

ULSTER TOWN BOARD
APRIL 16, 2007 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 - Absent

TOWN COUNCILMAN JOEL B. BRINK – Absent

TOWN COUNCILMAN ROCCO SECRETO

SUPERVISOR NICKY B. WOERNER

Supervisor Woerner announced that there have been some additions and changes to the Town Board Agenda. Mr. Todd Diorio from the Local Labor #17 was not able to come to the meeting tonight to discuss the apprenticeship program resolution, due to the weather. Mrs. Metzger will offer a presentation of the Kiwanis's Flag Day Parade. Furthermore, there are budget modifications that need to be acted upon.

Mrs. Barbara Wise inquired about the Town having a credit card on the town abstract. She was not in favor of the Town Board sending the Deputy Supervisor to the Association of Towns' Conference since he has a small role in government.

Supervisor Woerner stated that the Deputy Supervisor has responsibilities in his absence and the board approved his attending the conference.

Mr. Joe O'Brien – Stated that he had spoken about the flooding conditions of the Esopus Creek several times over the years to the Town Board. Since the 209 Bridge/overpass was added, located near the Town Hall, there have been two islands that have developed and grown. There is a lot of debris in the creek. He would like the Army Corp. of Engineers to do something physical to solve the problem to clean the creek.

APPROVAL OF MINUTES FROM PREVIOUS MEETING

Supervisor Woerner motioned to approve the minutes of March 5, 2007, March 19, 2007 and April 2, 2007.

2nd by Councilman Secreto

Three Ayes – Councilman Joel B. Brink and David Brink were absent.

COMMITTEE REPORTS

Councilman Secreto reported, from the Personnel Committee, that Frank Ritte has been transferred from the Transfer Station to the Robert E. Post Park to work. The Transfer Station job was posted.

Councilman Secreto motioned to hire James Brown as a part-time worker, 20 hours a week, at the Town Transfer Station at \$8.50 an hour. He will work Tuesday, Friday and Saturday. Further, he motioned to hire Frank Rittie, as a Group Leader at the Robert E. Post Park, at \$9.00 an hour for forty hours a week (as a seasonal employee). Both jobs would be effective April 17, 2007.

2nd by Councilman Artist

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A Roll Call Vote was taken – 3 Ayes – Councilman Joel B. Brink and Councilman David Brink were absent.

Councilman Secreto motioned to rehire Richard Metzger, as Rider Park Group Leader, at \$9.00 an hour and Jack Scheffel and Becky Vogt at \$8.50 an hour as park attendants.

2nd by Councilman Artist

A Roll Call Vote was taken – 3 Ayes – Councilman Joel B. Brink and Councilman David Brink were absent

Councilman Artist reported from the Building and Grounds Committee that the basement of the Town Hall had some flooding due to the water coming in from the handicap ramp on the side of the building. The Police department is addressing this issue.

Councilman Secreto reported that all the pictures in the Town Hall meeting room have been removed for safety reasons for the court, as a person can take a frame off the wall and use it as a weapon. The pictures will be reframed by the Historic Committee and properly mounted so that the pictures can't be taken off the wall very easily. While the pictures are down, the Alternative Sentence Program will send people to repaint the Town Hall. The Alternative Sentence services have been used to rake leaves around the Town Hall.

Councilman Secreto reported from the Finance Committee that the abstract was reviewed on Friday to accommodate Councilmen Joel B. Brink and David Brink as they had vacation plans. He thanked Mr. Nelson White for reading off the numbers at the meeting and the Town Office Staff for their work.

Councilman Secreto reported from the Highway Committee, that the committee would like to thank the Highway Department for their hard work on installing and fixing the docks at Rider Park.

Supervisor Woerner reported from the Water and Waste Water Committee that the Ulster Sewer District had a forced sewer main break on Esopus Avenue. It has been plugged and will be fixed when the weather clears. The Whittier Treatment Plant is being monitored as the weather is causing flooding conditions.

Councilman Secreto reported under the Insurance and Safety Committee that the committee has reviewed Mrs. Heather Cosenza's request for a school crossing guard for Crosby School by Fairdale Avenue. It was his observation that there wasn't a need for one.

Councilman Secreto reported from the Parks & Recreation Committee that the Town held an Easter Egg Hunt on the Miller School property and it was a great success. He thanked the Crosby Kiwanis K-kids, the Ulster PBA and Detective Reynold's daughter Erin and his wife Mary Secreto for stuffing 1200 eggs with candy. He further reported that there are summer park jobs available and people can submit their applications for them.

Councilman Artist reported under the Information Service Committee that Building Department is reviewing a software upgrade. He plans to look at incorporating the tax collector's software

into the Town Clerk's Office. There is no update for any computer service agreement.

DEPARTMENT HEAD REPORTS

Town Assessor – James Maloney reported that the tentative assessment roll is being filed. The roll will be filed by May 1 as required by law.

Building Department – The monthly building department report was read.

Councilman Secreto inquired about the status of “Clark’s property”, as he had received a complaint and the Ulster Avenue Garage.

Mr. Martin Petersen reported that a notice of violation was sent out to the owner of the Clark Property and the Ulster Avenue Garage is pending a site plan.

Mr. Petersen will review the complaint about trailers being on the Walker’s property (off of Sawkill Road).

Supervisor Woerner requested that Mr. Petersen, at a later point in time, give him an update on Stan’s Used Furniture on Ulster Avenue, about the site’s fire compliance situation.

Mr. Martin Petersen reported that he is working on resolving the problems on the Helmich property, on North Drive.

Town Clerk – Mr. Jason Cosenza reported that the referendum to increase the term of office from two year terms to four for the offices of Town Clerk, Town Highway Superintendent and Town Supervisor has been filed with the County Board of Elections. He further notified them that the tax office had been abolished and that the position was removed from the ballot. The Town Board’s lead agency resolution for Memorial Drive was filed with the DEC and the County Planning Board. His office has been busy digitally archiving town records. He reported that he will be at the NYS Town Clerk’s Conference for the May 1, 2007 meeting but his Deputy Carol Bauer will cover.

Highway Department – Mr. Frank Petramale reported that Highway Superintendent Tinnie has been busy with the flooding situation, inspecting the roads and was unable to be at the meeting. He further reported that the sewer break on Esopus Avenue has been plugged and will be fixed when the weather clears.

Councilman Secreto thanked the Highway Department for their work on installing the fences at the Orlando Street Ball Field.

Police Department - The monthly Police report was read by Chief Watzka.

Councilman Secreto motioned to approve the following:

ABSTRACT OF CLAIMS

April 2007	ABSTRACT	
FUND	CLAIM #	AMOUNT
UTILITIES		
GENERAL	401-422	12,685.18
ULSTER WATER	401-406a	4,738.02

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HALCYON PK. WATER	401	611.69
SPRING LAKE WATER	401-403	340.80
BRIGHT ACRES WATER	401	418.93
GLENERIE WATER	401	15.17
WHITTIER SEWER	401-403	3,028.40
ULSTER SEWER	401-403	8,020.36
SPECIAL LIGHT	401-406	3,307.57
ALL OTHERS		
GENERAL	401-4136	145,285.75
HIGHWAY	401-447	43,416.26
WHITTIER SEWER	401-404	1,005.74
ULSTER SEWER	401-420	11,824.89
ULSTER WATER	401-427	15,223.37
HALCYON PK. WATER	401-403	4,957.27
SPRING LAKE WATER	401-403	29,123.30
BRIGHT ACRES WATER	401-404	2,504.82
CHERRY HILL WATER	401-403	11,816.27
GLENERIE WATER	401-402	5,594.31
EAST KINGSTON WATER	401-402	936.18
INSURANCE (ALL FUNDS)	401-419	101,034.29
CAPITAL PROJECTS		
TRUST & AGENCY	401-420	14,233.46
DRAINAGE PROJECTS	401	29,496.01
EAST KINGSTON WATER	401	1,980.26
WASHINGTON AVE. SEWER	401	10,812.00
TOTAL		\$ 462,410.30

2nd by Councilman Artist

A Roll Call Vote was taken – 3 Ayes – Councilman Joel B. Brink and Councilman David Brink were absent

Supervisor Woerner moved to approve the following as submitted:

Budget Modifications:

General Fund Modify Appropriation A8020.405 (Comprehensive Planner) to be funded through A5110 (Approp.Reserve-Comprehensive Plan) payments to Planit Main St. for Feb.Out-of-Pocket Expenses and March services respectively \$947.16 and \$1,080.00

\$2,027.16

General Fund Modify Appropriation A7140.200 (Equipment) to be funded through A5110 (Aprop.Reserve-Biddy Basketball) payment to Anaconda Sports for shirts,sweatshirts and basketballs.

\$751.00

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General Fund	Modify Revenue A1289 (other Gen.Dept.Income) and Appropriation A3120.101 (O.T. Wages)Special Task Force O.T. reimbursed by Hudson Valley Mall for Jan. 07	\$2,429.35
General Fund	Modify Revenue A2680 (Insur.Recoveries) and Appropriation A3120.421 (Veh.Maint.) check from GMAC Insurance, loss date 3/4/07M.Sutton	4018.56
General Fund	Modify Revenue A2770 (MiscRevenue) and Appropriation A3120.431 (Detective Division) photo request from 99 Restaurant	\$84.00
Ulster Sewer	Modify Appropriation SS2-8130.400 (Plant Improvement) to be funded through SS2-5110 (Approp.Reserve) payment to Harkins Meshanical for air blower and pre-engineered building, final payment	\$12,705.00

2nd by Councilman Artist

A Roll Call Vote was taken – 3 Ayes – Councilman Joel B. Brink and Councilman David Brink were absent

Privilege of the floor - Mrs. Pat Metzger

Mrs. Metzger requested permission from the Town Board for the Kiwanis to use the Ulster Town Hall to end the Town's Flag Day Parade on June 10, 2007

Supervisor Woerner motioned to approve Kiwanis's request for use of the Town Hall for the Flag Day Parade.

2nd by Councilman Secreto

3 Ayes – Councilman Joel B. Brink and Councilman David Brink were absent

Memorializing resolution prohibiting Native American Casinos in the Town of Ulster.

Supervisor Woerner stated that he would like to propose sending a memorializing resolution to the NY State Legislation and to the Ulster County Legislation not to take away the Town's Home Rule in making a decision about whether the Town would allow a Native American Casino in the Town of Ulster. He is against the concept of a casino in the area, but he feels the town should be able to make the decisions on what is best for the town. He recommended holding a public hearing for this resolution. He is in favor of a public referendum.

Councilman Secreto feels that if a casino is proposed that a public referendum should be held.

Councilman Artist agreed with the home rule concept but is against the memorializing resolution as they do nothing and have no "teeth". He does not want to discuss the issue until a project comes before the Town Board.

Supervisor Woerner suggested that the Town Board wait until Councilmen Joel B. Brink and Councilman David Brink are present to have further discussions.

Flooding Conditions in the Town.

Supervisor Woerner reported that he received information from Arthur Snyder, Ulster County Emergency Management Director, about the current situation of the Town. He issued a state of emergency at 12 PM for the Town. There was flooding in the town and other areas that were expected to get flooded. Creeks Locks Road was closed due to the flood. The Bloomington Fire Department had to evacuate one person from their home. There was flooding in the Winnie Mobile Home Park. The creek is expected to crest at 8 AM tomorrow in the morning. The flooding is expected to be less than in 2005. There was a break on Esopus Ave. in the Ulster Sewer District. The Town hopes to get reimbursed from FEMA for the repair. The line has been plugged to prevent further problems and after the flood resides, the town can repair it. Further when the floods clear, the town can gain a better assessment of damages incurred.

James Maloney, the Flood Coordinator, reported that the property damage forms will be on the Town Website (as well as other information).

Councilman Artist stated that this is his third flood and he has become educated in this and feels the town has become better prepared. He thanked the supervisor for putting the emergency management team together and further thanks all the participants: The firefighters, the police, the water, waste water and highway departments.

Transition plan for the combining of the Tax Collector and Clerks Office.

Supervisor Woerner appointed Councilman Secreto, Councilman Artist, Town Clerk Cosenza, Tax Collector Hendrick, and the staff from both offices to form a transition plan.

Resolutions: Authorizing the Kingston School District to use Town Voting Machines for their 2007 Elections and Budget Vote.

Councilman Secreto reported that the Town will not be charged by the Kingston City School District for the use of the basketball courts for the Town's biddy basketball league, as there is an in-kind service agreement with Town, where the town hosts a salt shed at the Highway Complex for the School District.

Councilman Secreto moved to allow the Kingston School District to use the town's voting machines for the May 15, 2007 election.

2nd by Councilman Artist

3 Ayes – Councilman Joel B. Brink and Councilman David Brink were absent

Supervisor Woerner opened the public hearing for the Draft Comprehensive Plan for the Town of Ulster at 8:07 PM

Robert Barton – Feels the proposal is long overdue. He is concerned about the interconnections (page 100) between subdivisions (developments) that will lead to increased traffic flow in existing residential areas. He would like to have the current developments grandfathered in so

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future developments could not be piped in.

He was further concerned about where the Town Hall should be centered and where it would be located. If the Town is going to make changes to the Town Hall then a plan should be in place to determine if it is beneficial or if the Town should get a new building.

Mr. Robert Mitchel – Asked that the Town Comprehensive Planning Committee be introduced.

Supervisor Woerner announced John R. Morrow, Town Comprehensive Committee Chairman, and Alan J. Sorensen, the Consultant and Town Planner, from Planit Main Street, were present.

Mr. Ronald Lynn – Voiced his concern about the activity and growth of the Kingston-Ulster Airport off of state Route 32 that is creating disturbances in his neighborhood and feels that this will become worse with the proposed comprehensive plan. He was told that there would never be helicopters or jets used at this airport and they are present. He is concerned about improving the quality of life for the current residents.

Mark Wildonger, a planner for Scenic Hudson - read his presentation into the record (see attached).

Tom Kacandes, a representative for Tech City – read a letter from Alan Ginsberg into the record (see attached).

Mr. Harv Hilowitz, from the Teicher Organization – Inquired if the current projects will be grandfathered in as there would be changes to their plan that will need to be addressed. He asked the board to review some of the requirements as there will be additional cost brought by developers with some of the policies suggested.

Mr. Alan Sorensen, the Town Planner – Stated that the current projects will use the current laws. The Comprehensive Plan is the first step in the process of change. The next step is to review the zoning and incorporate the plan. As the laws change, the applications submitted will have to follow them.

Mr. Steven Engelhardt – He thanked everyone involved in this process of developing the Comprehensive Plan. He expressed concern for protecting ground water resources. He suggested that the Town pass legislation to not only regulate them, but add additional protections and improvements. Protection of natural resources ranks very high with the town. He wants to prevent any disturbances to the environmentally sensitive areas of the town and feels that there should be area protection zones.

Mr. Reno Budziak – He thanked the comprehensive committee for their work on this project. He is concerned about residential areas maintaining their character and the fact that growth was focused on municipal serviced areas with the plan to expand these boundaries. He suggested limiting this growth, or reduce the density count, so commercial properties don't encroach on the residences. He inquired how this mixed housing plan would impact the area. Another concern he has is that there should be a plan in place to retain the younger generation.

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Supervisor Woerner – Reported that he believes there is a section that offers density bonus for affordable housing to encourage the people to stay in the area.

Mr. Alan Sorensen, the Town Planner - He stated that, in other areas, the mixed use concept is popular. It provides protections to the existing single family housing neighborhoods and offers a transition from commercial districts to residential. There is a need for all the opportunities for income ranges in the area. The plans suggests pursuing Office for Small City government grants to fix up housing and offering first time home owner loans.

Mr. Frank Catria – He expressed his concern about the quality of life for residents and suggested that something be put in the plan to prevent further airport expansion. He is concerned about increasing density calculations in the current residential areas. He feels this is a dangerous idea.

Supervisor Woerner closed the public hearing at the 8:45 PM

Supervisor Woerner motioned to set a Public Hearing for Tuesday, May 1, 2007 at 7:30 PM for a second public hearing for the Town Comprehensive Plan.

2nd by Councilman Artist

3 Ayes – Councilman Joel B. Brink and Councilman David Brink were absent

Supervisor Woerner moved that the Town forward a copy of the Town Comprehensive Plan to the Ulster County Planning Board for review

2nd by Councilman Artist

3 Ayes – Councilman Joel B. Brink and Councilman David Brink were absent

Robert Barton – He inquired about why the Town only got 3% of the monies from the state, according to a recent newspaper article, where several other towns received much more when the Town generates the most sales tax.

Supervisor Woerner stated that the town has received money from Senator John Bonacic that's probably not included in those figures. He has not received any monies requested from Assemblyman Kevin Cahill. The sales tax issues need to be brought up by Legislator's Brian Cahill and Michael Berardi.

Mr. Robert Mitchell – He feels that Mr. Frank Koenig, a former Kingston City Mayor, outsmarted the County on getting the City the sales tax many years ago.

Mr. Keith G. Mack – Inquired about the status of his request for the town to combine culverts along his property to channel water to the existing stream to prevent to water dumping on his property. His property is located on Hurley Avenue next to Coleman Catholic High School (see – March 1, 2004 Town Board Minutes).

Councilman Artist stated that the Town Board direct Mr. Maloney to prepare a map showing where all the culverts, drainage and wet lands are before the town takes any action. There was a discussion of the matter between Mr. Mack, the Town Board and the Town Attorney Andrew Zweben. It was suggested that Mr. Mack have his attorney contact the Town Attorney to discuss the matter.

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Heather Cosenza spoke in favor of the town hiring a school crossing guard for a trial period at Fairdale Avenue. She feels that, because there is no school crossing guard, parents feel it is an unsafe area to allow their children to walk. The school has 44 walking students.

David Olsen – He spoke in favor of the Town addressing the water issue for Mr. Keith Mack, as his property borders his. The water flow has notably increased since he bought the property eight years ago.

Mrs. Karen – Reported there was a problem with the Eddyville Corporation posting their property in the Eddyville area.

Supervisor Woerner stated that he would set up a meeting with her, the corporation owner, Attorney Andrew Zweben, who represents the company in this case, and himself. He will discuss with them the potential of posting the property and setting up a small recreation park.

Supervisor Woerner motioned to adjourn the meeting at 9:10 PM

2nd by Councilman Artist

3 Ayes – Councilman Joel B. Brink and Councilman David Brink were absent

Respectfully Submitted by
Jason Cosenza, RMC
Ulster Town Clerk

Scenic Hudson, Inc.

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Statement of

**Mark Wildonger
Planner
Scenic Hudson, Inc.**

**Draft Comprehensive Plan
Town of Ulster**

April 16, 2006

Good evening. My name is Mark Wildonger. I am a planner for Scenic Hudson. I would like to take this opportunity to thank the town board for allowing us to comment on the draft comprehensive plan.

We strongly support the recommendation to initiate a Local Waterfront Revitalization Program. An LWRP is not only a great tool that can not help guide potential revitalization of the waterfront, but also helps pay for improvements through State grants. An LWRP will help in natural resource protection, public access, and economic development of the Rondout and Hudson River.

Currently there is no specific waterfront zone. We recommend that the Comprehensive Plan speak to the need to reevaluate the zoning districts so the zoning and comprehensive plan or vision of the community are consistent and can be realized. The Hudson River is an asset of the Town and should be enjoyed by the entire community.

We are very encouraged that the plan recommends that a Ridge Overlay Protection Zone be implemented in the zoning code. Not only does it seek to protect the ridgeline, but it also emphasizes the need to steer development off the ridge and to lands that are best suited for development. As the plan states, it will “protect the Town’s scenic views, rural-community atmosphere, and natural quality” – in essence, the Town’s character. The Overlay will also protect the steep slopes, wetlands and the hydrology which would otherwise be damaged if development were to occur. We support mandating a Visual Assessment Addendum to a SEQRA EAF be completed for any development within the district.

Scenic Hudson strongly supports the plan’s provision that encourages the use of cluster subdivisions to retain large tracts of open space and farm. Furthermore, we recommend that cluster subdivision be either mandated or incentivized through density bonuses. The use of cluster subdivisions augments the recommendations, such as creating an agricultural district and discouraging the extension of water/sewer lines to those areas, which help to keep existing farmland in agricultural production.

The Town's recreation and open spaces are assets that should be acknowledged in the Plan. We support the Plan's recommendation for the creation of an Open Space Master Plan which would include bike and pedestrian paths, and especially the study into the feasibility of developing a linear trail along the Hudson River. However, we are concerned with the recommendation for expanding regional snowmobile trails within the Town. Such trails are not only detrimental to the environmental, but also an inappropriate use for the character of the Town.

Scenic Hudson also supports the use of an aquifer protection overlay district in all land use decision making. To further protect the water resources of the Town, we recommend that conservation easements and other land use tools be mandated through an ordinance to create riparian buffer zones along the Esopus and Rondout creeks.

Concerning the community facilities section, the plan should recognize that the Town of Ulster is a municipal separate storm sewer systems (MS4) community. The plan should incorporate meeting these MS4 requirements into its goals.

We strongly support the provision of encouraging Leadership in Energy and Environmental Design (LEED) techniques in the design, construction, and operation of new buildings in the Town. We also urge the committee to encourage to the greatest extent possible, if not, mandate the use of "green infrastructure" or low impact development" (LID) techniques to protect and enhance water resources as a cost effective and environmentally beneficial means of handling stormwater. The goal of LID practices or green infrastructure is to reduce runoff speed, reduce runoff volume and improve water quality. The use of green infrastructure aims to address stormwater at its source – and keep it on-site instead of piping it, treating it and sending it off-site, essentially as wastewater. By addressing runoff close to the source, LID can lower site infrastructure costs, reduce land clearing and grading costs and protect land and water resources. We can provide the committee additional information on Low Impact Development Practices for Stormwater Management and Green Infrastructure at your request.

The plan should identify wastewater goals, including but not limited to, the need to address the infiltration and inflow problems in the Whittier Sewer District prior to allowing additional development. We are also greatly concerned about the creation of the new Washington Avenue sewer district by which the Town has contracted with the City of Kingston to purchase 75,000gpd of capacity from the City of Kingston Sewer District. The capacity of the City of Kingston wastewater plant and its ability to handle increase flows are questionable. Presently there are no modifications or improvements are planned for the wastewater plant. We are concerned that additional flows to this facility can lead to the degradation of water quality.

We are encouraged by the recommendations in this plan and look forward to working with the Town to help implement these measures. Thank you again for this opportunity to comment on the draft comprehensive plan.

A.G. Properties of Kingston, LLC
TechCity Properties, Inc.
300 Enterprise Drive
Kingston, NY 12401-7004

Tel: 845-383-0400
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E-mail: info@techcity.net



April 16, 2007

Comprehensive Planning Committee
Town of Ulster Town Hall
1 Town Hall Drive
Lake Katrine, NY 12449

Re: Comments on Draft Comprehensive Plan – March 19, 2007

Dear Chairman Morrow and Committee Members:

As the owner and management respectively of the TechCity property, we are writing to commend the Town, the Comprehensive Planning Committee and their Consultant for their work on the Draft Comprehensive Plan. In our review of the Draft Plan we are encouraged to see that the document presents a cohesive vision for the Town's future development, and sets forth implementation strategies with material and measurable goals to assure that the vision becomes a reality.

In particular, we commend the Committee on their recognition of the significance that the TechCity parcels' revitalization and redevelopment will play in the Town of Ulster's future development. The Committee's broad vision for the future improvement of the TechCity site is crucial in order to provide the flexibility necessary for planning creatively for the re-use of a long underutilized property. Since the site is so large, it offers great potential for several innovative and combined land uses. As you are aware, our sites have excellent utility services, including water, sewer and direct access to Route 209. The type of enlightened and collaborative planning discussed in the Draft Plan will serve to enhance the contribution of the site to the region and confirms the Town's commitment to well-planned economic development as part of a vibrant and desirable community.

The Draft Plan also recognizes that increasing globalization and complex market conditions require greater cooperation at all levels of government for the Town of Ulster to remain competitive in attracting the best land uses. The Draft Plan provides a clear commitment to the required level of readiness, flexibility, proactive planning and marketing to achieve success. We support opportunities for cooperative public/private partnerships. As one example, we would welcome the consideration of a Transportation Improvement District that included TechCity and provided the resources for improved access to the site and connections with the surrounding area. As an initial project we are prepared to participate with the Town and County in the beautification of Enterprise Drive to act as a stimulus for attracting new companies to the Town and to the TechCity site.

Website: www.techcity.net

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We take this opportunity to confirm to the Town, the Committee, and the public, that we are committed to the renaissance of the TechCity properties for the long term, in full recognition of the challenge and teamwork that will be required. A site of this magnitude and complexity cannot be redeveloped independently by either the site owner or the government, but requires a dynamic collaboration between the public and private sectors.

We pledge our active cooperation as the community finalizes and implements the Draft Plan. As a first step in that cooperation, we would like our professional team to meet with the Committee to share the ideas we have developed this past year through our own planning and market research on the best possible future uses for our site. We believe that the results of these professionally developed planning options will be helpful to the Committee in fine-tuning or expanding the text of the Draft Plan prior to its formal adoption. We also confirm my willingness to participate with the Committee in the further detailed studies necessary to implement the Plan. For example, we support an active community dialogue where stakeholders can discuss various development scenarios with meaningful green building design standards and renewable energy production that will establish the future TechCity one of the finest projects in the Hudson Valley.

The Draft Comprehensive Plan is the foundation for a new era for the Town of Ulster. We look forward to working with the Committee and the Town to move the Plan from vision to reality and we stand ready to meet with you and your professionals to further discuss any of these matters.

We appreciate your courtesy in establishing this forum to enable us to bring our thoughts to your attention. We look forward to continuing to work with the Committee as it proceeds through the review process.

Very truly yours,

Alan Ginsberg
Owner

Tom Kacandes
Director of Business Development