made by the applicant;
4. Compliance with documentation, site plan, design plans and all details as cited herein;
5. The Town's consulting planner and Building Inspector are hereby authorized to approve minor Site Plan changes of a ministerial nature, which may arise due to unforeseen circumstances in the project site development; and
6. All fees, including consultant fees, shall be paid.

WHEREAS, the applicant – Uncle B's Holdings LLC – seeks site plan approval for phase 2 of an existing mixed use development to include two (2) new three-story apartment buildings and related improvements; and,

WHEREAS, the applicant has submitted a complete Site Plan application to the Town of Ulster Town Board and Planning Board including a submitted State Environmental Quality Review Act (SEQRA) Short Environmental Assessment Form; and,

WHEREAS, the Town Board, in coordination with the Planning Board, previously determined the Town Board was lead agency, typed the application as an Unlisted Action, and initiated the coordinated review under the New York State Environmental Quality Review Act (SEQRA); and,

WHEREAS, this application was referred under New York State General Municipal Law 239 to the Ulster County Planning Board who returned comments as described below; and,

WHEREAS, the application materials in support of the Proposed Action include:

- *Application for Site Plan Review prepared by Richard Tompkins, AIA, Mauri Architects PC, dated 3/30/21*
- *SEQRA Short Environmental Assessment Form prepared by Bart Panesa, dated 3/30/21 memo to Geoffrey Ring from Richard K. Tompkins, AIA dated 3/30/21 summarizing project proposed*

- *Completed owner consent and escrow agreement forms Amended Site Plan for Uncle B’s Car Wash, originally dated 3/30/21 and updated 7/26/21 and 7/28/21, prepared by Mauri Architects, PC and consisting of four (4) sheets as follows:*
 1. *Sheet S-1 Amended Site Plan*
 2. *Sheet S-2 Proposed Landscaping Plan*
 3. *Sheet S-3 Proposed Free Standing Sign*
 4. *Sheet S-4 Proposed Elevations*

- *Additional Amended Site Plan documentation, revised 7/26/21 and prepared by CPL Architects and Engineers, Inc. consisting of nine (9) sheets as follows:*
 1. *Sheet C-101 Utility Plan*
 2. *Sheet C-201 Grading Plan*
 3. *Sheet C-301 Lighting Plan*
 4. *Sheet C-401 Erosion and Sediment Control Plan*
 5. *Sheet C-501 Site Details*
 6. *Sheet C-502 Water and Site Details*
 7. *Sheet C-503 Sanitary Sewer and Stormwater Details*
 8. *Sheet C-504 Stormwater Infiltrator and ESC Details*
 9. *Sheet C-505 Lighting Details*

- *Amended Stormwater Pollution Prevention Plan for Uncle B’s Wash & Lube, prepared by Clark Patterson Lee, dated May 2018 with revisions July 2018, September 2018, and June 2021*
- *Recommendation Memo from Ulster County Planning Board, Referral No. 2021-140, dated 7/7/21; and,*

WHEREAS, the Planning Board considered all of the application materials submitted by the applicant in support of the Proposed Action, along with the comments of the Ulster County Planning Board, as well as Town consultants and staff; and,

NOW THEREFORE BE IT RESOLVED, the Town of Ulster Planning Board recommendations that the Town of Ulster Town Board overrides the comments from the Ulster County Planning Board as follows:

First, the Town of Ulster has been and continues to be the leading Town in Ulster County in the provisions of rental and affordable housing. As such, the Town reviewed and considered with the applicant the comment by the Ulster County Planning Board and finds unnecessary the requirement for 2-3 units further dedicated as affordable: and,

Second, the Town with the applicant considered and discussed ways the proposed project can incorporate NYS Energy Stretch Code elements and the applicant has agreed to research and pursue if practical incorporation of rooftop solar panels, heat pumps, and provision of infrastructure for an electric vehicle charging station.

Romeo – P-843
1905 Ulster Avenue
SBL: 39.19-3-38.100
Zone: OM
Site Plan Amendment for SWPPP

Bruce Utter, Praetorius & Conrad, & Lucia Romeo, representative of Romeo Kia, appeared before the Board on behalf of their application for site plan amendment approval for stormwater mitigation at the former proposed Romeo Kia Dealership site.

The Board referred the project back to the Town Board to confirm approval since it had been approved at the July 15, 2021 meeting.

Action: A motion to refer the back to the Town Board for confirmation of approval was made by Mr. Decker, with a second from Mrs. Hayner; all in favor with a roll call vote.

WHEREAS, the applicant –seeks approval for construction of stormwater mitigation measures; and

WHEREAS, the materials submitted in support of the Proposed Action include:

- *Completed Application for Site Plan Amendment prepared by Lucia Romeo dated 5/25/21.*
- *Former Romeo Kia Dealership Location Site Plan Modification, prepared by Praetorium and Conrad, P.C. dated May 25, 2021, Sheet 1 of 1 (single sheet @ 1" = 50').*
- *Stormwater Mitigation for Tree Removal Activities Prepared for Leonard & Lucia Romeo, Prepared by Praetorius and Conrad, P.C dated April 19, 2021 (multiple page, bound document) and including Proposed Stormwater Management Site Plan & Details, Sheet SP-1 (single sheet @ 1" = 50').*
- *Signed Owner Consent Form for Filing, signed by Leonard Romeo 5/25/21*
Signed Escrow Agreement, signed by Lucia Romeo 5/25/21
- *Letter from Lucia Romeo, Corporate Counsel, Romeo Auto Group to Warren Tutt, Town of Ulster Building Inspector dated May 20, 2021 outlining on site meeting with representatives of applicant, owner and residents of neighboring Brink's Trailer Park. Letter has attached Proposed Stormwater Management Site Plan & Details (same as cited above) with handwritten notes indicating at one location "requested trees to be removed" and at another location a dashed line showing "unmowed" to the south and "mowed" to the north.*
- *Memo from Dennis M. Larios, P.E., Brinnier and Larios, P.C. to Warren Tutt, Town of Ulster Building Inspector, dated April 19, 2021 reporting on review of the Stormwater Mitigation for Tree Removal Activities document noted above as well as the Proposed Stormwater Management Site Plan & Details, Sheet Sp-1 noted above; and,*

WHEREAS, the Town of Ulster Planning Board retains the authority to approve the Site Plan Amendment in accordance with the Town Code; and,

WHEREAS, the Proposed Action was referred to the Ulster County Planning Board pursuant to their referral agreement with the Town of Ulster, and they returned a comment of No County Impact; and,

WHEREAS, the Town of Ulster Planning Board, upon review of the entire record determines the Proposed Action is an Unlisted Action and makes a Negative Declaration that this Action will have no significant, adverse environmental impact under SEQRA.

NOW THEREFORE BE IT RESOLVED, the Town of Ulster Planning Board hereby grants Conditional Site Plan Amendment approval for the Proposed Action subject to the conditions, limitations and restrictions set forth below.

1. Compliance with applicable zoning and building laws, rules and regulations;
2. Compliance with all representations made by the applicant;
3. Compliance with site plan, design plans and all details as cited herein;
4. The Town's consulting planner and Building Inspector are hereby authorized to approve minor Site Plan changes of a ministerial nature, which may arise due to unforeseen circumstances in the project site development; and
5. All fees, including consultant fees, shall be paid.

Kingston Airpark Helipad – P-846
1121 Flatbush Road
SBL: 40.17-1-19.110
Zone: OM
Site Plan Amendment / Special Use Permit

No one appeared on behalf of the application. Chairman Ring stated that the County had comments that stated that the plans submitted did not fit the Town's minimum standards for site plan. The Board disagrees.

The project is on the next Town Board agenda for a public hearing. This Board is comfortable approving it, pending the decision after the public hearing from the Town Board.

Mr. Church read the resolution.

Action: A motion to approve the resolution was made by Mr. Almquist, with a second from Mr. Decker; all in favor with a roll call vote. A motion to override the County's requirements was made by Mrs. Hayner, with a second from Mr. Almquist; all in favor with a roll call vote.

WHEREAS, the applicant – Kingston Ulster Airpark, seeks a Special Use & Site Plan Amendment approval for construction of a helipad and associated improvements; and,

WHEREAS, the applicant has submitted a complete Site Plan application to the Town of Ulster Town Board and Planning Board including a submitted State Environmental Quality Review Act (SEQRA) Short Environmental Assessment Form; and,

WHEREAS, the Town Board, in coordination with the Planning Board, previously determined the Town Board was lead agency, typed the application as an Unlisted Action, and initiated the coordinated review under the New York State Environmental Quality Review Act (SEQRA); and,

WHEREAS, this application was referred under New York State General Municipal Law 239 to the Ulster County Planning Board who returned comments as described below; and,

WHEREAS, the application materials in support of the Proposed Action include:

- *Completed Application for Site Plan submitted by Kingston Ulster Airport Inc. and received by Town of Ulster 6/16/21*
- *Signed Owner Consent Form for Filing, signed by Todd M. Coggeshall, Kingston Ulster Aviation Inc, 6/15/21*
- *Signed Escrow Agreement by Todd M. Coggeshall, Kingston Ulster Aviation Inc, 6/15/21*
- *Completed Short Environmental Assessment Form with Environmental Mapper sheet prepared by Todd M. Coggeshall, dated 6/15/21*
- *Federal Aviation Administration (FAA) memo and 8900.1 CHG 408 documentation for “Bridgeview Heliport”, “Establishment of a New Landing Facility”, contact Harry Lahanas, FAA, and signed by Benjamin Gorey, dated April 12, 2021 including certain conditions.*
- *Site Plan Special Use Permit Application Aircraft Hanger and Aviation Use including Helicopter Landing Pads, dated June 16, 2021 (no preparer identified), revised by Todd Coggeshall and dated July 12, 2021*
- *Scan copies of Building Permit Application, Building Permit, and Certificate of Occupancy for heliport “hanger” pole building with concrete floor, dated 2018; and,*

WHEREAS, the Planning Board considered all of the application materials submitted by the applicant in support of the Proposed Action, along with recommendations by the Town of Ulster Planning Board, the comments of the Ulster County Planning Board, as well as from Town consultants and staff; and,

NOW THEREFORE BE IT RESOLVED, the Town of Ulster Planning Board recommends that the Town Board make a Negative Declaration under SEQRA for this Unlisted Action based on coordinated review with the Town Planning Board and others; and,

BE IT FURTHER RESOLVED that the Town of Ulster Planning Board recommends, after closing of the August 19, 2021 scheduled public hearing and consideration of any public comments made, that the Town Board makes final review of this Application and grants Conditional Site Plan approval for the Proposed Action subject to the conditions, limitations and restrictions set forth below.

1. Compliance with any final comments as may be needed from the Town Engineer, Town Sewer Department, and/or Town Water Department.
2. Compliance with applicable zoning and building laws, rules and regulations;
3. Compliance with all representations made by the applicant;
4. Compliance with documentation, site plan, design plans and all details as cited herein;
5. The Town’s consulting planner and Building Inspector are hereby authorized to approve minor Site Plan changes of a ministerial nature, which may arise due to unforeseen circumstances in the project site development; and
6. All fees, including consultant fees, shall be paid.

NEW BUSINESS

Target – P-769

1300 Ulster Avenue

SBL: 48.8-1-38

Zone: RC

Site Plan Amendment 1-year extension approval

Chairman Ring stated that Target is requesting a one (1) year extension for their site plan as it was delayed due to Covid 19.

Action: A motion to approve the year extension was made by Chairman Ring, with a second from Mrs. Hayner; all in favor with a roll call vote.

WHEREAS, the applicant – Kevin Van Hise with the Consent of Robert Johnson (Agent) with Hull Property Group for Kingston Mall (Owner) – aka Target Department Store, is seeking an additional twelve (12) month waiver of the requirement requiring commencement of construction within twelve (12) months of approval due to the complications associated with the COVID 19 pandemic; and,

WHEREAS, the applicant received from the Town of Ulster Planning Board unanimous Conditional Site Plan Amendment Approval for certain façade and sign improvements on September 10, 2019, and was granted by the same Planning Board a twelve (12) month waiver for commencement of construction on September 8, 2020;

NOW THEREFORE BE IT RESOLVED, the Town of Ulster Planning Board has reviewed this request, including the original complete application for site plan approval and subsequent, applicable resolutions to approve that application on September 10, 2019 and September 8, 2020: and,

BE IT FURTHER RESOLVED, the Town of Ulster Planning Board approves this request for an additional extension of site plan amendment approval provided that construction commence within twelve (12) months of September 8, 2021; and,

BE IT FUTHER RESOLVED, all other conditions limitations and restrictions set forth in the resolutions of approval for this application made on September 10, 2019 and September 8, 2020 are still valid and binding.

Keith Hughes – P-849

2530 Route 9W

SBL: 39.8-1-23

Zone: HC

Site Plan Amendment

Keith Hughes, property owner, appeared before the Board on behalf of his application to bring his site plan for the property into compliance.

Mr. Hughes had attended a couple of workshops and the only outstanding issue was the lighting, which he has corrected.

Mr. Hughes stated that the property has had the same use for ten plus (10+) years and he is back before the Board to bring it into compliance.

Mr. Church read the resolution. This project is a SEQR Type II action.

Action: A motion to approve the resolution was made by Mr. Almquist, with a second from Mr. Decker; all in favor with a roll call vote.

WHEREAS, the applicant – Keith Hughes, seeks Site Plan Amendment for approval for contractor storage yard with associated parking and landscaping; and,

WHEREAS, the applicant has submitted a complete Site Plan application to the Town of Ulster Planning Board including a submitted State Environmental Quality Review Act (SEQRA) Short Environmental Assessment Form; and,

WHEREAS, the Town of Ulster Planning Board has final Site Plan review and approval authority for this application as the proposal does not exceed one (1) acre in improvements.

NOW THEREFORE BE IT RESOLVED, based on a review of the application the Town of Ulster Planning Board approves the following actions; and,

BE IT RESOLVED, that the Town of Ulster Planning Board determines that the Site Plan amendment application is a Type II Action under the New York State Environmental Quality Review Act (SEQRA) and that no further environmental review is required; and,

NOW BE IT FURTHER RESOLVED, the Planning Board formally refers the Site Plan Amendment application to the Ulster County Planning Board for review consistent with the Ulster County Planning Board Land Use Referral Guide and NYS General Municipal Law 239.

Robert Ienuso – P-850
185 Eastern Parkway Ext.
SBL: 39.11-5-1.300
Zone: R30
Site Plan

Robert & Esther Ienuso appeared before the Board on behalf of their application to operate a home occupation constructing “tiny houses” at his residence.

Mr. Ienuso explained that they live in a manufactured home on the property and that the construction is in a detached garage on their property. The Ienuso’s own the adjoining properties and are on a dead end road, so the neighbors can not see the garage where the work is performed. All manufacturing is done indoors, unless the home is ready to start transit.

There are no signs as the sales are done on the internet.

The Ienuso’s have two (2) subcontractors working for them.

Mr. Church explained that should they choose to subdivide the property down the line, the special use permit can be rescinded. Mrs. Ienuso stated that they are trying to keep the business small to maintain sustainability, so should they expand the garage in the future, it would be for storage and organizational purposes.

Chairman Ring recommended that the Board read and approve the resolution with conditions regarding expansions and keeping all work indoors.

Action: A motion to approve the conditional amended resolution was made by Mr. Almquist, with a second from Mr. Decker; all in favor with a roll call vote.

WHEREAS, the applicant – Robert Ienuso, seeks Special Permit and Site Plan approval for operation of a home occupation constructing “tiny houses” at his residence; and,

WHEREAS, the applicant has submitted a complete Special Use / Site Plan application to the Town of Ulster Planning Board in coordination with the Ulster Town Board, including a submitted State Environmental Quality Review Act (SEQRA) Short Environmental Assessment Form; and,

WHEREAS, the Ulster Town Board has final Site Plan review and approval authority for this application; and,

WHEREAS, the Planning Board recommends that the application is a Type II Action under SEQRA and no further environmental review is required; and,

WHEREAS, the Planning Board recommends that the application is exempt from referral to the Ulster County Planning Board;

NOW THEREFORE BE IT RESOLVED, based on a review of the application the Town of Ulster Planning Board recommends to the Town Board the following actions; and,

BE IT RESOLVED, that the Town Board of the Town of Ulster should determine that the Special Use & Site Plan application is a Type II Action under the New York State Environmental Quality Review Act (SEQRA) and that the application is exempt from referral to the Ulster County Planning Board; and,

BE IT FURTHER RESOLVED, the Planning Board recommends that the Town Board formally schedule a public hearing for the Special Use permit application; and,

NOW BE IT FURTHER RESOLVED, the Planning Board recommends, subject to comments received during the public hearing, that the Town Board approve the requested waivers to certain standards for home occupations given the unique conditions of this application and its subject property, and grant Special Permit and Site Plan approval for this application subject to an additional condition that this home occupation will require additional review and approvals should there be any proposal to expand the home occupation business beyond its current August 2021 level of activity.

Ulster Recreation Facility – P-851
Route 28
SBL: 47.2-4-3.100
Zone: HC
Site Plan

Zachary Hall (KDA Project Manager), Shawl Holzmann (professional tennis player), and Peter Sander (Rennia Engineering) appeared before the Board on behalf of an application for an all-year, indoor/outdoor tennis court facility.

The project is set on a fifty-six (56) acres parcel that is located in the HC and R60 Zone off of Route 28 and Jockey Hill Road. The indoor portion will be twenty-five thousand square feet (25,000 sf) and be comprised of indoor tennis courts, a viewing platform, and a pro-shop on the first floor, and the second floor will have locker rooms, and an observation deck for the indoor and outdoor tennis courts. There will be an option of a fabric overhang for the outdoor courts so people can play throughout different weather conditions. The outdoor tennis court area will be approximately seventy-thousand square feet (70,000 sf.)

Included in the plans are the stormwater plans, septic system plans, parking area, observation area.

There will be the option of having a food truck so that people can eat while observing any tennis games.

Chairman Ring explained that the applicant(s) had been before the workshop a couple of months ago and that any issues were then addressed.

Comments from the Highway Superintendent, Frank Petramale, will be forthcoming.

The majority of the project is situated in the Highway Commercial (HC) Zone, with only a portion of a parking lot in the residential area.

There was a brief discussion regarding pickle ball.

Mr. Church read the resolution.

Action: A motion to approve the resolution was made by Mrs. Hayner, with a second from Mr. Almquist; all in favor with a roll call vote.

WHEREAS, the applicant – Ulster Recreation Facility (aka Ulster Tennis), seeks Site Plan approval for construction of a recreation and tennis facility; and,

WHEREAS, the applicant has submitted a complete Site Plan application to the Town of Ulster Planning Board, in coordination with the Ulster Town Board, including a submitted State Environmental Quality Review Act (SEQRA) Short Environmental Assessment Form; and,

WHEREAS, the Ulster Town Board has final Site Plan review and approval authority for this application.

NOW THEREFORE BE IT RESOLVED, based on a review of the application the Town of Ulster Planning Board recommends to the Town Board the following actions; and,

BE IT RESOLVED, that the Town Board of the Town of Ulster should determine that the Special Use & Site Plan application is an Unlisted Action under the New York State Environmental Quality Review Act (SEQRA) and that the Town Board of the Town of Ulster should declare to be the Lead Agency for coordinated review with the Town of Ulster Planning Board; and,

NOW BE IT FURTHER RESOLVED, the Planning Board recommends that the Town Board formally refer the Special Use & Site Plan application to the Ulster County Planning Board for review consistent with the Ulster County Planning Board Land Use Referral Guide and NYS General Municipal Law 239.

Automotion / Tristen Mazzone – P-852
888 Ulster Avenue
SBL: 48.50-5-14
Zone: HC
Site Plan Amendment

Tristen Mazzone, Automotion Auto Sales, appeared before the Board on behalf of an application to construct an auto sales shop.

Chairman Ring stated that the applicant had been to the workshop twice and he believes the application is almost complete.

Mr. Mazzone stated that the only outstanding issue is that he needs the water and sewer details added to the plans, which will be forthcoming.

Mr. Mazzone is proposing to demolish the existing shop and build a new thirty-one hundred and fifty square foot (3,150 sf) office space that will be five feet (5') from the side property line. Mr. Mazzone explained that the current shop is already five feet (5') from the property line, but since he is expanding the structure, he is also attending the Zoning Board for an area variance to allow the structure. Mr. Mazzone would need to keep the structure in that location in order to maintain road frontage due to the layout of the property being setback from Ulster Avenue.

The new building will have one (1) bathroom and one (1) sink. The applicant will be repaving what is there and they will be adding four (4) new light posts. Parking spaces are designated.

Mrs. Hayner asked if Mr. Mazzone had any long term plans for the larger portion of the lot and Mr. Mazzone stated he had no plans at this point in time.

This project is a SEQR Type II action and will need to be forwarded to the Town Board to refer the project to the UCPB for review.

Action : A motion to refer the project to the Town Board to initiate SEQR and refer the project to the UCPB for review was made by Mr. Almquist, with a second from Mr. Stowell; all in favor with a roll call vote.

WHEREAS, the applicant – Automotion / Tristen Mazzone, seeks Site Plan Amendment approval for improvements at existing automotive sales and repair facility; and,

WHEREAS, the applicant has submitted a complete Site Plan application to the Town of Ulster Planning Board including a submitted State Environmental Quality Review Act (SEQRA) Short Environmental Assessment Form; and,

WHEREAS, the Town Board of the Town of Ulster has final review and approval authority for this application in coordination with the Town Planning Board.

NOW THEREFORE BE IT RESOLVED, the Planning Board recommends that the Town Board find that this application is a Type II Action under the New York State Environmental Quality Review Act (SEQRA) and no further environmental review is required; and,

NOW BE IT FURTHER RESOLVED, the Planning Board recommends that the Town Board formally refers this application to the Ulster County Planning Board for review consistent with the Ulster County Planning Board Land Use Referral Guide and NYS General Municipal Law 239.

Metro Mattress – P-853
1104 Ulster Avenue
SBL: 48.42-3-11
Zone: RC
Site Plan Amendment

Scott Dutton, Architect, appeared before the Board on behalf of an application for Metro Mattress to move into the old Sweet Frog location.

Mr. Dutton stated that there are twenty-six (26) parking spots, so there is a surplus of available parking, as only fifteen (15) parking spots are required for this proposal.

There will be some minor interior improvements.

Mr. Dutton explained that the applicant has an aggressive time schedule so they are hoping to be in the space before the Fall, as that is their high season.

Mr. Church read the resolution.

Action: A motion to approve the resolution was made by Mr. Almquist, with a second from Mr. Stowell; all in favor with a roll call vote.

WHEREAS, the applicant – Metro Mattress, seeks approval to amend site plan for reuse of portion of an existing commercial building previously occupied by a frozen yogurt store; and

WHEREAS, the materials submitted in support of the Proposed Action include:

- Application for Site Plan prepared by Albert F. Meilutis, Metro Mattress dated 8/5/21;
- Signed Owner Consent Form for Filing by Mark Catalinotto, dated 8/2/21;
- Signed Escrow Agreement by Albert Meilutis, dated 8/5/21;
- Complete SEQRA Short Form;
- Site Plan Sheet 101 Owner Mark Catalinotto, Applicant Metro Mattress, prepared by Dutton Architecture PLLC, dated 8/5/21;
- Map of Survey Prepared for Mark Catalinotto, dated August 23, 2010; and,

WHEREAS, the Town of Ulster Planning Board retains the authority to approve the Site Plan Amendment in accordance with the Town Code; and

WHEREAS, the Proposed Action is exempt from referral to the Ulster County Planning Board pursuant to their referral agreement with the Town of Ulster; and

WHEREAS, the Town of Ulster Planning Board, upon review of the entire record determines the Proposed Action is a Type II Action and no further decision are required under SEQRA.

NOW THEREFORE BE IT RESOLVED, the Town of Ulster Planning Board hereby grants Conditional Site Plan Amendment approval for the Proposed Action subject to the conditions, limitations and restrictions set forth below.

1. Compliance with applicable zoning and building laws, rules and regulations;
2. Compliance with all representations made by the applicant;
3. Compliance with site plan, design plans and all details as cited herein;
4. Compliance with any comments from the Town of Ulster Highway, Sewer or Water Superintendents;
5. The Town's consulting planner and Building Inspector are hereby authorized to approve minor Site Plan changes of a ministerial nature, which may arise due to unforeseen circumstances in the project site development; and
6. All fees, including consultant fees, shall be paid.

A motion to adjourn was made by Mrs. Hayner, with a second from Chairman Ring; all in favor.

Respectfully Submitted,
Gabrielle Perea
Planning Secretary