

# ULSTER COUNTY PLANNING BOARD

## *Agenda –October 5, 2011*

The Ulster County Planning Board Meeting  
7:30 p.m. – Surrogate Courtroom, 3<sup>rd</sup> Floor  
County Office Building

**The Executive Committee Will Not Meet**

### **1. ROLL CALL**

### **2. PREVIOUS MINUTES**

### **3. FINANCIAL REPORT - 2011**

(See separate worksheet)

### **4. PUBLIC COMMENT**

### **5. COMMUNITY REPORT**

### **6. COMMUNICATIONS - See Flipside of Page**

### **7. OLD BUSINESS**

a. NYS Dept Environmental Conservation (DEC) Wetland Seminar –October 19th  
SUNY Ulster Student Lounge 7:00-9:30pm (m)

b. 2011 Ag District Inclusions were certified Sept 12<sup>th</sup>.

### **8. NEW BUSINESS**

a. **Support Letter from Department to Office of Sustainable Housing & Communities for City of Kingston's Community Challenge Planning Grant**

b. **Consolidated Funding Application for Multiple Grant Sources Released–Deadline Oct 21<sup>st</sup>**

c. Environmental Notice Bulletin & Grant Opportunities– *See Separate Agenda*

d. Zoning Referrals – *See Separate Zoning Agenda*

### **9. ADJOURNMENT**

KEY: (f) = handout will be in folder at meeting  
(m) = handout included in the mailing

## COMMUNICATIONS

- NYS DEC – Brownfield Cleanup Program Fact Sheet for Site #356042  
Sawmill Place Remediation Area A (SRA – A), 10 Sawmill Place, Wallkill, NY  
The public is invited to comment on a draft work plan being reviewed by NYSDEC to investigate Sawmill Place Remediation Area A (“site”) located at 10 Sawmill Place in the Town of Shawangunk. The draft investigation work plan was submitted to NYSDEC by Watchtower Bible and Tract Society of New York, Inc. under New York’s Brownfield Cleanup Program. NYSDEC is accepting written comments for 30 days from September 19<sup>th</sup> through October 19<sup>th</sup>.
- Town of Ulster Town Board – Notice of Intent to be Lead Agency  
Landing Woods at Ulster, LLC – Seeking special use permit approval to develop 84-unit townhouse development (attached dwellings) on 31.43-acre site served by private central water and municipal sewer. (SBL 39.16-4-19.210) Site is located within the R10-Residential Zoning Dist. Subdivision Approval under Chapter 161 of Town Code is also being requested, as each townhome will be situated on a separate lot. Town of Ulster Town Board has determined the Project is subject to SEQRA and its implementing regulations as an Unlisted Action.
- Town of Ulster Town Board – Notice of Intent to be Lead Agency  
MHMG – KM Kingston, LLC – Seeking a site plan approval for phased redevelopment of 14.88-acre site (consisting of two parcels SBL 39.082-2-7.1 & 19) served by municipal water and municipal sewer. The first phase of the project would consist of the construction of a 4-story 80,000 SF medical office building, 344 associate parking spaces and construction of new access drives from Ulster Ave & Grant Ave. Subsequent phases of development would include the construction of a 14,000 SF pharmacy, 40,000 SF of retail, 69,000 SF hotel with 100 rooms, a 4,000 SF bank and 3,000 SF fast-food restaurant. Site specific approval will be required for subsequent phases. The Subject Site is located within the OM – Office Manufacturing Zoning district. Open Development Area approval is also being considered pursuant to Town Code, which authorizes the Town Board to establish ODAs. The Town of Ulster Town Board has determined that the Project is subject to SEQRA and its implementing regulations as a Type 1 Action pursuant to SEQRA regulations.