

The monthly meeting of the Town of Ulster Planning Board was held on Thursday January 19, 2006 at 7:30 p.m. at the Town of Ulster Town Hall, Lake Katrine New York.

Present: Acting Chairman: Frank Almquist  
Larry Decker  
George Lucente  
Renno Budziak  
Town Planner: Daniel Shuster

The Pledge to the flag was said. The fire exits were designated. Motion to accept the minutes of last months meeting was made by Mr. Lucente and seconded by Mr. Decker.

### **Robert Kennedy- Lot Line Revision – 2 & 4 Spring Lake Drive**

Mr. Kennedy appeared on behalf of the applicant for the lot line adjustment that would increase a nonconforming setback from 0 feet to 16 feet. Mr. Shuster reviewed his memo with the Board stating that this is a straight forward lot line adjustment. A variance was needed to reduce the area of a nonconforming lot. This was approved by the ZBA. Mr. Shuster states that this qualifies as a lot line adjustment as no new lots are being created and there are no changes in access to the property. It is recommended that the Board declare a negative declaration according to SEQR and grant the final plat approval. A motion to accept the planner's recommendation was made by Mr. Lucente and seconded by Mr. Budziak, with all in favor.

### **Andreas & Maria Zambas Lot Line Adjustment 201,203 & 205 City View Terrace**

Mr. Andreas Zambas appeared on behalf of the application for the lot line adjustment that would combine three undersized lots into two more conforming lots. Mr. Shuster reviewed his memo with the Board stating that this is a lot line adjustment. Mr. Shuster states that the proposed adjustment will give one lot an additional 17 feet and combine the remaining lots. It is recommended that the Board declare a negative declaration according to SEQR and grant the final plat approval. A motion to accept the planner's recommendation was made by Mr. Lucente and seconded by Mr. Decker with all in favor.

### **John & Linda Rinaldo Major (1) Lot Re-subdivision 169-189 South Road**

Mr. Rinaldo appeared on behalf of the application for a 3 parcel subdivision. The applicant proposes a 3 lot subdivision of a 5 acre vacant lot. Mr. Shuster reviewed his memo with the Board. Mr. Shuster stated that the proposed lots satisfy the standards of the R-60 district which they are in. All lots have street frontage. An application to the County Health Department for the on site septic has been submitted. It is recommended that the Board grant sketch plan approval and schedule a Public Hearing upon submission of the following items:

- a. Health Department approval of septic system
- b. Approval of the Highway Superintendent of driveway cuts
- b. Submission of storm water, pollution prevention and erosion control measures

A motion to accept the planner's recommendations was made by Mr. Lucente and seconded by Mr. Decker with all in favor.

**Michael Sabino Minor Subdivision 276 Leggs Mills Road**

Mr. Sabino appeared on behalf of the application for a minor subdivision on Leggs Mills Road. The proposed subdivision will separate an existing one family dwelling from the existing parcel. Mr. Shuster reviewed his memo with the Board stating this is a small subdivision of a large parcel. Mr. Shuster recommends that the required full boundary survey be waived. Because the lot line is between the two driveways a variance is needed as it does not meet setback requirements. The applicant is in the process of obtaining this. It is recommended that the Board grant approval of the sketch plan and schedule a Public Hearing with submission of ZBA approval. A motion to waive the full boundary survey was made by Mr. Decker and seconded by Mr. Budziak with all in favor. A motion to accept the planner's recommendations was made by Mr. Lucente and seconded by Mr. Decker with all in favor.

**Boice Mobile Home - Park Site Plan – End Farm to Market Road**

Mr. Barry Medenbach appeared on behalf of the application for the reconstruction of Boice Mobile Home Park. Site Plan approval is being requested to re-establish the permitted use. The plans call for development of 53 mobile home lots for "double-wide" trailers. The site is within the 100 year flood zone of the Esopus Creek and also within the floodway. Mr. Shuster reviews his memo with the Board stating that there are concerns on how to proceed with this application. Under zoning law a mobile home park requires a special use permit, which is granted by the Town Board. Replacement of existing Mobile Home Park requires a site plan review. The Town's consulting attorney should be asked for an opinion on what procedure applies. The project should be reviewed by the Town's consulting engineer an escrow account should be established. There should be confirmation from FEMA regarding the rebuilding of the mobile home park on the site, and what rules would apply to the development. It is recommended that no further action be taken pending resolutions of the issues discussed.

Respectfully Submitted,

Mary Secreto