

TOWN OF ULSTER PLANNING BOARD

May 12, 2020

The monthly meeting of the Town of Ulster Planning Board was held on Tuesday, May 12, 2020, at 7:00 p.m. via Zoom. The following members were present:

Present:

Anna Hayner
Lawrence Decker
John More (alt.)
Gary Mulligan – Chairman

Frank Almquist – Vice Chairman
Dan Furman
Andrew Stavropoulos
Alan Sorensen – Planner

Roll call was taken.

A motion to approve the minutes from the March 2020 meeting was made by Mr. Almquist, with a second from Mr. Furman; all in favor.

Chairman Mulligan appointed Dan Furman as an acting member of the Board. (Mrs. Hayner later joined the meeting, so Mr. Furman could step down.)

OLD BUSINESS

Ulster Commons IV – P-791
1561 Ulster Avenue
SBL: 39.82-2-7.111
Zone: OM
Sign Site Plan Amendment

Mel Grillo & Jeff Kane were present on behalf of the application for a second freestanding sign for Caremount Urgentcare. Mr. Kane stated that Caremount wanted it own identity and feels the best way to have that is if they have a freestanding sign for just Urgentcare. Caremount believes they are demarked being on a sign mixed with commercial use and wants their own identity.

Mr. Kane stated that the address will be placed on the sign's base.

Mr. Kane explained that they were waiting on the approval from the Zoning Board of Appeals (ZBA) for their secondary sign.

Mr. Sorensen stated that their initial proposal had the sign at more than fifty square feet (50 sf) and are now proposing a forty-eight square foot (48 sf) sign that abides by the Town Code for that Zone. The Board agreed there could be conditional approval pending ZBA approval.

There was no County Impact.

Mr. Sorensen read the resolution.

Action: A motion to reaffirm a SEQR Negative Declaration was made by Mr. Almquist, with a second from Mr. Decker, all in favor will a roll call vote. A motion to accept the resolution as read was made by Mrs. Hayner, with a second from Mr. Almquist; all in favor with a roll call vote.

WHEREAS, the applicant – Ulster Commons IV, LLC (Mel Grillo) with the consent of DOC-1561 Ulster Av MOB LLC (owner by Jeff Kane) – is seeking Site Plan approval for the installation of a 2nd freestanding monument sign within the Ulster Commons development; and

WHEREAS, the applicant is concurrently seeking a variance from Section 190-33 B (9) of the Town Code from the Zoning Board of Appeals (ZBA) to allow them to install the 2nd freestanding monument sign on the subject site; and

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

- Cover Letter from Kirchoff Property Management, Inc., by Jeff Kane, AICP dated February 26, 2020;
- Consent Form signed prepared by Mel Grillo, Ulster Commons IV, LLC dated February 26, 2020;
- Site Plan Application prepared by Mel Grillo, Ulster Commons IV, LLC dated February 26, 2020;
- Application for Variances prepared by Mel Grillo, Ulster Commons IV, LLC dated February 26, 2020;
- Full EAF Part 1 prepared by Jeff Kane, AICP (Agent) dated February 26, 2020;
- Response to Are Variance Criteria prepared by Jeff Kane, AICP (Agent) dated February 26, 2020;
- Overall Master Site Development Plan prepared by the Chazen Companies dated; and
- Sign Specification and Details prepared by Timely Signs of Kingston, Inc., revised March 9, 2020.

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 required referral to the Ulster County Planning Board pursuant to their referral agreement with the Town of Ulster; and

WHEREAS, the Ulster County Planning Board opined the Proposed Action had NO COUNTY IMPACT; and

WHEREAS, the Town of Ulster Planning Board, upon review of the entire record determined the Proposed Action did not exceed any of the thresholds established pursuant to 6NYCRR Part 617 of State Environmental Quality Review (SEQR) Law for the Negative Declaration that was granted for the Overall Site Development Master Plan for the subject site.

NOW THEREFORE BE IT RESOLVED, the Town of Ulster Planning Board reaffirms the SEQRA Negative Declaration for the Ulster Commons site finding the Proposed Action does not exceed any of the SEQRA thresholds established in the original SEQRA Negative Declaration; and

FURTHER 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 applicant secures the necessary approvals from the Zoning Board of Appeals to allow the 2nd Freestanding Sign;
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.

Pestmaster – P-789
15 Barbarosa Lane
SBL: 48.14-3-29.100
Zone: OM
Site Plan

There was no representation present.

Action: No action was taken.

Combined Energy Services – P-790
2498 Route 9W
SBL: 39.8-1-22
Zone: HC
Site Plan

There was no representation present.

Action: No action was taken.

Catskill Park Self-Storage – P-795
436-448 Route 28
SBL: 47.2-4-11.100
Zone: HC
Site Plan Amendment

Khattar Elmassalemah, P.E Praetorius & Conrad, and Gary Ain, owner, appeared on behalf of an application to expand an existing self-storage facility.

Mr. Elmassalemah stated that the plans had been updated to include lighting and elevation specifications. Mr. Elmassalemah explained that the lighting will be LED, fully-shielded, wall packs installed at approximately eight foot (8') height and the building will match the existing storage buildings.

Mr. Sorensen stated that they Town Board is the lead agent and he recommends that the applicant submit finished floor elevations.

A Stormwater plan in not required as the area was previously disturbed.

There is fire truck full maneuverability around the proposed units.

Action: The project will be forwarded to the Town Board for final approval.

NEW BUSINESS

Christian Hanson – P-794
256 Potter Hill Road
SBL: 39.12-3-33.310
Zone: R60
Minor Subdivision

There was no representation present.

Action: No action was taken.

All About Construction – P-797
950 Old Route 9W
SBL: 48.50-5-11.100
Zone: HC
Site Plan Amendment

Carl Sumliner appeared on behalf of his application to construct a 45' x 45' warehouse for All About Construction.

Mr. Sorensen stated that the applicant was before the Board a couple of years ago for a larger structure that had been approved. Since the proposed structure is under twenty-five hundred square feet (2,500 sf) the Planning Board will be the lead agency. Mr. Sorensen stated that the application is complete and recommends the Board refer the project to the Ulster County Planning Board (UCPB) for review.

Mr. Sumliner stated that he will most likely tie into the existing water and sewer that is on-site and may connect to a new 200 amp electric service. Mr. Sumliner stated that he is not proposing any signage.

Action: A motion to classify this project a SEQR Type II action was made by Mr. Almquist, with a second from Mr. Decker; all in favor with a roll call vote. A motion to refer this project to the UCPB was made by Mr. Almquist, with a second from Mr. Decker; all in favor with a roll call vote.

Goodwin/Whittaker Lot Line Adjustment – P-798

411 Warren Street & 105 Sunrise Avenue

SBL: 48.50-4-16 & 48.50-4-18

Zone: R10

Lot Line Adjustment

There was no representation present.

Action: No action was taken.

Northeast Center for Special Care – P-799

300 Grant Avenue

SBL: 300 Grant Avenue

Zone: OM

Site Plan Amendment

David A. Schlosser, AIA, appeared on behalf of Northeast Center's application to modify the parking area and the entrance. Mr. Schlosser stated that the applicant wants to widen and add a cul-de-sac turn-around area by the main entrance. Mr. Schlosser stated that the area of disturbance is about 0.14 acres. The applicant would also like to add an awning to cover the main entrance for weather protection.

Mr. Schlosser stated that he had submitted new landscaping details. Mr. Almquist stated that if the new plans abided by the requirements sent he was satisfied.

Mr. Schlosser stated that there is plenty of parking in the front and in the rear of the building for employees.

Mr. Sorensen stated this is a straightforward application and he recommends granting conditional approval.

The resolution was read.

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

WHEREAS, the applicant – Northeast Center for Rehabilitation and Brain Surgery c/o David A. Schlosser w/ Schopfer Architects, LLP – is seeking Site Plan Amendment approval for changes to the existing Site Plan to improve access to a new sub-acute care entry; and

WHEREAS, the Proposed Action involves the addition of approximately 150 linear feet of new asphalt driveway to improve access to the new sub-acute entry, creation of a curbed control island, addition of directional signs, resulting in the disturbance of less than 0.14-acres; and

WHEREAS, pursuant to Chapter 145 of the Town Code, the Proposed Action is subject to Site Plan review and approval by the Town of Ulster Planning Board; and

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

- Architectural Narrative prepared by Schopfer Architects, LLP dated March 19, 2020;
- Consent Form signed by Melvin Szwerin (Owner), dated March 20, 2020;
- Site Plan Application by David A. Schlosser dated March 31, 2020;
- SEQR Short EAF by David A. Schlosser dated March 19, 2020;
- Cover Sheet prepared by Schopfer Architects, LLP dated March 19, 2020;
- Existing Survey prepared by Schopfer Architects, LLP dated March 19, 2020;
- Demolition Site Plan (Partial) prepared by Schopfer Architects, LLP dated March 19, 2020;
- Site Plan (Partial) prepared by Schopfer Architects, LLP dated March 19, 2020;
- Landscape Plan prepared by Schopfer Architects, LLP dated March 19, 2020; and
- Landscape Plan prepared by Schopfer Architects, LLP dated 3/19/2020; revised April 27, 2020.

WHEREAS, referral to the Ulster County Planning Board is not required pursuant to the UCPB Land Use Referral Guide, since the site has channelized access and an increase in parking spaces on the site is not required to accommodate the proposed use; and

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 consultants made via memoranda (which memoranda are incorporated herein by reference); and

WHEREAS, a Partial Site Plan was prepared by Site Plan prepared by Schopfer Architects, LLP dated March 19, 2020 and submitted for review to the Planning Board; and

WHEREAS, the Planning Board has received a recommendation to accept the Site Plan by its consulting planner subject to some minor revisions; and

WHEREAS, the Planning Board upon review of the entire record (including SEQR Short Environmental Assessment Form (EAF)) found the Proposed Action was a Type 2 Action pursuant to Part 617 of State Environmental Quality Review (SEQR) law.

NOW THEREFORE BE IT RESOLVED, the Town of Ulster Planning Board has determined they have complied fully with the procedural requirements of Part 617 of the State Environmental Quality Review (SEQR) Law; and

FURTHER BE IT RESOLVED, the Town of Ulster Planning Board hereby grants Site Plan Amendment Approval to Northeast Center for Rehabilitation and Brain Surgery c/o David A. Schlosser w/ Schopfer Architects, LLP to allow them to make site improvements at the above referenced site 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.

A motion to adjourn was made by Mr. Decker, with a second from Mrs. Hayner; all in favor with a roll call vote.

Respectfully Submitted,
Gabrielle Perea
Planning Secretary