

**ULSTER TOWN BOARD MEETING
NOVEMBER 15, 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
TOWN COUNCIL MEMBER BARBARA WISE
SUPERVISOR FREDERICK J. WADNOLA

COMMUNICATIONS –

Chambers School – Councilman Artist read a letter requesting that the Town Board help raise funds to build a new playground for the school. They need to raise \$19,000 more to reach their goal.

Supervisor Wadnola announced that a seminar was being held in Fishkill on December 14, 2004 at the Holiday Inn about laws and regulations for mine use in NY State. He requested that all the board members attend this since the town is anticipating a lawsuit as a result of the zoning amendment situation that prevented the Eddyville Mine Corporation from getting a special use permit for mining, excavation and processing of raw materials (see July 19, 2004, public hearing for zoning revision to eliminate mining, excavation and processing in a R-60 district

COMMITTEE REPORTS

Council Member Wise reported from the Buildings and Grounds committee that she is investigating the signs for the front of the Town Hall. She has reached out to a couple of companies for donations. She is further waiting for another quote for the installation of insulation in the Town Hall's space between the roof and ceiling.

Council Member Wise reported under the insurance committee, that she was waiting to receive an insurance quote from Kevin Ryan Insurance.

Councilman Brink reported from the personnel committee, that the committee has been busy interviewing candidates for positions of clerk in the building department and waste water management laborer.

Councilman Brink motioned to hire Ryan Weishaupt as a water/waste water maintenance worker conditioned upon him passing a drug screen, respiratory test and a physical, effective to start December 1, 2004 (Grade 5 - Step 1 - \$9.25 hourly salary)

2nd by Councilman Artist

A Roll Call Vote was taken – All Ayes

Councilman Artist motioned to hire Teddy Mojica to fill the vacant custodian position as a temporary employee at an hourly rate of \$8.00 effective immediately

2nd by Council Member Wise

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A Roll Call Vote was taken – All Ayes

Councilman Artist announced that the recreation department is sponsoring a volley ball program for children in the township starting Tuesday, November 16, 2004

Councilman Artist reported from the technology committee that he plans on having a meeting with ADP and the payroll department to get briefed on the status of the system and what needs to be done.

DEPARTMENT HEAD REPORTS

Water Department – Paul Vogt, the water superintendent reported that the department has been doing its “routine running”.

Town Clerk – The monthly clerk report was read. Town Clerk, Jason Cosenza reported that the application for the park grant from Senator John J. Bonacic’s Office in the amount of \$20,000 has been finalized and filed so a check should be arriving soon.

Supervisor Wadnola announced that the Transfer Station Grant money in the amount of \$16,000 arrived after many years of delay.

Highway Department – The monthly Highway report was read. Leaf pick-up is on schedule.
Police Department- monthly report was read.

APPROVAL OF MINUTES FROM PREVIOUS MEETING

Council Member Wise motioned to approve the minutes for October 4, 2004, October 18, 2004 and the public hearing of October 18, 2004.

2nd by Councilman Van Kleeck

All Ayes

Councilman Artist motioned to approve the following:

ABSTRACT OF CLAIMS

FUND	CLAIM #	AMOUNT
UTILITIES		
GENERAL	1101-1133	\$ 6,884.84
ULSTER WATER	1101-1105A	\$ 4,775.30
HALCYON PK. WATER	1101	\$ 258.69
SPRING LAKE WATER	1101-1102	\$ 84.86
BRIGHT ACRES WATER	1101	\$ 181.71
WHITTIER SEWER	1101	\$ 45.68
ULSTER SEWER	1001-1105	\$ 6,918.32
SPECIAL LIGHT	1101-1106	\$ 2,679.15
ALL OTHERS		
GENERAL	1101-11132	\$ 78,860.26
HIGHWAY	1101-1147	\$ 195,108.82
WHITTIER SEWER	1101-1105	\$ 2,831.82

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ULSTER SEWER	1101-1120	\$	13,163.27
ULSTER WATER	1101-1122	\$	10,133.54
HALCYON PK. WATER	1101	\$	258.00
BRIGHT ACRES WATER	1101-1104	\$	3,417.50
CHERRY HILL WATER	1101	\$	153.14
GLENERIE WATER	1101	\$	50.07
INSURANCE (ALL FUNDS)	1101-1116	\$	70,946.07
ELECTIONS	1101-1171	\$	13,546.76
CAPITAL PROJECTS			
TRUST & AGENCY	1101	\$	506.85
DRAINAGE PROJECTS	1101-1103	\$	1,645.21
	TOTAL	\$	412,449.86

2nd by Councilman Brink
A Roll Call vote was taken

A reading of the original resolution establishing the Town of Ulster 1879

Supervisor Wadnola read an excerpt from Bruce Burgher's History of the Town of Ulster book explaining the creation of the Town of Ulster from the County Board of Supervisors.

Adopt Local Law # 2004 Zoning Map amendment Lucas Avenue (Collins) R-30 to LC

Supervisor Wadnola read and motioned the following:

RESOLUTION OF THE TOWN OF ULSTER

APPROVAL OF LOCAL LAW NO. #5 OF 2004 TO AMEND THE ZONING MAP

WHEREAS, the Town Board has received an application from Elsie Pardee Collins to rezone a portion of a parcel of land on Lucas Avenue (SBL 5622-1-19) from R-30 to LC; and

WHEREAS, the remainder of said parcel will remain within the R 30 District; and

WHEREAS, a public hearing was conducted at which time all interested parties were given an opportunity to be heard; and

WHEREAS, The applicant has offered to apply for a lot line revision so that the portions of the property to remain in the R-30 District will become a separate parcel; and

WHEREAS the applicant has also offered to place covenants and restrictions on said parcel to remain in the R-30 District so that it will "now and forever be residentially zoned", and

WHEREAS, in accord with Chapter 190 of the Town Code, the Planning Board reviewed said application on July 20, 2004, and recommended to the Town Board that the application be approved; and

WHEREAS, under Section 239.1 and m of the General Municipal Law, the County of Ulster Planning Board has determined that there is no county impact, and

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WHEREAS, the Town Board has reviewed the application and relevant materials submitted and has also taken into account its knowledge of the site and the surrounding neighborhood; and

WHEREAS, it has been determined that said zoning map amendment is an unlisted action under the provisions of SEQR:

NOW, THEREFORE, BE IT RESOLVED that:

1. The Town Board finds that due to the nature of the project and the measures taken to minimize effects on the environment, the project will not have any significant effect on the environment, a Negative Declaration under SEQR is hereby approved and an environmental impact statement will not be prepared.
2. Local Law No. 5 of 2004 which provides for the amendment of the Town of Ulster Zoning Map as described above is hereby approved and shall become effective upon the following:
 - a. Filing of the attached Declaration of Covenants and Restrictions in the Office of the Ulster County Clerk.
 - b. Approval of the lot line revision by the Town Planning Board and filing of the approved map in the Office of the Ulster County Clerk.

2nd by Councilman Brink
A Roll Call Vote was taken - All Ayes

Site Plan Approval - J&G Drywall (Anaconda) Katrine Lane

Supervisor Wadnola read and motioned the following:
ANACONDA SPORT
RESOLUTION OF SITE PLAN APPROVAL

WHEREAS, the Town Board has received an application for site plan approval from J&G Drywall, for the purpose of erecting a warehouse/office on a site located at 101 Katrine Lane (Tax Parcel 39.015-6-2311) and

WHEREAS, a Short Environmental Assessment form has also been submitted; and

WHEREAS, in accord with Chapter 145 of the Town Code, the Planning Board reviewed said application on August 19, 2004 and recommended to the Town Board that the application be approved with certain conditions; and

WHEREAS, under Section 239 l and m of the General Municipal Law, the County of Ulster Planning Board has no jurisdiction; and

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WHEREAS, the Town Board has reviewed the application and relevant materials submitted and has also taken into account its knowledge of the site and the surrounding neighborhood; and

WHEREAS, it has been determined that said site plan is an unlisted action under the provisions of SEQR;

NOW, THEREFORE, BE IT RESOLVED, that:

1. The Town Board finds that due to the nature of the project and the measures taken to minimize effects on the environment, the project will not have any significant affect on the environment, a Negative Declaration under SEQR is hereby approved and an environmental impact statement will not be prepared.
2. The application for site plan approval is hereby approved in accord with Chapter 145 of the Town Code.

2nd by Councilman Brink
All Ayes

Site Plan Approval - Florida Samas Venture (In front of Home Depot) Ulster Avenue

Supervisor Wadnola read and motioned the following:
PROJECT: RESOLUTION OF SITE PLAN APPROVAL

WHEREAS, the Town Board has received an application for site plan approval from Florida Samas Ventures for the purpose of erecting three free-standing restaurants on a site locate at 1112-1136 Ulster Avenue (Tax Parcels 48.042-3-7.2, B and 9), and

WHEREAS, a Short Environmental Assessment form has also been submitted; and

WHEREAS, in accord with Chapter 145 of the Town Code, the Planning Board reviewed said application on October 21, 2004 and recommended to the Town Board that the application be approved with certain conditions; and

WHEREAS, under Section 239 l and m of the General Municipal Law, the County of Ulster Planning Board has recommended certain required modifications; and

WHEREAS, the Town Board has reviewed the application and relevant materials submitted and has also taken into account its knowledge of the site and the surrounding neighborhood; and

WHEREAS, it has been determined that said site plan is an unlisted action under the provisions of SEQR;

NOW, THEREFORE, BE IT RESOLVED, that:

1. The Town Board finds that due to the nature of the project and the measures taken

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to minimize effects on the environment, the project will not have any significant effect on the environment, a Negative Declaration under SEOR is hereby approved and an environmental impact statement will not be prepared.

2. The application for site plan approval is hereby approved in accord with Chapter 14 of the Town Code with the following conditions:
 - a. Final drainage and utility plans shall be approved by the Town Engineer and Sewer and Water Departments.
 - b. Written confirmation shall be received from Home Depot that the cross-easement to the property to the north has been agreed to.
 - c. The height of light standards shall not exceed 30 feet.
 - d. The as-built landscaping plan shall be certified as conforming to the approved plan by a licensed architect.

3. The recommended modifications proposed by the Ulster County Planning Board have been addressed as follows:
 - a. All recent traffic analysis for the site intersection have included the previously proposed site build out and further analysis is not required.
 - b. A pedestrian sidewalk has been included along the north side of the main access road and through the southern side of the site.
 - c. Curbed islands have been included at the ends of parking bays.
 - d. The cross-easement to the north will be provided as per 2 b. above
 - e. The two access points from the access road to the north side of the site are deemed acceptable in terms of traffic flow operations.
 - f. The height of light poles will be reduced as per 2 c. above.
 - g. Storm water drainage plans have been prepared and will be approved as per 2 a. above.
 - h. No new free-standing signs are included on the plan.
 - i. An extensive landscaping plan has been prepared and included in the plans.

2nd by Councilman Brink
All Ayes

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Resolution to increase the water rate for the Spring Lake Water District by 6 % due to a six percent rate increase from the City of Kingston

Supervisor Wadnola read and motioned the following:

Whereas, the City of Kingston has increased the cost of water to the Spring Lake Water District by six percent effective the first billing quarter in 2005, and;

Whereas, the increase in the cost of water from the City of Kingston must be paid by the residents of the Spring Lake Water District, and;

Now therefore be it resolved that the water rate for the Spring Lake Water District be increased by 6% to cover future water bills from the City of Kingston. This increase in water rate will take effect for the first billing quarter in 2005.

The current rate is: 1st 4000 gallons = \$44.00 over 4000 gallons = \$7.45 per 1000

The New Rate is: 1st 4000 gallons = \$44.00 over 4000 gallons = \$7.90 per 1000

2nd by Councilman Van Kleeck

A Roll Call Vote was taken - All Ayes

To adopt the Town of Ulster Budget for 2005

Supervisor Wadnola read and motioned the following:

Whereas, Town Law requires the Town supervisor as Chief Fiscal Officer of the Town to prepare a tentative budget for the Town and submit it to the Town Clerk and

Whereas, the Town Clerk presents the Tentative Budget to the Town Board for review and its presentation as the preliminary budget and

Whereas, a Public Hearing was held on November 4, 2004 at 7 PM in the Town Hall of the Town of Ulster to present the preliminary budget to the residents of the Town for their review and comment, and;

Now therefore be it resolved that the Town Board of the Town of Ulster approve a Town budget for the year 2005 in the amount of Twelve Million Four Hundred Seventy Eight Thousand, Six Hundred Twenty dollars and eighty-six cents. (\$12,478,620.86).

2nd by Council Member Wise

A Roll Call Vote was taken - All Ayes

The monthly building report was read by the Town Building Inspector as he arrived late for the department head report.

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Supervisor Wadnola motioned to adjourn the meeting at 8:15 PM
2nd by Councilman Brink
All Ayes

Respectfully submitted by
Jason Cosenza, RMC
Ulster Town Clerk