

TOWN OF ULSTER TOWN BOARD  
TOWN OF ULSTER TOWN BOARD MEETING  
FEBRUARY 23, 2004 AT 7:00 PM

**CALLED TO ORDER BY SUPERVISOR WADNOLA, CHAIRMAN**

**SALUTE TO THE FLAG**

**ROLL CALL BY CLERK**

TOWN COUNCILMAN CRAIG ARTIST  
TOWN COUNCILMAN ROBERT VAN KLEECK  
*TOWN COUNCILMAN JOEL B. BRINK - Absent*  
TOWN COUNCIL MEMBER BARBARA WISE  
SUPERVISOR FREDERICK J. WADNOLA

**COMMITTEE REPORTS**

Councilman Artist reported, from the finance committee, a correction on the February 2004 abstract; Highway #218 should read as \$1,939.34 (Item was noted and corrected in the abstract)

Councilman Van Kleeck reported, from the Highway Committee, that they are working with Superintendent, Mac Tinnie, to get the specs for the next equipment bid purchase

Council Member Wise reported, from the Insurance Committee, that they had a short meeting with Rite Aid to discuss the prescription drug plan

Councilman Artist motioned to hire Vincent Maggiore as a full time waste water operator trainee at \$13.00 an hour effective February 20, 2004

2<sup>nd</sup> by Councilman Van Kleeck

A Roll Call Vote was taken – Four Ayes – Councilman Brink was absent

Councilman Artist announced that the personnel committee is seeking part-time park attendants for the summer

Council Member Wise reported, from the Police Commission, that a number of letters of commendation were received for the police department.

Dorothy Carbo gave an energetic brief on the Town Historic Committee. The members consist of herself, Karlyn Elia, James Fitzgerald, Cynthia Wadnola, David Brink, Michael Berardi, Frank & Peggy Almquist, Larry Decker, Joanna Schoonmaker, Lynn Mulvaney, Starr Brueckner and Debbie Artist. The committee had received a letter pledging \$5,000.00 from NYS Assemblyman Kevin Cahill's office to work on their projects. Several photo albums, consisting of Bruce Burgher's collection and albums on loan from Mr. Pat Clausi, from East Kingston, were being scanned onto the Town gallery web site. A historic calendar and a fund raising recipe book were being created. The committee is actively soliciting recipes. The Kingston Drama Club is working on a historic float for the town Flag Day parade. The committee is working with the Bridge Authority on a historic kiosk at the Rider Park about old brickyards that were located there. They are also looking for local bricks to be donated for the kiosk. The Committee is also having the supervisor pictures framed. Also in the works is a tour of the township on the local Kingston Trolley Bus. Lastly, the committee is planning to publish Bruce Burgher's book about

TOWN OF ULSTER TOWN BOARD  
TOWN OF ULSTER TOWN BOARD MEETING  
FEBRUARY 23, 2004 AT 7:00 PM

the town history.

**DEPARTMENT HEAD REPORTS**

Town Clerk – Monthly report was read.

Councilman Van Kleeck motioned to authorize the Town Clerk to attend the NY State Town Clerk’s and Tax Collector’s Association conference in the amount of \$525.00 for travel, lodging and food

2<sup>nd</sup> by Council Member Wise

A Roll Call Vote was taken – All Ayes

Town Justice – Monthly report was read by Council Member Wise

Sewer Department – Monthly report was read. “All is flowing well”.

Water Department – Monthly report was read. The Glenerie Water District project is on hold due to the frost.

Police Department – Monthly report was read.

Assessor’s Office – Reminder announcement for filing for the enhanced STAR Program.

Supervisor Wadnola recognized County Legislators Mike Berardi and James Maloney.

**APPROVAL OF MINUTES FROM PREVIOUS MEETING**

Councilman Artist motioned to approve all the minutes of January 2003

2<sup>nd</sup> by Councilman Van Kleeck

4 Ayes – Councilman Brink was absent

**ABSTRACT OF CLAIMS**

Councilman Artist motioned to approve the following:

| FUND               | CLAIM #  | AMOUNT        |
|--------------------|----------|---------------|
| <b>UTILITIES</b>   |          |               |
| GENERAL            | 201-224  | \$ 9,934.77   |
| ULSTER WATER       | 201-205  | \$ 392.80     |
| HALCYON PK. WATER  | 201-202  | \$ 488.98     |
| SPRING LAKE WATER  | 201-203  | \$ 204.58     |
| BRIGHT ACRES WATER | 201      | \$ 340.82     |
| WHITTIER SEWER     | 201-202  | \$ 1,114.34   |
| ULSTER SEWER       | 201-203  | \$ 190.27     |
| SPECIAL LIGHT      | 201-206  | \$ 2,408.19   |
| <b>ALL OTHERS</b>  |          |               |
| GENERAL            | 201-2181 | \$ 146,750.12 |
| HIGHWAY            | 201-231  | \$ 20,279.38  |
| WHITTIER SEWER     | 201      | \$ 60.00      |
| ULSTER SEWER       | 201-220  | \$ 9,764.62   |
| ULSTER WATER       | 201-221  | \$ 9,473.20   |
| HALCYON PK. WATER  | 201      | \$ 614.00     |

TOWN OF ULSTER TOWN BOARD  
TOWN OF ULSTER TOWN BOARD MEETING  
FEBRUARY 23, 2004 AT 7:00 PM

|                       |              |    |                   |
|-----------------------|--------------|----|-------------------|
| BRIGHT ACRES WATER    | 201          | \$ | 169.58            |
| CHERRY HILL WATER     | 201          | \$ | 6,611.80          |
| INSURANCE (ALL FUNDS) | 201-237      | \$ | 176,986.11        |
| CAPITAL PROJECTS      |              |    |                   |
| TRUST & AGENCY        | 201-204      | \$ | 21,422.04         |
| GLENERIE WATER        | 201-202      | \$ | 316,887.00        |
|                       | <b>TOTAL</b> | \$ | <b>724,092.60</b> |

2<sup>nd</sup> by Councilman Van Kleeck

A Roll Call Vote was taken – 4 Ayes – Councilman Brink was absent

Presentation: Shuster Associates

**Draft Environmental Impact Statement (DEIS) Extension of Frank Sottile Blvd.**

Mr. Shuster explained that the road district was formed in 1992 to help relieve the traffic flow. The proposed Frank Sottile Blvd. Extension was a part of that plan but was excluded due to its cost. Mr. Shuster introduced the traffic consultant

The Traffic Consultant stated that the project was a good concept at the time, but the traffic impact was not large enough to pursue it. IBM had left. The town had wanted to review it again with the commercial development that has taken place. (Town Clerk’s note - The traffic study was funded by the various entities of PCK Development Company – See July 19, 1999).

A variety of plans were reviewed to improve the traffic flow through 9W. He mentioned two variations of a cloverleaf design. Another design was a diamond shaped intersection. These proposals were to connect from Sottile Blvd. to Route 209. One major point brought forth was to sequence the signal lights along 9W to improve the traffic flow; an estimated 33% improvement. Another idea mentioned was to place a sign a mile up from the congested point to advise travelers to plan an alternate route.

The study took into account geology, topography, water resources, wet land & wildlife, land use & zoning, air and noise, culture resource, fiscal analysis, and visual impacts.

A future projection was showing that if the proposed bridge were built, it would be effective in relieving traffic for around 20 years, showing the same level of delay times that are felt today, near failure. It also offered a comparison to no action being taken, failure.

Summary of points brought forth from the floor –

Mr. Cahill – Does the traffic study consider all new housing development? Does the Town have any authority since the roads were turned over to the county?

Answer: The traffic study didn’t account for any particular housing development or project, but it included an estimate of development and growth in the study. The addition of the road would be the town’s prerogative.

Mr. Barton – Would the new roads lead to further development? If so, would this lead to more traffic and negate the purpose of the proposal?

TOWN OF ULSTER TOWN BOARD  
TOWN OF ULSTER TOWN BOARD MEETING  
FEBRUARY 23, 2004 AT 7:00 PM

Answer- The proposal would relieve traffic at the one location, but would lead to another blockage if the new areas along the road maintained commercial zoning status. It would be recommended that those areas be changed to residential.

**Site Plan for the Courtyard by Marriott: Frank Sottile Blvd.**

Mr. Shuster explained the applicant has submitted plans for a 3 story hotel consisting of 89 rooms. There would be no stores or restaurants located on the premises, though a small kitchen would serve continental breakfast. Any proposed stores or restaurants later, would need to be presented to the Town Planning Board.

Supervisor Wadnola stated the concern about water pressure and the effects on fire protection. Mr. Larios, the Town Engineer, suggested using an elevated storage tank to resolve the problems. The Ulster Hose Fire Chief requested another fire hydrant to the site plan, which was agreed to, but was not shown on the map.

Supervisor Wadnola suggested lighting at the entrance of the intersection. There is ample parking, 109 spaces.

There was a discussion about cars turning left across the traffic at the entrance to the hotel. No alternative was offered other than an entrance through right lane only.

**An informational Public Hearing is scheduled for March 1, 2004 at 6:30 PM**

Supervisor Wadnola motioned to set an informational Public Hearing on March 1, 2004 at 6:30 PM to obtain the input of citizens with regard to applications of the Small Cities Community Development Block Grant Program

2<sup>nd</sup> by Council Member Wise

4 Ayes – Councilman Brink was absent

**An informational Public Hearing is scheduled for March 15, 2004 at 6:30 PM**

Supervisor Wadnola motioned to set an informational Public Hearing on March 15, 2004 at 6:30 PM to explain Small Cities Community Development Block Grant to persons connected to the Glenerie Water District

2<sup>nd</sup> by Councilman Van Kleeck

4 Ayes – Councilman Brink was absent

**To authorize the Supervisor to sign the agreement between the Town of Ulster and S&R Company of Kingston and PCK Development Company**

Council Member Wise read and motioned to the following:

**RESOLUTION**

Whereas, the Town of Ulster has determined that certain water and sewer lines are private property owned by S&R Company and PCK Development company and

TOWN OF ULSTER TOWN BOARD  
TOWN OF ULSTER TOWN BOARD MEETING  
FEBRUARY 23, 2004 AT 7:00 PM

Whereas, the Town of Ulster believes that a formal written agreement between the involved parties stating that S&R and PCK own and are responsible to maintain these lines is necessary, and,

Whereas, now having that formal agreement drafted with exhibit maps,

Be it resolved that the Town Board authorizes the Supervisor to sign the agreement between the Town of Ulster and S&R Company of Kingston and PCK Development Company.

2<sup>nd</sup> by Council Member Van Kleeck  
4 Ayes – Councilman Brink was absent

**To refer to the Planning Board the Rezoning of Property at 411 Lucas Avenue to Local Commercial**

Councilman Artist read and motioned the following:  
RESOLUTION

Whereas, Jay Werbalowsky and his wife, Joyce Bender Werbalowsky have indicated a plan to purchase real property at 411 Lucas Avenue, in the Town of Ulster, and

Whereas, the current zoning of the property is R-30 and

Whereas, the Werbalowskys have indicated a plan to request to rezone the property to LC Local Commercial,

Now be it resolved that this request for rezoning be referred to the Town of Ulster Planning Board for review and recommendation to the Town of Ulster Town Board

2<sup>nd</sup> by Council Member Wise  
4 Ayes – Councilman Brink was absent

**To Establish the East Kingston Water District**

Supervisor Wadnola read and motioned the following:  
A RESOLUTION MAKING CERTAIN DETERMINATIONS IN RELATION TO AND FINDING IT TO BE IN THE PUBLIC INTEREST TO ESTABLISH A WATER DISTRICT IN THE TOWN OF ULSTER, ULSTER COUNTY, NEW YORK, TO BE KNOWN AS EAST KINGSTON WATER DISTRICT.

WHEREAS, the Town Board of the Town of Ulster, Ulster County, New York, has duly caused to be prepared a map showing the boundaries of a proposed water district in said Town, to be known as the East Kingston Water District, and a plan and report in connection therewith; and

TOWN OF ULSTER TOWN BOARD  
TOWN OF ULSTER TOWN BOARD MEETING  
FEBRUARY 23, 2004 AT 7:00 PM

WHEREAS, said map, plan and report were prepared by a competent engineer, duly licensed by the State of New York, and have been filed in the office of the Town Clerk of said town, where the same is available during regular office hours for examination by any persons interested in the subject matter thereof; and

WHEREAS, the estimated cost of hook-up fees to the typical property in said District is \$150; and

WHEREAS, the estimated cost of said District to the typical property therein is \$616 in the first year in which operation, maintenance, debt service and other charges and expenses are to be paid; and

WHEREAS, an order was duly adopted by said Town Board on February 2, 2004, reciting a description of the boundaries of said proposed East Kingston Water District, the improvements proposed, the maximum amount proposed to be expended for said improvements, the proposed method of financing to be employed, the fact that said map, plan and report were on file in the Town Clerk's office for public inspection and specifying the 19th day of February, 2004, at 7 o'clock P.M., local time, at the East Kingston Fire House located on Main Street, in Ulster, New York, in said Town, as the time when and the place where said Town Board would meet for the purpose of holding a public hearing to consider the establishment of said East Kingston Water District and said map, plan and report filed in relation thereto and to hear all persons interested in the subject thereof concerning the same; and

WHEREAS, notice of the aforesaid public hearing was duly published and posted in the manner and within the time prescribed by Section 209-d of the Town Law, and proof of publication and posting have been duly presented to said Town Board; and

WHEREAS, said public hearing was duly held at the time and place in said order as aforesaid, at which all persons desiring to be heard were duly heard; and

WHEREAS, said Town Board has duly considered said map, plan and report and the evidence given at said public hearing; NOW, THEREFORE, BE IT

RESOLVED, by the Town Board of the Town of Ulster, Ulster County, New York, as follows:

Section 1. Upon the evidence given at the aforesaid public hearing, it is hereby found and determined as follows:

- a) The notice of hearing was published and posted as required by law and is otherwise sufficient;
- b) All the property and property owners within said proposed East Kingston Water District, as described in the preambles hereof, are benefited thereby;
- c) All the property and property owners benefited are included within the limits of said proposed East Kingston Water District; and
- d) The establishment of said proposed the East Kingston Water District is in the public interest.

Section 2. This resolution shall take effect immediately

2<sup>nd</sup> by Council member Wise

A Roll Call Vote was taken – Four Ayes – Councilman Brink was absent

TOWN OF ULSTER TOWN BOARD  
TOWN OF ULSTER TOWN BOARD MEETING  
FEBRUARY 23, 2004 AT 7:00 PM

**To allocate Five Thousand Dollars for Building Dept. Computer Upgrade**

Councilman Van Kleeck read and motioned the following:  
RESOLUTION

Whereas, the Building Department has determined a need to upgrade the computer server to allow networking in the Building Department and

Whereas, the Town Board believes there is a need to upgrade the computer system in the Building Department; and;

Whereas, the cost of the upgrade has been determined to be Five Thousand Dollars;

Now be it resolved that the Town Board allocate Five Thousand Dollars from Contingency to be transferred to the appropriate account to purchase the computer upgrade

A Roll Call Vote was taken – Four Ayes – Councilman Brink was absent

**To amend the code and fees for Town of Ulster Water Districts**

Supervisor Wadnola read and motioned the following:

RESOLUTION

Whereas, the Water Superintendent of the Town of Ulster has recommended that code and fee changes should be implemented for the Town of Ulster Water Districts, and

Whereas, the Town Board upon recommendation of the Water Committee concurs with the recommendation of the Water Superintendent that the code and fee changes should be approved to become effective in the 3<sup>rd</sup> quarter of 2004

Be it resolved that the Town of Ulster approve the code and fee changes as follows:

Code Change:

1. Add to 177-12: No ¾” or 1” pipe unions allowed if house or meter are within 100’ from curb stop.
2. Add to 177-37: Bright Acres Water District — Sawkill Road/ Cherry Hill Water District — Glenerie Water District

Fees:

1. Change A1 94-1 E - Water rate in Ulster Water District: To five thousand (5,000) gallons or any portion thereof in each quarter, Ten Dollars (\$10.00). For over five thousand (5,000) gallons Two Dollars (\$2.00) per one thousand (1,000) gallons up to Two Hundred

TOWN OF ULSTER TOWN BOARD  
TOWN OF ULSTER TOWN BOARD MEETING  
FEBRUARY 23, 2004 AT 7:00 PM

Thousand gallons (200,000). Over two hundred thousand (200,000) gallons, Two Dollars and Forty cents (\$2.40) per one thousand (1,000) gallons.

2. Change A194-1-I: Halcyon Park Water District rates to: Five thousand (5,000) gallons or any portion thereof in each quarter, Eight Dollars and Seventy Five cents (\$8.75). Next five thousand (5,000) gallons, One Dollar and Seventy Five cents (\$1.75) per thousand (1,000) gallons. Next ten thousand gallons (10,000), One Dollar and Eighty Five cents (\$1.85). Next ten thousand (10,000) gallons, Two Dollars and Ten cents (\$2.10). Next ten thousand (10,000) gallons, Two Dollars Thirty Five cents (\$2.35). Next ten thousand (10,000) gallons, Two Dollars and Sixty cents (\$2.60). Over fifty thousand (50,000) gallons, Two Dollars Eighty Five cents (\$2.85) per one thousand (1,000) gallons.
3. Add to A194-1: Glenerie Water District water rates: Minimum charge five thousand (5,000) gallons, Twelve Dollars (\$12.00). Over five thousand (5,000) gallons, Two Dollars and Forty cents (\$2.40) per one thousand gallons. District charge from Ulster Water District to Glenerie Water District, Two Dollars (\$2.00) per one thousand (1,000) gallons.
4. Adopt Tap Fee for Glenerie Water District contract area:
  - ¾” Permit Fee: \$150.00 (One Hundred Fifty Dollars)
  - 1” Permit Fee: \$250.00 (Two Hundred Fifty Dollars)
  - 1 1/2” Permit Fee: \$350.00 (Three Hundred Fifty Dollars)

These rates apply to Glenerie Water District only. Variance due to meter cost being included in the contract.

5. Change A194-1 M-9 Fire Protection — Sprinkler Systems: One Hundred Sixty Dollars (\$160.00) per year or Forty Dollars (\$40.00) per quarter.

2<sup>nd</sup> by Council Member Wise

A Roll Call Vote was taken – Four Ayes – Councilman Brink was absent

Supervisor Wadnola read and motioned to approve the following:

**Budget Modifications:**

GENERAL FUND:

Modify Revenue A2680 (Insurance Recoveries) and Appropriation A5182.400 (Lighting) check from Metlife Auto & Home, Loss Date 12/11/02 — to replace 1 pole light w/transformer base, pole and luminaire on existing base at roundabout \$3,976.00

GENERAL FUND:

Modify Revenue A2680 (Insurance Recoveries) and appropriation A3120.421 (Veh. Maint.) 2 checks from Selective Way Insurance Co., Loss Date 12/8/03 \$4,432.28 and \$3,877.26, fire damage to 2003 Chevy Impala Car 383 \$8,309.54



TOWN OF ULSTER TOWN BOARD  
TOWN OF ULSTER TOWN BOARD MEETING  
FEBRUARY 23, 2004 AT 7:00 PM

GENERAL FUND:

Modify Revenue A2705 (Gifts & Donations) and appropriation A2989.400 (DARE Program)  
donations from Woodstock H.O.G. Chapter, Inc. \$250.00 and N.Y.S. Union of Police Assoc.,  
Inc. \$300.00 \$ 550.00

2<sup>nd</sup> by Councilman Van Kleeck

A Roll Call Vote was taken – Four Ayes – Councilman Brink was absent

Councilman Van Kleeck motioned to adjourn the meeting at 9:10 PM

2<sup>nd</sup> by Council Member Wise

4 Ayes

Respectfully Submitted by  
Jason Cosenza, RMC  
Ulster Town Clerk