

**ULSTER TOWN BOARD WORKSHOP
SEPTEMBER 6, 2005 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 – None

COMMITTEE REPORTS

Councilman Artist reported that the Finance Committee will meet, Saturday, September 17, 2005 at 9 AM to review the abstract

Council Member Wise reported under the Parks and Recreation Committee, that everything is winding down.

Councilman Artist reported from the Police Commission that everything is going well and that the Chief will offer his report at the next meeting.

PRESENTATION - Mr. Tom Perna, AVR

Mr. Dan Shuster, the Town Planner, explained that AVR is planning to develop a 500-acre waterfront property on the old Tilcon site. The company proposes 2,000 units that will support commercial and recreational sites on the property. The City of Kingston reviewed the application as lead agency and placed a positive declaration on it. The final scoping session was approved in June 2003. The City reviewed the material and found that there were some deficiencies and asked for more information. Kingston accepted the final approval for the SEQRA and has set a public hearing for September 14, 2005 at the City Hall.

Mr. Tom Perna, a representative from AVR, spoke briefly about the company's history. They had developed a project in the Hudson Valley in the 1970's. They moved closer to New York City but starting looking at the Hudson Valley in the 1990's. They have done numerous projects, working with the DEC to reclaim "brown fields".

The project called the "Landing" has been studied and about 90lbs of paper has been delivered to the Town and City of Kingston about their plans. There are three proposals: the preferred, the reduced density and the neotraditional plan alternative. Each plan primarily differs on the number of residential units, ranging from 2,182 residential units to 1,812 units. All the plans would have 15,000 square feet of waterfront retail, 200,000 square feet of office/industrial, and about 200 private boat slips. Building for the preferred plan starts from the City of Kingston near Delaware Ave and North Street. It will be built on demand (in stages) and is estimated to take 12-15 years. It is projected that after education, police and fire protection, the town will net \$11

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million in property taxes after completion. Further, there is no government money or aid, it is all private money.

He stated that the company will use as much local labor as possible, but they will need to import some because there are not enough local trades people to fill the need. About 50% of the property would be reclaimed. That, in his opinion, was better than the quarries that exist now.

Summary of questions & answers;

Mr. Robert Barton – What happens if the value of real estate drops? How will you finish the project? What will be the impact on the school district?

Mr. Perna – The project is done in stages and will be built on demand. In case of a total build out, it is estimated that there will be 320 to 345 student increase.

Mr. Brian Cahill – How large is the retail? Will that be developed before the rest of the project?

Mr. Perna – Roughly 40,000, in the first plan and 15,000 in the other plans. It is an estimate and that plan may change. The company is considering partnering with another company to build senior housing in its place in lieu of retail, but there are no set plans. The plans shown may change again with further public input.

PRIVILEGE OF THE FLOOR

Susan Puretz, Discussion on Casinos

Mrs. Puretz stated the ill effects of casinos on their host communities, the surrounding areas and asked the Town Board to consider adopting a resolution against such development within the county and township.

Discussion on Town of Ulster Environmental Commission

Mr. Vince Guido introduced Rick Fritschler, Chairman of the Environmental Management Council and Ann Brandt of the Woodstock Environmental Management Council to the Town Board.

Mr. Fritschler stated that the amount of environmental information for Town Planning Boards has increased over the years. With an Environmental Commission in place, the Town Planning Board would be freed up to look at site plans in more detail. If questions were raised, the Planning Board could refer it to the Environmental Commission, since they would be more familiar with it.

Mrs. Brandt explained that the Woodstock Environmental Commission helps serve the town by reviewing site plans. In addition, they have aided by creating stricter law for aerial spraying of pesticides, an Environmental Quality Review Law (TWEQR) that enabled the Town to take a closer look at projects that the New York State Environmental Quality Review Act (SEQRA) would permit without review, obtained grants for environmental studies, and worked on water

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and open space projects.

Mr. Guido asked if the board is considering setting up an Environmental Committee.
Supervisor Wadnola stated that the Town Board is reviewing the matter.

Councilman Van Kleeck motioned to approve the following:

**RESOLUTION TO AUTHORIZE THE TOWN SUPERVISOR TO EXPEDITE A
LEGISLATIVE GRANT IN THE AMOUNT OF \$ 10,000.00 WITH THE NEW YORK
STATE OFFICE OF CHILD AND FAMILY SERVICES**

WHEREAS, The Town Board of the Town of Ulster is the governing body of the Town, and,

WHEREAS, The Town of Ulster has been the recipient of a \$ 10,000 Legislative Grant for the repair of playing fields damaged by the flood of April 2-3, 2005 at Orlando Street.

NOW THEREFORE, be it resolved that the Town Board authorizes Supervisor Frederick J. Wadnola as the Fiscal Officer of the Town of Ulster, to sign the Legislative Grant Application with the Office of Child and Family Services, Legislative Grants Unit, to expedite the \$10,000.00 Grant to repair the Orlando Street playing fields.

2nd by Councilman Artist
A Roll Call Vote was taken – All Ayes

Supervisor Wadnola read and motioned to approve the following:

**RESOLUTION TO AUTHORIZE WATER SUPERINTENDENT PAUL VOGT TO GO
OUT TO BID FOR A NEW PICK UP TRUCK FOR THE ULSTER WATER DISTRICTS**

WHEREAS, The Town Board of the Town of Ulster is the governing body of the Town, and,

WHEREAS, The Water Superintendent of the Ulster Water Districts has determined the need for a new pick up truck.

NOW THEREFORE, be it resolved that the Town Board of the Town of Ulster authorizes Mr. Paul Vogt, the Water Superintendent of the Ulster Water Districts to go out to bid for the purchase of a new pick up truck for the Ulster Water Districts.

2nd by Councilman Brink
All Ayes

Councilman Van Kleeck motioned to enter into executive session at 8:45 PM for the purpose of hiring a part-time person at the Town Transfer Station

2nd by Councilman Artist
All Ayes

Councilman Brink motioned to adjourn executive session at 9:19 PM

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2nd by Councilman Van Kleeck
All Ayes

Supervisor Wadnola motioned to adjourn the meeting at 9:20 PM
2nd by Council Member Wise
All Ayes

Respectfully submitted by
Jason Cosenza, RMC
Ulster Town Clerk