

MEMORANDUM

PPBS inc.

Planning Programming Budgeting Services Inc. 50 Elmwood Drive Highland Mills, New York 10930

TO: Town of Gardiner Planning Board

FROM: James M. Freiband, Principal Planner

DATE: November 10, 2018

SUBJECT: Jeff Frey Proposed Commercial Site Plan and Lot Line Revision -Rte 44-55 and Albany Post Road (Former Woulf Soule Subdivision.)

1. As requested, I have reviewed the revised application of Jeff Frey for a commercial site plan on lot 2 (combined Lots 2 and 3) of the former Woulf Soule 3 lot subdivision at the intersection of Route 44/55 and Albany Post Road. The application dated October 31, 2018 shows a proposed 4000 square foot two story building to be constructed on the combined 2.2 acre lot with a commercial access on Rte 44/55. The revised site plan, dated October 30, 2018 shows the building with adjacent parking of 30 spaces. It also shows a future 2000 square foot rehearsal studio building to be served by the common parking area.
2. The applicant was previously before the Board at the September meeting. This general layout was reviewed and agreed to subject to Zoning. As noted, the issue with development on this property is the steep grade leading up to the level building sites. As now shown, a significant (8') deep cut is required to maintain a proposed 8.5% upgrade from Route 208. Side slopes start at pavement edge and are 1' in 2' in some spots. I presume that Sterling Environmental will comment further on this aspect of the sitework. I also believe that the NYS DOT will require a limited grade adjacent to the drive ramp from 208. This accounts for the prior configuration which had the drive splitting left and right at the entrance to extend the run and reduce the grade.
3. The building has a 2000 square foot ground footprint and is listed as a sound studio; rehearsal space; dance studio and photography studio. This is presumably classified as a service business under Zoning for the HM District (Hamlet Mixed use) which requires an 80,000 square foot lot. The lot line revision effectively resolves the issue of lot size and is recommended for approval. A single SEAF has been submitted for the site plan and lot line revision.
4. The revised application includes a new grading and landscaping plan; the building plan and elevations; materials and a proposed lighting with photometrics and fire truck route plan. Missing items are erosion and sedimentation plan, including slope stabilization (planting?) proposed. I have not received the report of the Building Inspector on this revised layout.
5. The approval of this project also invokes the Hamlet Design Guidelines (*HM District 220-7C) which would include consideration of the building façade, coloring and roof pitch.
6. An agricultural data statement is required.
7. While the HM District was not shown with the SPO overlay district, it abuts the property and should be considered in terms of meeting the Hamlet Design Guidelines.
8. **RECOMMENDATION:** The plan should be referred to the reviewing engineer, as noted, and a report of the building inspector is required for site plan processing. When a full application (and engineers report) is available the application must be referred to the Ulster County Planning Board. The road access design must be reviewed by the Fire Commissioners and reviewing engineer as the drive seems to require an acute turn (using both lanes) by the current fire truck.

The Board may want to set a site visit to evaluate the issues listed above.