

TOWN OF ULSTER PLANNING BOARD

The monthly meeting of the Town of Ulster Planning Board was held on Thursday April 24, 2008 at 7:00 p.m. at the Town Hall Lake Katrine, New York., The following members were present:

Chairman	Frank Almquist Larry Decker Renno Budziak George Lucente
Town Planner:	Alan Sorensen

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

A motion to approve the minutes of the March meeting was made by Mr. Lucente and seconded by Mr. Decker.

Twin Creeks

Michael Moriello appeared on behalf of the application for a subdivision. Mr. Moriello states the Board approved the subdivision at the March meeting. Mr. Moriello needed the resolution of approval signed. Mr. Almquist signed the resolution as the Co-Chairman of the Planning Board.

Cedar Ridge

Barry Medenbach appeared on behalf of the application for a subdivision. Mr. Medenbach states the Board granted preliminary approval in November of 2006. Since the approval the NYS Attorney General requested no further action take place on the site until their office completed a review of the stormwater system. The Attorney General's Office has reviewed the project and changes have been made to the plan. The revised plan has also been forwarded to the Attorney General's Office and the applicant has not received any new review letters. The Planning Secretary states she has recently received a phone call from the AG's office; the engineer in charge of the project stated he reviewed the revised stormwater and at this point he had no problems with the plan. The plan has been forwarded to the next level at the AG's office but they have not acted on it. Mr. Budziak questions the wetlands on the site; Mr. Medenbach states the wetlands have been verified and all permits have been applied for.

Action: A motion to reapprove the preliminary subdivision with the removal of item # 9 "no site work, clearing or construction activity is authorized to commence pursuant to this Resolution of Preliminary Subdivision Plat Approval was made by Mr. Lucente and seconded by Mr. Decker with all in favor.

Filomena Bunocore

Mr. Melvin Higgins and Catello Viviani appeared on behalf of the application of a change of use on a multi use site. Mr. Higgins states his client has contacted NYS DOT and should be receiving additional information on the curb cut shortly. The plan was first

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reviewed last April; the plan has not been revised, none of the planner's comments have been addressed. After discussion on the dumpster, screening of cars from the garage and landscaping issues it was decided the applicant would make an appointment with the Planning Board workshop on May 7th. The Board would complete a site inspection at that time. No action was taken by the Board.

Shop Rite Plaza

Michael Minuta appeared on behalf of the application for a site plan. A site plan was originally approved in February of 2005; the plan was never completed. The new plan includes two retail buildings a 10,000 SF addition to Shop Rite and a Pad "A" and Pad "B". One will be 7,000 SF and the other 6,000SF. The traffic circulation has been changed from the original plan. The new plan has access to the adjoining Home Depot property at the center of the site. The old access will remain but a crash gate will be installed; this change will limit the traffic behind the Shop Rite building. Mr. Minuta states the roadway into the plaza will have 4 way stops and speed bumps to slow the traffic flow. The site will also have raised sidewalks for pedestrian traffic. A lengthy discussion on landscaping, signage, and architectural issues followed. The applicant will revise the plans and resubmit at a later date. No action was taken.

Dena Marie Plaza

David Kaplan and Craig Tripp appeared on behalf of a minor subdivision for the Dena Marie Plaza. Mr. Tripp states the applicant would like to realign the lot lines making two lots three for leasing purposes, nothing on the site will change. Dena Marie will be responsible for any easements that are needed on the site. Mr. Zweben states that he is working with the applicant's attorney on the easement issue.

Action: A motion was made to waive the preliminary public hearing declare Lead Agency and schedule a Public Hearing was made by Mr. Decker with a second by Mr. Budziak; all were in favor.

A motion to adjourn Mr. Almquist was made by and seconded by Mr. Decker all were in favor

Respectfully Submitted

Mary Secreto
Planning Secretary