

**TOWN OF ULSTER PLANNING BOARD**

584 East Chester Street, Kingston, New York 12401 • TEL (845) 340-3884 / FAX (845) 340-3886

**APPLICATION FOR PRELIMINARY SUBDIVISION PLAT APPROVAL**

Lincoln Park Grid Support Center

*Project Name*

Frank Sottile Boulevard

*Site Location*

Office and Manufacturing (OM)

*Zoning District*

Please see Narrative

*Section                      Block                      Lot*

- ▶ 120.92 *Site Acreage*                      ▶ *Is the site located within 500 FT of any municipal boundary?*                      YES  NO
- ▶ 3 *Number of Proposed Lots*                      ▶ *Is the site located within a County Agricultural District? # \_\_\_\_\_*                      YES  NO
- ▶ N/A *Length of New Streets*                      ▶ *Is the site located on a State or County Highway? Route # \_\_\_\_\_*                      YES  NO  CR161, CR162
- ▶ *Is the site located within any existing municipal water district?*                      YES  NO                       Name: \_\_\_\_\_
- ▶ *Is the site located within any existing municipal sewer district?*                      YES  NO                       Name: \_\_\_\_\_

ALL SUBMITTED PLANS AND DOCUMENTS SHALL BEAR AN ORIGINAL SIGNATURE, SEAL AND LICENSE NUMBER OF THE PROFESSIONAL RESPONSIBLE FOR PREPARING EACH ITEM

CONTACT PLANNING BOARD SECRETARY PRIOR TO SUBMITTING PLANS

**THE FOLLOWING MATERIALS SHALL BE ATTACHED:**

- X PRELIMINARY SUBDIVISION PLAT per Section 161-25 of the Land Subdivision Regulations.
- PRELIMINARY CONSTRUCTION PLANS showing proposed improvements.
- X WRITTEN NARRATIVE describing the environmental character, physical features and scope of the proposed action.
- TOPOGRAPHIC SURVEY as may be required per Section 161-25 of the Land Subdivision Regulations.
- WETLAND DELINEATION per NYSDEC / ACOE, with NYSDEC endorsement where appropriate.
- SEQR ENVIRONMENTAL ASSESSMENT FORM.
- COMPLETED AFFIDAVIT OF OWNERSHIP FORM certifying owner of record as of date of the application.
- FILING FEE: CONSULT WITH THE PLANNING SECRETARY for FEE AMOUNT Payable to: **TOWN OF ULSTER** .

Note: Other materials already submitted as part of January 31, 2019 submittal.

**THE APPLICANT** understands that any application is considered complete only when all information and documents required have been submitted and received by the Planning Board and further understands that the applicant is responsible for the payment of all application and review fees incurred by the Planning Board.

**THE UNDERSIGNED WARRANTS** the truth of all statements contained herein and in all supporting documents according to the best of his or her knowledge and belief, and authorizes visitation and inspection of the subject property by the Town of Ulster and its agents.

Lincoln Park DG, LLC, 132 North York Street, Suite 3L, Elmhurst, IL 60126 (651)494-4939

*Applicant's Name                      Address                      Phone                      Signature                      Date*

Kingston Landing Development, LLC, One Executive Boulevard, Yonkers, NY 10701 (917)414-1350

*Owner's Name                      Address                      Phone                      Signature                      Date*

Please complete and return to the Planning Board Secretary with the Contact Form fully completed. If you have questions about this application form and/or your proposed project and have not attended a Planning Board Workshop Meeting, please make an appointment for a Workshop by contacting the Planning Board Secretary at (845) 340-3884.

Date of Receipt by Planning Board Secretary: \_\_\_\_\_

Application ID: P#: \_\_\_\_\_

TOWN OF ULSTER , NEW YORK

APPLICATION CONTACT LIST

Application Type (check one)     SITE PLAN     SPECIAL PERMIT     SUBDIVISION

Lincoln Park Grid Support Center \_\_\_\_\_ Office and Manufacturing (OM)

*Project Name*  
Frank Sottile Boulevard \_\_\_\_\_ *Zoning District*

*Site Location* \_\_\_\_\_ *Section*    *Block*    *Lot*  
Town of Ulster, Sec No. 48.012, Block 1, Lot 20 & Sec 48.016, Block 1, Lot 1 and Lot 2.210

David W. Young, PE \_\_\_\_\_ The Chazen Companies  
*Engineer's Name*    *Company*  
(845)486-1570    (845)454-4026    Dyoung@chazencompanies.com  
*Phone*    *Fax*    *Email*

Christopher J. Zell \_\_\_\_\_ Brinnier and Larios, P.C.  
*Surveyor's Name*    *Company*  
(845)338-7622    (845)338-7660    Czell@blengineers.com  
*Phone*    *Fax*    *Email*

Lincoln Park DG, LLC (Attn: Peter Rood) \_\_\_\_\_ 132 North York Street, Suite 3L, Elmhurst, IL 60126  
*Applicant's Name*    *Address*  
(651)494-4939    \_\_\_\_\_    prood@glidepath.net  
*Phone*    *Fax*    *Email*

Kingston Landing Development, LLC \_\_\_\_\_ One Executive Boulevard, Yonkers, NY 10701  
*Owner's Name*    *Address*  
(917)414-1350    \_\_\_\_\_  
*Phone*    *Fax*    *Email*

**ADDITIONAL CONTACT INFORMATION (i.e.: if more than one lot is involved, include second owner information)**

\_\_\_\_\_  
*Name*    *Relationship to Application*    *Address*  
\_\_\_\_\_  
*Phone*    *Fax*    *Email*

WHO WILL BE THE PRIMARY CONTACT FOR THIS APPLICATION? David W. Young, PE

AT LEAST ONE MEMBER OF THE PROJECT TEAM SHOULD BE PRESENT AT EACH MEETING THAT THE APPLICATION WILL BE DISCUSSED AT. REVIEW MEMORANDUM PREPARED BY THE TOWN'S CONSULTANTS WILL BE PROVIDED TO THE APPLICANT PRIOR TO THE MEETING. A FULL RESPONSE TO RECEIVED COMMENTS IS NOT ANTICIPATED TO BE PROVIDED AT THE MEETING. ONCE THE BOARD HAS DICUSED THE APPLICAITON AND RELATED REVIEW MEMORANDA, THE APPLICANT WILL BE EXPECTED TO PREPARE REVISED PLANS AND MATERIALS WHICH ADDRESS THE COMMENTS OF THE BOARD AND ITS CONLUSTANTS AS MAY BE DIRECTED.  
  
NOTE: THE DEADLINE FOR SUBMITTING NEW AND REVISED MATERIALS IS THE FIRST THURSDAY OF THE MONTH FOR CONSIDERATION OF THAT MONTH'S AGENDA.



Town of Ulster Planning Board  
1 Town Hall Drive  
Lake Katrine, New York 12449  
Office: (845) 340-3884 Fax: (845) 340-3886

## CONSENT FORM

Date \_\_\_\_\_

THIS SECTION MUST BE COMPLETED AND SIGNED BY THE PROPERTY OWNER IF THE APPLICANT IS OTHER THAN OWNER.

I, \_\_\_\_\_, the owner of the property described in the foregoing application do hereby consent to the filing of this application and acknowledge the contents thereof.

\_\_\_\_\_  
Signature/Date



Town of Ulster Planning Board  
 1 Town Hall Drive  
 Lake Katrine, New York 12449  
 Office: (845) 340-3884 Fax: (845) 340-3886

## ESCROW AGREEMENT

-----  
 Applicant's Name: Lincoln Park DG LLC

Project Name: Lincoln Park Grid Support Center

Project Address: Frank Sottile Boulevard

SBL# Town of Ulster, Sec No. 48.012, Block 1, Lot 20 & Sec 48.016, Block 1, Lot 1 and Lot 2.210

Person Responsible for Escrow Payments: GlidePath Development LLC (Attn: Peter Rood)

Mailing Address: 132 North York Street, Suite 3L, Elmhurst, IL 60126

E-Mail Address: prood@glidepath.net

Phone Number: (651)494-4939

Town of Ulster Codes states:

- (1) Upon application to the Town Board, Planning Board or Zoning Board of Appeals for any action or approval provided by law, the applicant shall deposit with the Town an amount determined by the approving agency to be sufficient to cover the reasonable and necessary costs of engineering, planning, legal and other consulting fees incurred by the Town in connection with the inspection and review of the application, including all costs necessary to comply with the State Environmental Quality Review Act. The approving agency may require the deposit of additional amounts from time to time thereafter if necessitated by further professional consulting fees in connection with the inspection and review of an application. If such additional amount is not deposited with the Town within 20 days after the applicant is notified in writing of the requirement for such additional deposit, the approving agency may suspend its inspection and review of the application. The amount of the deposits and costs set forth herein shall be audited by the Town Supervisor.

I, \_\_\_\_\_, do hereby consent to establishing an escrow account to cover the reasonable and necessary cost of the aforementioned project. I understand that if an additional amount is required I will be notified in writing and I will submit a deposit within 20 days or the project may face suspension.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

-----  
 Department Head approval to close escrow \_\_\_\_\_

## Lincoln Park Grid Support System

### Lot Line Adjustment Narrative

The development of the Lincoln Park Grid Support Center has created the need to adjust the existing lot lines as shown on the map entitled "*Map Of Proposed Lot Line Revisions On Lands Of Glidepath Development LLC*" by Brinnier & Larios. Attached with this narrative is a Subdivision Application and the referenced map for the subject 120.916 acre parcel. The proposed action is considered a Lot Line Adjustment as the overall subject property boundaries will not be revised.

The referenced map indicates the removal of two lot lines on the large southern portion of the subject parcel. The removal of these lines will consolidate the portion of the subject parcel on the south side of Miron Lane (CR162) and on the south and west side of Frank Sottile Boulevard (CR161) into a single lot (Lot #1) of 109.580 acres. A second lot (Lot #2) of 10.425 acres is located on the west side of Frank Sottile Boulevard. A third lot (Lot #3) of 0.911 acres is located on the north side of Miron Lane.