

The monthly meeting of the Town of Ulster Planning Board was held on Thursday March 16, 2006 at 7:30 p.m. at the Town of Ulster Town Hall, Lake Katrine New York.

Present:

Chairman: Frank Almquist
Larry Decker
George Lucente
Renno Budziak
Gerald Beichert
Town Planner: Hilary Smith

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 with all in favor.

A motion to appoint Gerald Beichert as the representative to the Ulster County Planning Board was made by Mr. Lucente and seconded by Mr. Decker with all in favor.

A motion to appoint Renno Budziak as the alternate to the Ulster County Planning Board made by Mr. Lucente and seconded by Mr. Decker with all in favor.

Florida Samas Venture Inc Site Plan Revision 1112-1136 Ulster Ave

Mr. Massa appeared on behalf of the application for a minor site plan revision. The revision was approved with conditiond at the November 17, 2005 meeting. The applicant has met all requirements and a revised site plan has been submitted. Ms. Smith prepared a Draft Resolution for the Boards approval. A motion to accept the Planner's recommendation made by Mr. Decker and seconded by Mr. Lucente with all in favor.

The Estate of Michael Sabino 276 Leggs Mills Road

Michael Vetere appeared on behalf of the application for a minor subdivision. The application was reviewed at the January 13, 2006 meeting. The proposed subdivision will separate an existing one family dwelling from the existing parcel. Ms. Smith reviewed her memo and with the following revisions:

- a. Revise the title to **Estate of Michael Sabino Final Subdivision Plat.**
- b. Expand the zoning requirements table to include the proposed conformance of both new lots with applicable requirements. Also, include the following footnote regarding the varied side yard setback related to proposed Lot 1:
Side yard variance granted by Resolution of the Zoning Board of Appeals (File # 193) on February 1, 2006.

A Public Hearing should be scheduled upon submission of revised maps. A motion to accept the Planner's recommendation was made by Mr. Lucente and seconded by Mr. Budziak with all in favor.

Sabino Timber Harvest 226 Leggs Mills Road

Michael Sabino appeared on behalf of the application for a proposed Timber Harvest operation. Mr. Sabino proposes harvesting of approximately 300 trees on 20 acres of land. The trees would be considered a maintenance cut as many of the trees are falling down. The hours of operation would be between 8 A.M. and 5 P.M. and would be completed in July and August. Ms. Smith reviews her memo with the Board. Ms. Smith states that the property is located in an Agricultural District and the site is a valid agricultural operation. Section 145-4 of the Town of Ulster Site Plan Review Law states “agricultural uses” are exempt for the regulations. It is Ms. Smith understanding that timber harvesting is considered an agricultural activity by NYS Department of Agriculture and Markets. Therefore no further action is warranted. All members concur with the Planner’s recommendation.

Ryan Subdivision 410 Park Road

Michael Vetere appeared on behalf on the application for a proposed 2 lot subdivision. This is a minor subdivision of an existing 5.448 acre parcel. The proposed new lots would be 1.550 acres and 3.89 acres. Each lot proposes a single family dwelling with water supply wells and septic. Ms. Smith reviews her memo with the Board stating The applicant should be directed to submit a Final Plat which addresses comments from the Planner’s Memorandum. Mr. Vetere asks the Board for guidelines on what will be required for new applications. A meeting will be set to discuss these issues and it will be determined at that time what modifications of plats will be required. A Public Hearing will be set when all conditions are met. A motion to accept the Planner’s recommendations was made by Mr. Lucente and seconded by Mr. Decker with all in favor.

Grossbohlin Lot Line Revision 563 Linderman Avenue Extension

Michael Vetere appeared on behalf on the application for a proposed lot line revision. This is a simple lot line revision that will result in creating 2 legal lots. Ms. Smith reviews her memo with the Board stating the proposed lot line change does not result in any non-conformity. Plan revisions are minor in nature and could be included as conditions of approval. There is no need for a Public Hearing; the Board should direct the planner to prepare a Draft Resolution for its consideration. A motion to accept the Planner’s recommendations was made by Mr. Budziak and seconded by Mr. Decker with all in favor.

Motion to adjourn made by Mr. Budziak and seconded by Mr. Decker

Respectfully Submitted,

Mary Secreto