

ULSTER TOWN BOARD WORKSHOP
SEPTEMBER 4, 2008 AT 7:00 PM

CALLED TO ORDER BY SUPERVISOR WOERNER, CHAIRMAN

SALUTE TO THE FLAG

ROLL CALL BY CLERK

TOWN COUNCILMAN DAVID BRINK
TOWN COUNCILMAN JOEL B. BRINK
TOWN COUNCILMAN ERIC KITCHEN
TOWN COUNCILMAN ROCCO SECRETO
SUPERVISOR NICKY B. WOERNER

COMMUNICATIONS – none

Discussion - Town Bidy Basketball League

Councilman Secreto reported that the Town's Bidy Basketball League is into its 3rd year. They are planning to rent two basketball courts at a reduced cost, from the YMCA. He added that he and Councilman David Brink each personally purchased a scoreboard for the league to lower its expenses. This year, the teams will have NBA style uniforms. The league is run through private donations at no cost to the town.

Regarding request for a Mobile Home Permit for Vincent Guido Jr. on Old Flatbush Road.

Mr. Vincent Guido Jr. briefed the Town Board on his application for a mobile home outside of a mobile home park. A discussion followed as to the procedures in filing and the handling of an application, along with the history of the law. Town Attorney Zweben noted that the application was not complete as it is missing a letter of approval from the Board of Health for the well and septic, as required by law. The case for zoning violations in regard to the property has been settled by plea in the Town Court. Building Inspector, Paul Economos was not present to render any opinions or make a determination for the property.

Councilman Kitchen motioned to approve a special permit to be issued to Vincent Guido Jr., to allow a single mobile home to be located at 151-159 Old Flatbush Road, SBL 48.16-1-22, pending a letter of approval from the Board of Health to be submitted to the Town within seven days.

There was no second.

The motion failed.

Authorizing the Supervisor to execute all documents and submit a grant application to the Office of Court Administration for Court improvements and enhancements.

Councilman Secreto motioned to authorize the supervisor to execute all documents pertaining to a grant application to the Office of the Court Administration for the court improvements and enhancements for the 2008 year
2nd by Councilman David Brink

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All Ayes

7:15 PM - Public hearing for the proposed Shop Rite Plaza

Supervisor Woerner opened the public hearing at 7:30PM

An overview of the project for the Shoprite property was given. The property owner wishes to improve the site and install several buildings on the property. A central road way will be installed, starting across from the Dena Marie Plaza entrance going straight across to Home Depot to improve traffic flow. The buildings proposed are for dry goods stores. A proposed Sonic Restaurant is the only signed tenant. Various adjustments and pad site improvements were made. The project has gone to the Town and County for review and everyone has a favorable view. There was a lighting problem where the county wanted the site to lower the current light fixtures and add more. The owners feels that it will be too expensive for something that already exists, offers little improvement and is not a green incentive, as more energy used to add lighting to cover for the loss of the height. Shoprite plans to reface the front of the building. They have an option to expand the building later. An overview of the Sonic restaurant history, menu and type of dining was given. It is planned to be a car hop and will be the first one in NY State. They want to build their site first, as the construction will take place in phases. A traffic study was performed and an amendment was offered by the town's engineer that is still being worked on. There are four buildings proposed. The buildings can be arranged to house multiple stores. Councilman Kitchen and Joel Brink expressed concern that the traffic will back up on 9W at the right turn out only exit by the Red Lobster restaurant. There are no plans to install a traffic light to remedy this issue as it is design mainly for a delivery truck exit. A memorandum of agreement for sidewalks has been established. An overview of the internal sidewalks was given and a pedestrian plan was included on the site plans. Councilman David Brink is concerned about people walking between buildings where the roadway is planned. A crash gate will be installed at the old connection between the Home Depot and the Shoprite parking lot. Town Attorney Zweben reported that people are pulling up to the Home Depot through this area and stealing merchandise. Home Depot requested the change and this is one of the reasons why the entrance is being moved. The buildings will be assessed and included on the tax roll once the building is completed. There are stop signs at every intersection of the plan and the roads are all offset to accommodate the traffic.

Mr. Robert Barton expressed a concern about the grading and seeing the oncoming traffic near the Red Lobster entrance on Miron Lane. He also was concerned about people parking and unloading on the center road that connects at Miron Lane across from the Dena Marie Plaza entrance to Home Depot.

Councilman Secreto motioned to adjourn the public hearing at 8:13 PM

2nd by Councilman Joel B. Brink

All Ayes

Councilman Joel B. Brink moved to approve the Negative SEQRA for the proposed Shoprite Site Plan with the condition that the amended traffic study be accepted by the Town Engineer.

2nd by Councilman David Brink

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A Roll Call vote was taken – 4 Ayes – 1 Nay by Councilman Kitchen

Councilman David Brink moved to approve the proposed Shoprite Site Plan with the conditions that the Town override the County Planning Board recommendations for lowering the lighting, as the Town Board believes the current lighting fixtures are adequate, pending the final approval of the County Highway Department for the traffic and storm water issues, pending the approval of the Water and Waste Water Department Heads, pending the approval of the Town Engineers for storm water, and approval from the town attorney for acceptable easements.

2nd by Councilman Secreto

Councilman Kitchen requested that the Town Board hold off on the site plan approval until the outstanding conditions are met.

A Roll Call vote was taken – 4 Ayes – 1 Nay by Councilman Kitchen

Councilman Joel B. Brink motioned to adjourn the meeting at 8:18 PM

2nd by Councilman Secreto

All Ayes

Respectfully Submitted by
Jason Cosenza, RMC FHCO
Ulster Town Clerk