

TOWN OF ULSTER PLANNING BOARD

October 12, 2021

The monthly meeting of the Town of Ulster Planning Board was held on Tuesday, October 12, 2021, at 7:00 p.m. in the Town of Ulster Town Hall at 1 Town Hall Drive, Lake Katrine, NY 12449. The following members were present:

Present:

Anna Hayner
Lawrence Decker
Andrew Stavropoulos
Geoffrey Ring – Chairman

Frank Almquist – Vice Chairman
John More (alt.)
John Stowell (alt.)
David Church – Planner

The Pledge of Allegiance was recited.

Roll call was taken.

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

PUBLIC HEARING

Bair / Milici – P-854
165 Gallis Hill Road
SBL: 47.4-1-23
Zone: R-60
Major Subdivision

Matthew Towne, Willingham Engineering, appeared before the Board on behalf of an application for a seven (7) lot major subdivision with a private road. Mr. Towne briefly explained the project to the public.

County comments have been received and Chairman Ring stated that the Board is probably not in favor of most of the comments. The property sits on a ridge where the grading is above road level, so the homes will probably not cause a visual disturbance.

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

Brian Patterson, 231 Gallis Hill Road – Stated that he and other neighbors maintain the road once it becomes private and is wondering who will be maintaining the road now that there will be more traffic on the gravel road. The road is marked with a PVT sign once it turns private. Also stated that the switchback off of Gallis Hill Road is tight and the Town may want to look into that if they are adding more homes.

Chairman Ring stated that he will have Frank Petramale, the Town's Highway Superintendent, look into this road and the maintenance required by the Town, as well as possible signage.

Steven Maggiore, 141 Gallis Hill Road – Stated that three (3) of the proposed homes would be visible from 209, but the rest would be hidden. He asked if the existing gravel road would be moved, since it currently is going through proposed lots. Also asked if there would be five (5) sellable lots.

Mr. Towne stated that the existing gravel access to 165 Gallis Hill Road would be moved and that there would be five (5) sellable lots.

A motion to close the public hearing was made by Chairman Ring, with a second from Mr. Almquist; all in favor.

Action: No action was made at this time.

OLD BUSINESS

Ulster Recreation Facility – P-851

Route 28

SBL: 47.2-4-3.100

Zone: HC

Site Plan

Zachary Hall, Project Manager for KDA Architecture, Shawn Holzmann, applicant, and Tom Harvey, Project Engineer for Rennia, appeared before the Board on behalf of their application for an indoor-outdoor tennis recreation facility.

Mr. Hall stated that they are looking to get recommendation from the Planning Board to go to the Town Board to receive site plan and special use permit approval. The closing on the property is contingent upon site plan approval.

The Board has received the engineer's comments today and would like further time to review those comments and address any issues before they feel comfortable giving a recommendation to the Town Board.

Chairman Ring recommended that the applicants attend a workshop to prepare for the November meeting and then probably receive their approval in November.

Action: No action was made at this time.

AllSpace Storage P-857
1639 Ulster Avenue
SBL: 39.19-3-24
Zone: HC
Site Plan Revision

Shawn Curran, Project Technician for LRC Group, appeared before the Board on behalf of an application to expand AllSpace Storage.

Mr. Curran explained that the land has already been cleared for the proposed units and they applied to SHPO and received a no impact response. The only utility that would be installed is electricity.

There was a brief discussion about the orientation of the new buildings and retention ponds.

Mr. Church read the resolution.

Action: A motion to refer the project to the Ulster County Planning Board (UCPB) was made by Mrs. Hayner, with a second from Mr. Stavropoulos; all in favor with a roll call vote.

WHEREAS, the applicant – AllSpace Storage (aka Apollo Group, LLC), seeks Site Plan Amendment approval for expansion of an existing self-storage facility; and,

WHEREAS, the applicant has submitted a complete Site Plan application to the Town of Ulster 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 of Ulster Planning Board; and,

WHEREAS, said Planning Board has reviewed this application as complete.

NOW THEREFORE BE IT RESOLVED, the Planning Board recommends the Town Board finds that this application is an Unlisted Action under the New York State Environmental Quality Review Act (SEQRA) and the Town Board should be designated as Lead Agency; and,

NOW BE IT FURTHER RESOLVED, the Planning Board recommends 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.

Parry Subdivision - P-858
2050 Ulster Avenue
SBL: 39.16-1-11
Zone: HC
Minor Subdivision

Mary Parry, owner, and her son Eric Lapp, appeared before the Board on behalf of an application to subdivide a piece of land off of a parcel.

Mr. Lapp explained that the parcel will be sold as is; they are subdividing the vacant lot behind the building, which will remain vacant.

Mrs. Parry explained that the business currently across the road wants to purchase the property to use as their automotive business, which it was previously used for as Road Pro's.

The Board asked if the applicant planned on selling the vacant land and Mrs. Parry stated that the property has been in the family for years and they don't have current plans to sell it.

Action: A motion to schedule a final plat public hearing was made by Mr. Almquist, with a second from Mr. Decker; all in favor with a roll call vote.

DISCUSSION

There was a brief discussion on information being included in the application packets regarding bald eagles and the northern long-eared bat. The information will be provided with all future applications.

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

Respectfully Submitted,
Gabrielle Perea
Planning Secretary