

**ULSTER TOWN BOARD MEETING
DECEMBER 19, 2005 AT 7:00 PM**

Public Hearing was called to order by Chairperson, Supervisor Wadnola 7:00 PM

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

Supervisor Wadnola stated that the first public hearing was for an amendment to the Glenerie Bond note. The town had accrued about \$20,000 in interest on the project money and the town wants to use that to lower the cost of the note. This will lower taxes for the Glenerie District. This will result in about a \$4,000.00 savings.

James Maloney, the Town Assessor, inquired if the county had been notified of the change so that the property tax bills could be modified. Supervisor Wadnola stated the tax bills were taken care of.

Councilman Brink motioned to adjourn the hearing at 7:08 PM
2nd by Councilman Artist
All Ayes

Supervisor Wadnola called the Public hearing for “The Center for Prosthetic & Orthotic Design” at 7:09 PM

Supervisor Wadnola explained that “The Center for Prosthetic & Orthotic Design” has outgrown their current location. They had several real estate agents looking for properties within the township and were unable to find one. They are moving to 144 Pine Street in Kingston within the Kingston/Ulster Empire Zone.

Councilman Artist motioned to adjourn the hearing at 7:12 PM
2nd by Councilman Brink
All Ayes

COMMUNICATIONS – None

COMMITTEE REPORTS

Council Member Wise reported from the Buildings and Grounds committee that the Town Hall will have new heaters installed in the upstairs hallway and one downstairs in the waiting room.

Councilman Brink reported from the Personnel Committee that the Town held a harassment seminar. Supervisor Wadnola thanked Councilman Brink for his work in organizing and scheduling the event.

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Council Member Wise reported from the Ethics Committee that the Supervisor elect, Nick Woerner, reported that he was a purchasing agent for Sawhorse Lumber and More. The Town has done business with them and he wanted to make sure there were no conflicts of interest. After review, it was found he would have to recuse himself from all matters regarding Chambers Senior Housing as well as any deliberations or discussion regarding Sawhorse Lumber and More. Also, every year, he would have to notify the town auditors.

DEPARTMENT HEAD REPORTS

Town Clerk – The monthly clerk report was read.

Water Department – All is well. There were a few water breaks. The Glenerie Water District is completed. 107 services are hooked up. 45 people applied for the lateral assistance and about half were approved.

Sewer Department – All is well.

Highway Department – Highway Superintendent Tinnie asked people not to park alongside the road when it snows so that his crew can clear the road properly.

Assessor’s Office – STAR applications are coming. Everything is moving along nicely.

Building Department – The monthly report was read.

Police Department- The monthly report was read.

APPROVAL OF MINUTES FROM PREVIOUS MEETING

Councilman Brink motioned to approve the minutes for November 7, 2005, November 14, 2005, and the November 21, 2005.

2nd by Councilman Van Kleeck

All Ayes

Councilman Brink motioned to approve the following:

ABSTRACT OF CLAIMS

December-05 FUND	ABSTRACT CLAIM #	AMOUNT
UTILITIES		
GENERAL	1201-1222	\$ 9,662.61
ULSTER WATER	1201-1207	\$ 5,726.86
HALCYON PK. WATER	1201-1202	\$ 432.64
SPRING LAKE WATER	1201-1202	\$ 95.68
BRIGHT ACRES WATER	1201	\$ 224.64
GLENERIE WATER	1201	\$ 14.04
WHITTIER SEWER	1201-1202	\$ 1,097.61
ULSTER SEWER	1201-1203	\$ 8,066.06
SPECIAL LIGHT	1201-1206	\$ 3,209.86
ALL OTHERS		
GENERAL	1201-12150	\$ 173,701.89
HIGHWAY	1201-1250	\$ 35,378.13
WHITTIER SEWER	1201-1203	\$ 120.00

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ULSTER SEWER	1201-1226	\$	27,426.92
ULSTER WATER	1201-1217	\$	5,288.60
HALCYON PK. WATER	1201	\$	25.00
SPRING LAKE WATER	1201	\$	25.00
BRIGHT ACRES WATER	1201-1203	\$	578.00
CHERRY HILL WATER	1201	\$	25.00
GLENERIE WATER	1201	\$	50.00
INSURANCE (ALL FUNDS)	1201-1217	\$	82,928.18
MEDICARE REIMB.		\$	6,099.60
ELECTIONS	1201-1202	\$	375.00
CAPITAL PROJECTS			
TRUST & AGENCY	1201-1212	\$	20,870.87
BRIGHT ACRES WATER	1201	\$	38.84
GLENERIE WATER	1201-1202	\$	350.93
EAST KINGSTON WATER	1201-1205	\$	17,748.00
WASHINGTON AVE. SEWER	1201-1203	\$	22,016.46
	TOTAL	\$	421,576.42

2nd by Councilman Van Kleeck

A Roll Call vote was taken – 4 Ayes – Council Member Wise abstained

Supervisor Wadnola read and motioned to approve the following:

PROJECT: THE DENTIST OFFICE
RESOLUTION OF SITE PLAN APPROVAL
Town of Ulster Town Board

WHEREAS, the Town Board has received an application for site plan approval from Dr. Alan Abolafia, for the purpose of erecting a dental office on a site located at 1733 Ulster Avenue (S-B-L: 39.019-3-21); and

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

WHEREAS, In accordance with Chapter 145 of the Town Code, the Planning Board reviewed said application on November 17, 2005, and recommended to the Town Board that the application be approved; and

WHEREAS, under Section 239 l and m of the General Municipal Law, the County of Ulster Planning Board has recommended certain required modifications regarding building location, cross-easements, landscaping plans and lighting; 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;

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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 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 145 of the Town Code with the following conditions:
 - a. Cross-easements to the adjacent properties to the north and south shall be indicated on the plans.
 - b. Detailed utility plans shall be approved by the Town Engineer and Sewer and Water Departments.
3. The recommendations of the Ulster County Planning Board are addressed as follows:
 - a. The recommendations regarding a landscaping plan and provision of cross-easements are accepted and are incorporated in the approved plans.
 - b. The parking lot has been relocated outside of the sewer easement. However, relocation of the building so as to require a variance is not deemed appropriate and lighting levels as proposed are deemed adequate. Therefore these recommendations are over-ridden by a majority plus one vote of this Board.
 - c. A copy of this resolution shall be transmitted to the Ulster County Planning Board within 30 days.

2nd by Council Member Wise
A Roll Call Vote was taken – All Ayes

Supervisor Wadnola read and motioned to approve the following resolution:
**IN SUPPORT OF THE EXTENSION OF THE SETTLEMENT AGREEMENT WITH
ULSTER ACQUISITIONS, LLC AND ULSTER ACQUISITIONS II, LLC FOR THE
NEXT FOUR YEARS.**

WHEREAS, the Town of Ulster entered into tax pilot agreement on July 2, 2001, and

WHEREAS, the agreement was in effect for the 2001, 2002, 2003, 2004 and 2005 assessment rolls and is due to expire on December 31, 2005, and

WHEREAS, Ulster Acquisition I, LLC and Ulster Acquisitions II, LLC have requested the pilot

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agreement be extended for the 2006, 2007, 2008 and 2009 assessment rolls, and

WHEREAS, Ulster Acquisition I, LLC and Ulster Acquisitions II, LLC have executed the said tax pilot to the letter, and

WHEREAS, the pilot agreement has allowed for positive economic development and job creation in the Town of Ulster, and

NOW THEREFORE BE IT RESOLVED, the Town Board of the Town of Ulster authorizes the assessor, James F. Maloney, IAO to extend the agreement as currently negotiated with Ulster Acquisition I, LLC and Ulster Acquisitions II, LLC for the 2006, 2007, 2008 and 2009 assessment rolls.

2nd by Councilman Artist

A Roll Call Vote was taken – All Ayes

Supervisor Wadnola read and motioned to approve the following:

RESOLUTION TO AMEND THE 2006 BUDGET OF THE GLENERIE WATER DISTRICT

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

WHEREAS, The Town Board is responsible for the operation of all special districts in the Town and,

WHEREAS, The 2006 Budget of the Glenerie Water District needs to be amended to reflect changes in the following revenues and appropriations.

REVENUES

SW6-1001	Real Property taxes changed from \$148,894.06 to \$124,546.06
SW6-5990	Approp. Fund Balance changed from 0.00 to \$20,263.00

APPROPRIATIONS

SW6-9795.400	Interfund Loan changed from \$24,348.00 to 0.00
SW6-9950.900	Transfer Capital Project changed from 0.00 to \$20,263.00

Total Budget Revenues and Appropriations changed from \$170,734.06 to \$166,649.06

2nd by Council Member Wise

A Roll Call Vote was taken – All Ayes

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Supervisor Wadnola read and motioned to approve the following:

WHEREAS, The Center for Prosthetic & Orthotic Design, Inc. specializes in the fabrication, fitting and delivery of custom made prosthetic (artificial limbs) and orthotic (braces for the body) devices in Lake Katrine, and

WHEREAS, The Center for Prosthetic & Orthotic Design, Inc. employs five people in 2005, and

WHEREAS, physical problems prevented The Center for Prosthetic & Orthotic Design, Inc. from remaining at 1900 Route 9W, and

WHEREAS, The Center for Prosthetic & Orthotic Design, Inc. attempted to relocate in the Town of Ulster in 2005 and could find no comparable space, and

WHEREAS, the Town Board has heard public comments that extraordinary circumstances existed to warrant the relocation of The Center for Prosthetic & Orthotic Design, Inc. into the Kingston/Ulster Empire Zone.

NOW, THEREFORE, be it hereby:

RESOLVED, that the Town of Ulster consents to the relocation of The Center for Prosthetic & Orthotic Design, Inc. from the Town of Ulster to the Kingston/Ulster Empire Zone.

2nd by Councilman Brink
All Ayes

Supervisor Wadnola read and motioned to approve the following:

**RESOLUTION TO APPROVE A FIVE YEAR CONTRACT FOR THE TOWN OF
ULSTER DEPARTMENT HEADS**

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

WHEREAS, The Town Board has completed the negotiating process with the Department Heads of the Town of Ulster for a five year contract governing the years 2005 to 2009 and,

NOW THEREFORE, Be It Resolved that the Town Board approved the Department Head Contract for the years 2005 to 2009.

2nd by Councilman Artist

There was a discussion among the Town Board about the timing of the contract on whether it should be acted on now or left to the next Town Board. Councilman Van Kleeck stated that he was not against the agreement but felt it was more appropriate for the incoming Town Board to handle. Council Member Wise concurred. Councilman Artist stated that he had acted on all the other agenda matters and didn't see a reason to delay the matter.

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Margaret Marino as Tax Collector from 1990-2005

Paula Leonard as Town Justice from 1978-2005

Frederick Wadnola as County Legislator & Councilman and Supervisor from 1976-2005

Councilman Brink motioned to adjourn the meeting at 8:05 PM

2nd by Councilman Van Kleeck

All Ayes - Supervisor Wadnola was absent

Respectfully submitted by

Jason Cosenza, RMC

Ulster Town Clerk