

A special meeting of the Town of Ulster Planning Board was held on Wednesday April 26 , 2006 at 7:00 p.m. at the Town Hall Lake Katrine, New York., The following members were present

Chairman: Frank Almquist  
Larry Decker  
George Lucente  
Renno Budziak

Town Planner: Hilary Smith

Mr. Gerard Beichert was absent. The Pledge to the flag was recited. The fire exits were designated

### **Public Hearing – Ryan Subdivision- 410 Park Road**

Michael Vetere appeared on behalf of the application for a two lot subdivision. The proposed subdivision will divide a 5.448 acre lot in to two parcels. One consisting of a 3.89 acre parcel and the second a 1.55 acre parcel. . Lot 1 proposes a 4 –bedroom house. That is under construction. Lot 1B proposes a 3 – bedroom house. With no one else wishing to be heard a motion to close the public hearing was made by Mr. Decker and seconded by Mr. Lucente with all in favor.

### **Action- Ryan Subdivision**

Ms..Smith recommends rendering a determination of Non Significance (Negative Declaration) pursuant to SEQR and granting 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.

### **Public Hearing – Sabino Subdivision**

Michael Vetere appeared on behalf of the application for a proposed 2-lot subdivision of a 107 acre parcel on Leggs Mills Road. The proposed lot will be one acre in size there is an existing dwelling on the lot. With no one else wishing to be heard a motion to close the public hearing was made by Mr. Decker and seconded by Mr. Budziak with all in favor.

### **Action- Sabino Subdivision**

Ms. Smith recommends rendering a determination of Non Significance (Negative Declaration) pursuant to SEQR and granting 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

### **Public Hearing Jones Subdivision.**

Jones appeared on behalf of the application for a proposed 2-lot subdivision. The site is developed with two existing dwellings the proposed subdivision will create a separate lot for each dwelling. A variance was granted for a side setback. With no one wishing to be heard a motion to close the public hearing was made by Mr. Lucente and seconded by Mr. Budziak with all in favor.

**Action Jones Subdivision**

Ms. Smith recommends the Board direct staff to prepare a Resolution incorporating the revisions noted in the Planner's Review. Motion to accept the planner's review made by Mr. Lucente and seconded by Mr. Budziak with all in favor.

**Rinaldo Subdivision 169-189 South Road**

Michael Vetere appeared on behalf of the application of a proposed three lot subdivision in Ruby. Mr. Vetere states that the plat show proposed houses but there are no plans at this time to develop the parcels.

**Action Rinaldo Subdivision**

Ms. Smith recommends the Board direct staff to prepare a Preliminary Subdivision Resolution for future consideration. Motion to accept the planner's recommendation was made by Mr. Decker and seconded by Mr. Lucente with all in favor.

The meeting was adjourned at 8:15

Respectfully Submitted,

Mary Secreto