

ULSTER TOWN BOARD WORKSHOP  
APRIL 4, 2005 AT 7:00PM

**CALLED TO ORDER BY SUPERVISOR WADNOLA, CHAIRMAN at 7:28**

**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

**COMMITTEE REPORTS**

Councilman Van Kleeck thanked the Town Highway department for their efforts in helping the public and other departments during the flood on April 3, 2004.

Councilman Brink reported from the Water & Waste Water Committee, that he wanted to recognize the efforts of those departments in maintaining the facilities while being flooded in and unable to leave. They were able to keep the sewage from leaving the building. He gave his "Hats off" to them.

Supervisor Wadnola applauded the team effort among all the town departments, fire departments and volunteers for their efforts in working through the flood to help the public and preventing further destruction. He reported that the Ulster Hose #5 Fire Department had 21 rescues over a two day period. He stated that Governor George Pataki had visited the Town Hall as he toured the area to examine the destruction. It will be declared a disaster area and an application for FEMA Funds should be available in the upcoming months. The Salvation Army and Red Cross are helping out. The flood appeared to be worse than the one in 1987.

Councilman Artist reported that the Town Finance Committee will meet Saturday, April 16, 2005 at 8 AM at the Town Hall to review the abstract.

Councilman Artist reported from the Police Commission that two new part time officers were hired; Patrick J. Hastings & Corey Kilfoyle.

Councilman Brink motioned to hire Keith Hartrum as a full-time Machine Equipment Operator (MEO) at \$13.00 an hour effect April 5, 2005  
2<sup>nd</sup> by Councilman Van Kleeck  
A Roll Call vote was taken - All Ayes

Councilman Brink motioned to accept Linda Albright's, the Water / Waste Water Secretary, letter of resignation for retirement effective September 7, 2005  
2<sup>nd</sup> by Councilman Van Kleeck  
All Ayes

Council Member Wise suggested that a letter of recognition should be sent to Linda for her many years of service. Councilman Brink agreed and stated that he would also post the position. This will start the procedure to hire a new person, so there will be time for training.

ULSTER TOWN BOARD WORKSHOP

APRIL 4, 2005 AT 7:00PM

Councilman Artist reported from Information Services that the committee plans on going out to bid for the computer network installation project at the Town Highway Department.

**Sawkill Meadows Apartments - Determination of Significance under SEQRA**

Mr. Dan Shuster, the Town Planner, stated that intent for the Town Board is to review the SEQRA form for the Sawkill Meadows Apartments at this meeting and not adopt it. The First part of the form is the environmental assessment. The draft of this states that there is a small to moderate impact on the area, but no large impact. There are 9 acres, 7 acres will be disturbed. Two of those acres will be parking lots and recreation areas. There is a storm water plan in effect that was reviewed by an independent engineer. It was reported at the last meeting, that there will be an impact on the local Esopus Creek; this has been reviewed and dismissed. The storm water will be retained on the property. There were no effect on the animals or plant life. There were no protected species found. There were no historical artifacts known or found on the property although items have been found near the site. A study is being done, which has been delayed due to the wetness of the area. The project will add 30 cars at peak hours in the morning using a national traffic formula. That is a 5% increase to the traffic volume. The issue in regard to the school bus; there are three school buses and no additional buses will be added. The project will have no impact on the character of the neighborhood.

**DISCUSSION AND REFERRAL: Zoning Amendments: Revised standards for Wall Signs**

Mr. Shuster informed the Town Board that the revised sign law affects only the RC districts. The proposed law stated that the maximum sign area shall be 300 sq. ft. or 3 sq. ft. for each 2 lineal feet on the building facade, whatever is less, no less than 100 sq. ft. The maximum sign area set forth shall be reduced one square foot for each foot of distance less than 300 feet between the wall and the nearest street measured in the shortest straight line. However, no sign shall have less than 50 square feet. Walls signs that consist of individual letters or figures that are not internally illuminated, that match the same color and texture of the building may have a 25 % larger than the maximum area allowed. Internally illuminated signs shall be designed with minimum intensity and glare.

**DISCUSSION AND REFERRAL: Revised standards for Wall Signs Bed and breakfast establishments**

Mr. Shuster stated that the current law does not allow for bed & breakfasts in the Town of Ulster. The proposal would require a person to apply for a special use permit. The use would be allowed only in the R-60, R-30, R-10, LC and HC zones. One parking space per guest room would be required. In a residential district, the owner of the establishment shall reside on the property. Supervisor Wadnola reported that bed and breakfasts are in the community and felt it should be allowed in the zoning. There are a lot of older houses around. This would allow residents to earn an income and add value to the community.

Supervisor Wadnola motioned to refer the proposed wall sign and bed & breakfast ordinances for review by the Ulster Town Planning Board and the Ulster County Planning Board  
2<sup>nd</sup> by Councilman Brink  
All Ayes

Supervisor Wadnola read and motioned the following:

**Resolution to authorize Mr. Mark Blauer to submit an application for the residents of the Glenerie Water District for Homeowner Water Lateral Connection Assistance**

Whereas, the Town Board of the Town of Ulster has determined that there is an opportunity to

ULSTER TOWN BOARD WORKSHOP  
APRIL 4, 2005 AT 7:00PM

apply to the Governor's Office for Small Cities and

Whereas, the Town Board has determined that a need for a single purpose Housing-Private Water/Wastewater System Assistance application for the Glenerie Water District for Fiscal year 2005 funds.

Now, therefore, be it resolved that the Town Board of the Town of Ulster authorize Mr. Mark Blauer of Blauer Associates, Inc. to submit an application for the Town of Ulster to the Governor's Office for Small Cities for the residents of the Glenerie Water District for Homeowner Water Lateral Connection Assistance.

2<sup>nd</sup> by Councilman Artist  
All Ayes

Council Member Wise motioned to adjourn the meeting at 8:28 PM  
2<sup>nd</sup> by Councilman Van Kleeck  
All Ayes

Respectfully Submitted by  
Jason Cosenza, RMC  
Ulster Town Clerk