

ULSTER TOWN BOARD WORKSHOP
OCTOBER 2, 2006 AT 7:00 PM

CALLED TO ORDER BY SUPERVISOR WOERNER, CHAIRMAN at 7:00 PM

SALUTE TO THE FLAG

ROLL CALL BY CLERK

TOWN COUNCILMAN CRAIG ARTIST
TOWN COUNCILMAN DAVID BRINK
TOWN COUNCILMAN JOEL B. BRINK
TOWN COUNCILMAN ROCCO SECRETO
SUPERVISOR NICKY B. WOERNER

COMMUNICATIONS

Supervisor Woerner announced that the Shuster Association sent the town the Sottile Blvd. Extension finding statement. Mr. Shuster asked the Town Board to review the document so that the situation can be acted on at the October 16, 2006 meeting.

Supervisor Woerner reported that he has received a correspondence from the Town Justices that they have received a grant in the amount of \$7,100.00 for a metal detector and a ballistic security window to be installed in the Court Clerk's Office. The supervisor will be discussing the optimal set up with the Police Department and will forward his findings to the Buildings and Grounds Committee.

Supervisor Woerner motioned to authorize the Ulster Justice Department to purchase the necessary equipment to accept credit cards and for the Town Supervisor to sign any necessary documents with NFL Court Systems to accept credit card payments.

2nd by Councilman Artist

All Ayes

Proposed Formation of an Economic Development Board.

Supervisor Woerner reported that he would like to form an Economic Development Board that will act as a liaison with the various local government agencies to help acquire and file paperwork. He will create a written outline and document to present to the Town Board to review at the October 16, 2006 meeting and then the Town Board could take it from there.

The Tentative Budget for 2007.

Supervisor Woerner announced that the tentative budget has been given to the Town Clerk and distributed to the Town Board Members. The public hearing for the budget will most likely be November 6, 2006.

Proposed Formation of Hazard Mitigation Plan Committee.

Supervisor Woerner reported that at the last meeting, the Town Assessor requested that the Town form a Hazard Mitigation Plan Committee to qualify for future disaster relief funds.

Supervisor Woerner motioned to appoint James Maloney, James Corrigan, and Captain David Allen as the Town's Hazard Mitigation Plan Committee

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2nd by Councilman Artist
All Ayes

Supervisor Woerner motioned to go into executive session to discuss a pending litigation issue in the East Kingston Water District at 7:16 PM

2nd by Councilman Artist
All Ayes

The floor was opened to questions before executive session.

Donald Wise, Zoning Board Chairman, reported that Mark Kaiser was appointed as a Zoning Board Member (June 5, 2006) and has not attended one meeting.

Supervisor Woerner will refer the matter to the Town Attorney for an official opinion.

Supervisor Woerner motioned to go into executive session to discuss a pending litigation issue in the East Kingston Water District at 7:24 PM

2nd by Councilman Artist
All Ayes

Executive session ended at 7:43 PM – no action was taken

Supervisor Woerner reported that there are five residents in the Cherry Hill Water District that would like to connect to the district. He received a petition that he has forwarded to the Town Attorney. He will forward it to Town Water Committee. Any cost incurred will be paid by the individuals connecting to the district.

Supervisor Woerner opened the Public Hearing on the proposed Quick Chek on Washington Avenue and Sawkill Road at 7:45PM.

Jennifer Porter, a representative of Quick Chek, stated that the project has several applications before the Zoning Board of Appeals that look favorable. The anticipated approvals will be incorporated in their final site plan. The project has changed its appearance based on recommendations. They requested that the Town Board keep the hearing open until the October 16, 2006 meeting. They also requested a negative declaration.

The project engineer explained that there are currently seven drive-ways that will be consolidated into two right in/right outs with concrete dividers. The site is set up to reduce water flow and meet MS-4 requirements. There are several signs to be posted with one being a free standing sign. Light will be a shoe box fixture with the light shining down. The landscaping will be greatly improved as most of the land now is open clay.

Summary of questions and answers:

Councilman Joel Brink - Where will the trucks park when pumping the fuel to the fuel tanks?

What can you do to reduce cars driving thru from Sawkill Road to Route 28?

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Representative - The trucks will fuel during off hours as per company policy at the designated areas. They are looking to put speed bumps and or walkways to slow traffic down to make it inconvenient to cut through.

Councilman Secreto – Did the project include the fencing as he recommended around the recess in the ground?

Representative – No. the recess was made even more gradual.

Donald Wise – Why is the back of the building facing Route 28?

Supervisor Woerner stated that it is the result of planning process and review.

Frank Almquist – Requested the project use brick rather than vinyl siding and stone to be more conforming to the area.

A gentleman from the audience – What provisions are being taken for the fuel being stored in the ground to protect the environment since this is a low area that water flows to?

Representative - The tanks meet all federal and state requirements for installation and quality control. A SEQRA form was filed for the fuel tank.

Supervisor Woerner motioned to close the public hearing at 8:11 PM

2nd by Councilman Joel B. Brink

All Ayes

Supervisor Woerner motioned to appoint Councilman Craig Artist as acting chairman of the Town Board in the absence of the Deputy as he abstained from presiding over the meeting.

2nd by Councilman Joel B. Brink

All Ayes

Councilman Artist opened the public hearing on the proposed Birches at Chambers Senior Housing Complex, at 8:13 PM

Stephanie Kresser – Is Chambers favoring a positive or negative SEQRA Declaration?

Councilman Artist – That is pending the advice of council.

Orvil Norman – Is in favor of the project. “Old folks” need a place to live. He worked in the Office For the Aging and saw the need.

A gentleman from the audience – Felt a building of that size is not in character with the area.

Alice Tipp – Is in favor of the project. She submitted a letter for the record.

Peggy Kelly – Stated she was under the impression that this would be low income housing. She is not against senior housing. She would like the housing needs of the town seniors to be met first before they take in non-residents.

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Chris Kresser – Reported that there were several people ticketed for speeding on Lawrenceville Street and that a speed problem exists. Requested a list of the number of tickets issued for the September 11, 2006 from the Town Police Department.

Edward Fox – Stated that he was concerned about the increase in traffic in the area. Inquired if there were any density studies or reports. Did they meet the town's density requirements?

Gentleman from audience – Most of the homes in the area are single story and requested that the project be single story too as a compromise for the area.

Angelo Iacono – He submitted a petition of 104 people who were in favor of the project.

Donald Wise – Was concerned that the town procedures were being circumvented by not having the project come before the Town Zoning Board. He requested Town Council opinion on the project.

Councilman Artist stated that Special Council for the project was on vacation, but when she returns, he will have her render an opinion.

Renno Budziak - Felt the project was out of character for the area and that the purpose of the zoning law is to protect people's investments and the character of the area. This is an encroachment upon that purpose and requested the Town Board uphold the law. Upon the local law for Senior Housing, the law's intention clearly states that the housing is for seniors who do not need assistance. This project is for the frail elderly who will need assistance.

Ed Fox – Does the PILOT program offer any taxes up front? Can the property use change and the PILOT program continue?

Assessor James Maloney - No money is given up front. The PILOT goes with the property, not with the ownership.

Councilman Artist stated he would refer the change of use question to special council for the project.

Stephanie Kresser – Is this project not going to the Town Zoning Board?

Councilman Artist – Yes. Special Council will render an opinion on why it is not going to Zoning as per the request of Mr. Donald Wise.

Chris Kresser – What is money being paid for the phase one PILOT program? Requested the Town to pass a positive declaration to ensure that all the residents' concerns are addressed.

Assessor James Maloney – The amount is around \$37,000.

John Miggins – The only people in favor of the project are the people who don't live in the area and the Chambers residents. Feels that the project should go before the Zoning Board of Appeals for approval.

Joe Fassbender – inquired why phase 2 is not going through the Zoning Board of Appeals? It does not comply with anything. He is concerned about the decline of the quality of life with the proposed project.

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Amy Corelle – Suggested that the Town consider changing the project’s design to single story cottages.

Stephanie Kresser – Inquired what Councilman Artist’s opinion of the project is. Councilman Artist stated that his opinion was not up for discussion and will be given when the project comes to a vote. The purpose of this hearing was to listen to the public and their concerns to help form the council’s opinion. The project has a long way to go before it comes to the Town Board to vote. There is the Town and County Planning Board process.

Anthony Johnson – Felt that there is no transfer of information between the Town Board and the public and this is frustrating.

Renno Budziak – Inquired if Larry Kithcart was involved in the project. Felt the project needs to go through a SEQRA process as there are too many questions. Who is managing the project? It is not the Kingston Housing Authority. Councilman Artist stated that he does not know, as that does not involve the project design.

Stephanie Kresser – When do the answers to the questions come forward? Where is the special council?

Councilman Artist – Special Council for this project is on vacation. It is not for the town to know the financial information of any individual or project.

Gentleman from audience – What is the size and scope of the project and its projection for the Town Treasury?

Town Assessor James Maloney stated that he was unable to answer that question at this time as he was waiting for information from the developer to make that determination.

Councilman Secreto motioned to adjourn the Public Hearing at 9:06 PM

2nd by Councilman David Brink

All Ayes

Councilman Artist relinquished the chair to Supervisor Woerner.

Councilman Artist motioned to appoint Town Assessor, James Maloney, as the Town liaison to the Sawkill Watershed Alliance to provide GIS data as needed.

2nd by Councilman Secreto

All Ayes

Town Assessor James Maloney thanked the Town Board for the formation of the Hazard Mitigation Plan Committee. He reported that he had a final meeting with SEMO and FEMA for \$20,000 of disaster relief.

Renno Budziak – Requested elevation drawings for the Phase 2 Chambers Housing Project.

Chris Kresser – Submitted a petition with 82 signatures against the Phase 2 Chambers Housing Project.

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Supervisor Woerner motioned to adjourn the meeting at 9:20 PM
2nd by Councilman Artist
All Ayes

Respectfully Submitted by
Jason Cosenza, RMC FHCO
Ulster Town Clerk