

The monthly meeting of the Town of Ulster Planning Board was held on Thursday December 21, 2006 at 7:00 p.m. at the Town Hall Lake Katrine, New York., The following members were present:

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

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

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

Memorial Drive Plaza

Nadine Carney and John Weeks appeared on behalf of the application for a one story office/retail building. Ms. Carney explains that the proposed building will be buffered from the nearby residential development by a berm and natural growth. Mr. Beichert suggests the Board members visit the site. Ms. Carney states that the rubble pile shown on the plan will be removed. It was decided that the applicant would resubmit plans after a lengthy discussion on landscaping, lighting and parking. A motion to send the Stormwater Plan to Conrad and Praetorius was made by Mr. Decker and seconded by Mr. Beichert. A motion to establish an escrow account in the amount of \$5000 was made by Mr. Decker and Mr. Beichert with all members were in favor.

Anderson

Nadine Carney appeared on behalf of an application to permit the creation of an addition dwelling unit within a 2 family structure that is on a 23 acre site. The applicant has a Building Permit application has been submitted to the Building Department for a garage and shed; these structures will be put on the plan along with the wetland delineation. The Board requests the applicant submit documentation from the Health Department stating the septic system is adequate. The Board will not act until the applicant submits revised plans showing future development and documentation from the Health Department on the septic system. No action was taken.

Rabasco/Thornton

Tom Conrad appeared on behalf of the application of a lot line revision that will reconfigure approximately 2 acres of a 31 acre parcel. This parcel is located in both the Town of Ulster and the Town of Saugerties. After a lengthy discussion with the applicant Andrew Zweben and Ms. Smith it was decided that the map need to state that no further subdivision will be allowed on the Ulster lot unless the new lots are accessed from a

Town of Ulster road. The Board directed Ms. Smith to prepare a resolution of approval for the next meeting.

Fox Run

Chris Zell appeared on behalf of the application for a lot line revision of the Fox Run Townhouses. Mr. Zell states that the buildings were placed in the wrong spot when constructed and this revision will correct that error. Ms. Smith states that the revision was minor and there were no outstanding issues. A motion to approve the resolution approving the lot line revision was made by Mr. Beichert and seconded by Mr. Decker with all in favor.

Verizon

Scott Olson appeared on behalf of the application for a cell tower. Ms. Smith reviewed the resolution of approval for a cell tower. Mr. Olsen states that there are no improvements that need to be made on the current roadway and Verizon will submit a letter to the town stating what they will be responsible for. The Board agreed that engineered drawings will be reviewed by the planner before a Building Permit is issued. A \$5000 escrow account was requested by the Chairman of the Planning Board.

Warcholak

A motion to approve the lot line revision of Gary and Mary Warcholak was made by Mr. Decker and seconded by Mr. Beichert with all in favor.

Mr. David Berge spoke with the Board about his application stating he would like to convert storage area to showroom space in his existing business. Mr. Berge review his plan with the board and it was decided that he should submit revised building plans and a site plan of the existing building. The applicant will submit for the January meeting.

Motion to adjourn made by Mr. Beichert and seconded by Mr. Decker. Meeting adjourned 9:00

Respectfully Submitted,

Mary Secreto