

The monthly meeting of the Town of Ulster Planning Board was held on Thursday November 16 , 2006 at 7:00 p.m. at the Town Hall Lake Katrine, New York., The following members were present

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

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

A motion to approve the minutes of the October meeting was made by Mr. Lucente. with a second by Mr. Budziak. with all in favor.

### **Verizon**

Scott Olson appeared on behalf of the application for a cell tower. Mr. Olson states that the applicant does not have engineered plans for the tower at this point. The applicant will have the plans with the Building Permit application. Mr. Olson states that the additional plantings requested by the Board cannot be done as the site is too steep. The lighting shield requested will be included on the new plan. The Boards has already given the applicant the authority to choose the color of the shelter. Ms. Smith states that the applicant has met most of the requirements of the Board and a condition of the approval could be submittal of the engineered plans. A motion to accept the Planner's recommendation and to direct her to draft a resolution was made by Mr. Lucente and seconded by Mr. Decker with all in favor.

### **Kyriacou**

The Public Hearing was opened with a motion by Mr. Beichert with a second by Mr. Decker. Mr. Michael Vetere appeared on behalf of the application for a subdivision. Mr. Vetere states the applicant is cutting a 6 acre lot with a dwelling off of an 87 acre parcel. All items that appeared on the planner's review have been addressed on the new maps submitted. There were no comments from the public. Motion to close the Public Hearing was made by Mr. Beichert and seconded by Mr. Decker. Ms. Smith states that a resolution had been prepared for the Boards approval. A motion to adopt the Final Subdivision Plat Approval and the SEQR Negative Declaration was made by Mr. Beichert and seconded by Mr. Lucente. All members were in favor.

### **Warcholak**

Michael Vetere appeared on behalf of the application for a lot line deletion. Mr. Vetere states the applicant would like to build an addition on their home. The addition will be in the setback therefore a decision was made to delete the lot line and merge the two lots. Ms Smith states that this is a straight forward application and recommends approval of

the lot line change. Mr. Decker made a motion was made to accept the Planner's recommendation to accept the lot line deletion and direct staff to draft a resolution. The motion was seconded by Mr. Beichert with all in favor.

**Fox Run**

No one appeared on behalf of the application for Fox Run.

**Cedar Ridge**

A motion to accept the Preliminary Subdivision Plat Approval and SEQR Negative Declaration was made by Mr. Decker and seconded by Mr. Lucente with all in favor.

Motion to adjourn made by Mr. Decker and seconded by Mr. Lucente. Meeting adjourned 7:30.

Respectfully Submitted,

Mary Secreto