

**ULSTER TOWN BOARD WORKSHOP  
NOVEMBER 7, 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** – There were no communications.

**Progress Report- Final EIS Extension of Frank Sottile Blvd.**

Mr. Dan Shuster, the Town Planner, explained that the current proposed road improvement has been in the works for over 15 years. The collector roads were installed with a plan for future expansion with a bridge road option off of Frank Sottile Blvd. behind the Lowe's building. Many alternatives to the bridge were explored but NYS DOT favored the bridge as it offered the highest traffic relief but also the highest cost to build and highest impact to the wet land system. After reviewing the fiscal aspect, the NYS DOT was willing to accept a diamond proposal of an on and off ramp on Route 209, that offered similar traffic relief at the lower cost; \$5.5 M versus \$25 M. DOT still considers the entire build out to be the best solution, but the diamond could be considered first step to that process and would allow for future expansion.

Mr. Robert Barton - Was there a traffic study done on this configuration? What was the result compared to the bridge? Did those studies take into account the proposed hotel along 9W?

Mr. Shuster – Yes. There were six alternative road plans reviewed and the level of service, traffic relief, with the exception of a full build out, were all in the same range. The traffic studies were projected out to the next twenty years.

Mr. Vincent Guido – Did the county take over the roads? Should this proposal be reviewed by the county?

Supervisor Wadnola – Yes. The county is informed and well prepared for this.

**Discussion: Open Development Area Lands of Warren Tutt- 111 Fairway Drive**

Mr. Shuster explained that the Town Planning Board approved a sub-division to this property based on the Town Board approving an open area development designation. The rear lot created in this sub-division does not have any direct frontage to any public roads and needs this approval to be processed. There is no significant impact with the lots being created.

Supervisor Wadnola stated the matter would be taken up at the November 21, 2005 meeting.

**Discussion: Wayne Graf Attorney- Cedar Kingston LLC**

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Mr. Graf requested the Town Board host a public hearing on the Cedar Kingston, LLC at its November 21, 2005 meeting.

Mr. Shuster stated that the Town Planning Board has reviewed the site plan, and recommends its approval. A Public Hearing is required for a special permit for the Hotel. (Project consists of four buildings; a Dunkin Donuts, Taco Bell, CVS and Hampton Inn Hotel, located along Ulster Avenue near Hannaford.)

The Town Board set a public hearing for Cedar Kingston, LLC on November 21, 2005 at 7 PM.

**Discussion: Local Law to amend the Empire Zone Legislation**

Mrs. Cathy Maloney informed the Town Board that New York State passed a law that changes the rules for the Empire Zone. The law reduced the number of zones allowed to six zones with a seventh based on need. The zones need to be continuous bodies, where before the zones could be spot zoned. There are currently over 90 sub-zones. The Town Board will need to hold a public hearing and pass a local law.

The Town Board set a public hearing for November 21, 2005 at 7 PM and to have the Cedar Kingston LLC hearing to follow after.

**Awarding of Bids for Fall Surplus Auction - Police Cars**

Supervisor Wadnola motioned to award the following items to the highest bidders;

1996 Green Ford Crown Vic - \$510 – James Decker

1996 Silver Ford Crown Vic - \$330 - Debra A. Chase

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

All Ayes

**A Resolution Establishing Membership in the Digital Towpath Cooperative**

Supervisor Wadnola motioned to table the matter until the November 21, 2005 meeting.

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

All Ayes

Mr. John Morrow, Chairman of the Town Comprehensive Planning Committee requested the Town Board to approve a budget of \$5,000.00 to cover the costs of mailings, surveys and consultants. He suggested the town review the greenway as they offer grants for this purpose.

Supervisor Wadnola announced that on Monday, November 14, 2005 at 7 PM the Town Board will hold a special meeting to pass the budget.

Councilman Brink motioned to adjourn the meeting at 8:06 PM

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

All Ayes

Respectfully submitted by

Jason Cosenza, RMC

Ulster Town Clerk