

The monthly meeting of the Town of Ulster Planning Board was held on Wednesday May 18 , 2006 at 7:00 p.m. at the Town Hall Lake Katrine, New York., The following members were present

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

The Pledge to the flag was recited. The fire exits were designated

Public Hearing – Landing Woods 1271-1299 Flatbush Road

Dan Shuster the consulting planner explained the process that the applicant's are going through. This application requires three separate actions: subdivision approval by the Planning Board, Site Plan and Site Plan approval by the Town Board. Mr. Shuster states that this application is for 130 townhouses each on their own individual lot will be located on the East side of Route 32 north of the Whittier subdivision. The Planning Board needs to make t determination of significance under SEQR before any approvals. Lori Montross reviews the project for the applicant. Ms. Montross reviews the plans. The site is in an R-10 zone and entails approximately 31 acres. There will be two accesses on off Rt. 32 and a second through the Whittier development. The site will consist of 98 two bedroom units and 32 three bedroom units. The units are two stories and will all have garages, some will have basements. Each unit will have 2 parking spaces with 44 visitor spaces throughout the site. The applicant has not come up with a workable solution to the Town's request for an access road to Deer Run as there are wetland and topographical issues on the site. A member of the audience questioned whether there was documentation on adequate water supply. Mr. Shuster states that the project will not proceed without a specific insurance that there is adequate water. Mr. Budziak questioned if the fencing around the Archaeological site had been changed since the last meeting. Ms. Montross states that no changes have been made. With no one else wishing to be heard a motion to close the Public hearing was mad by Mr. Lucente and seconded by Mr. Decker with all in favor. No action was taken.

Quick Chek 1646-1648 Route 9W

Howard Geneslaw appeared for the application for a three lot subdivision and retail development. After a short film about Quick Chek, Jeff Martell reviewed some of the changes that have been made on the plans. A sidewalk at the front of the site has been added and the sign has been reduced to conform to Town regulations. The lighting levels have been reduced but will still require a variance. Engineers have visited other site in the town to check the light levels. They found lighting higher then town regulations at two sites and lower at another. Because of federal regulations concerning ATM's the applicant feels they can not reduce the lighting to meet the Towns standards, this is a safety issue. Ms. Smith requested information showing how the lighting requested by Quick Check would look compared to what is in the town. With regard to the relocation

of the building Mr. Geneslaw states that the applicants will not reverse the building as it would not be safe for their customers or employees. Mr. Martell stated that the canopy height has been reduced by 2 feet. Discussion on parking landscaping and stormwater basins followed. The board requested a Traffic Study be submitted. The applicant requested a referral to the ZBA and lead Agency determination as quickly as possible. The applicant was asked to contact the owner of Visonworks to discuss a connection driveway. Mr. Geneslaw stated that he will prepare a written response to the Planner's review. No action was taken by the Board.

Decicco Subdivision Route 32

No one appeared for the application.

Mikesh Subdivison 371 Valley View

Mr. Burt Winne was present on behalf of the application for a two lot subdivision of a 4 acre parcel. Parcel one includes an existing trailer the second parcel is currently undeveloped. A private road will divide the two parcels. Mr. Winne questions the building envelope of the parcel with the existing trailer. asking the board if a variance is needed. Ms. Smith reviews her memo with the Board stating the parcel needs to be designated a Open Development Area by the Town Board or apply to the Zoning Board of Appeals for a variance to develop a parcel with no road frontage. Ms. Smith agrees with Mr. Winne on the building envelope on parcel number one. Ms. Smith also requested information on the exiting ROW and a copy of a Road Maintenance Agreement. No action was taken by the Board.

Verizon Wireless 432 Route 28

Dominick Pinti appeared on behalf on the application for a Special Use Permit for a proposed cell tower. Mr. Pinti states that he is there to answer any questions the board may have. A written response to the Planner's review will be submitted at a later date. Mr. Pinti states that the parcel is in two zones an R-60 and HC Zone. The tower will be located in the HC Zone. When questioned if Verizon had looked at other site for the tower Mr. Pinti stated that other site have been looked at but this site best fits what they need. The applicant will submit photos that will show what the tower will look like when completed. The applicant will submit revisions to the plan after reviewing the Planner's review. No action was taken.

Rinaldo Subdivision-

A motion to approve a resolution granting a determination of non significance (Negative Declaration) pursuant to SEQR and grant preliminary plat approval was made by Mr. Decker and seconded by Mr. Lucente. with all in favor.

Jones Subdivision

A motion to approve a resolution granting a determination of non significance (Negative Declaration) pursuant to SEQR and grant final plat approval was made by Mr. Decker and seconded by Mr. Lucente. with all in favor.

The meeting was adjourned at 10:00

Respectfully Submitted,

Mary Secreto