

ULSTER TOWN BOARD WORKSHOP  
APRIL 1, 2010 AT 7:00 PM

**CALLED TO ORDER BY SUPERVISOR QUIGLEY, CHAIRMAN at 7:06 PM**

**SALUTE TO THE FLAG**

**ROLL CALL BY CLERK**

TOWN COUNCILMAN JOEL B. BRINK  
TOWN COUNCILMAN ERIC KITCHEN  
TOWN COUNCILWOMAN CRIS HENDRICK  
TOWN COUNCILMAN JOHN MORROW  
SUPERVISOR JAMES QUIGLEY 3<sup>rd</sup>

**DEPARTMENT HEAD REPORTS**

Highway Department – Highway Superintendent, Frank Petramale, reported that his department handled 32 inches of snow this season. He was able to save money in overtime costs due to overlapping shifts. He has been busy with the street sweeping schedule. He is reviewing the list of drainage projects for this year. The paving schedule is on the Town's website. They are currently finishing up the park projects. He has received a permit from the DEC for the installation of a fishing platform at Robert E. Post Park. The town was able to save money on the cost of rock by using natural stone that is available at the park. The Transfer Station was inspected and passed with high marks.

Water Department – Paul Vogt, Town Water Superintendent, reported that all is running well. Water meters were read and bills are being sent out.

Waste Water - Waste Water Superintendent, Corey Halwick, reported that all the sewer systems are running satisfactorily. They are performing their operation maintenance.

Town Assessor – James Maloney reported that his office has been busy with the exemption process for taxes. He is working on the May 1 tentative tax roll. He is looking to bring to the Town Board some policies and procedures to review for the building department.

Director of Recreation – Jeffrey T. Hayner reported that the Bidy Basketball program has finished. They held a successful banquet. They held a well attended Easter Egg Hunt. He has received approximately 50 applications for summer camp counselor jobs. They had found some adult fitness equipment from last year that needs to be set up at the Robert E. Post Park. A shed was donated to the Summer Camp Program from an Eagle Scout Project.

Town Clerk – Mr. Jason Cosenza reported that the office is busy with the town fees and tax collection process.

**Discussion and Vote Relating to Site Plan Amendment Regarding Stormwater System at Chambers II Senior Housing Project**

Renno Budziak, the Town Planning Board Chairman, reported that Chambers II Project wants to replace the retention pond with an underground holding tank. This would be safer, as there will be no holes in the ground and the space can be utilized for landscaping. The tanks are accessible to be cleaned out. It will also keep trash from accumulating in the retention pond. The Planning Board feels that this is an improvement in the site plan and is recommending approval.

Town Attorney Jason Kovacs read the Town Planner's opinion. He recommends approval subject to the condition that three (3) trees and six (6) shrubs be planted in the triangular open space that will be created north of the StormTech Underground Chamber System.

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The floor was opened to the public.

Mr. Edward Fox inquired as to the purpose of changing the retention pond to an underground storage tank system. Mr. Douglas, the project's engineer, stated that when the hole was dug, the enormity of its size was realized. The approval for the drainage was before the Town Board because it was a week before the Town's Planning Board Meeting. A discussion followed pertaining to the 55 ft. turnaround for fire trucks. Supervisor Quigley will compare his documents with Mr. Fox's records. Mr. Fox requested any voting members of the Town Board who have a conflict of interest, or have worked for the developer, to abstain from voting. Supervisor Quigley suggested that if there were any issues or conflict of interest in a vote, the Town has an Ethics Committee that any person can turn to.

Councilman Joel B. Brink motioned to accept the recommended modifications to the Chamber Housing, Phase II, Storm Water Plan as submitted with the condition that three (3) trees and six (6) shrubs be planted in the triangular open space that will be created north of the StormTech Underground Chamber System.

2<sup>nd</sup> by Councilwomen Hendrick

A Roll Call Vote was taken – All Ayes

**Resolution authorizing the Town Board to be the lead agency for environmental review for White Castle, 1399 Ulster Avenue, Kingston, NY**

Councilman Morrow motioned for the Town to declare lead agency for the environmental review for White Castle, 1399 Ulster Avenue, Kingston, NY

2<sup>nd</sup> by Councilwoman Hendrick

All Ayes

Planning Board Chairman Renno Budziak stated that the Planning Board is aware of traffic flow problems on the site and this site plan offers an opportunity to offer a significant improvement to address this issue.

**To authorize the Highway Superintendent to attend the Association of Towns Annual School for Highway Superintendents, June 7th-9th**

Councilman Brink motioned to authorize the Highway Superintendent to attend the Association of Towns Annual School for Highway Superintendents, June 7th-9th

2<sup>nd</sup> by Councilman Morrow

All Ayes

**To schedule a public hearing for a special permit application for Aunt Jenn's Learning & Day Care, 927 Orlando St., Kingston**

Councilman Kitchen moved to set a public hearing at 7:30 PM on April 15, 2010 for a special permit application for Aunt Jenn's Learning & Day Care, 927 Orlando St., Kingston.

2<sup>nd</sup> by Councilman Morrow

All Ayes

**Review and discussion on financing the completion of the Town of Ulster Senior Center**

Supervisor Quigley reported that the budget for constructing the Town Senior Center was \$688,000.00. The town received a grant for \$300,000 for construction of the building. The Town financed the building by bonding \$200,000. \$24,000 was paid from the Town General Fund and another \$10,000 grant was received for furnishing the building. This leaves a shortfall of \$154,000 to finish the project. He suggested that the Town take that amount from the Landfill Closure Money. The town has an obligation to pay the contractor at finish and it is estimated that the job will be finished within the next 45 days.

Councilman Morrow motioned to take up to \$154,000.00 from the Landfill Closure Fund to finish the construction of the Town of Ulster Senior Center.

2<sup>nd</sup> by Councilman Brink

A Roll Call Vote was taken – Four Ayes – 1 Nay by Councilwoman Hendrick

**Hire Park Attendant**

Councilman Kitchen moved to hire Frank Rittie as a Park Attendant, a seasonal position of 40 hours a week, at a pay rate of \$10.00 an hour effective April 19, 2010

2<sup>nd</sup> by Councilman Brink

All Ayes

**HUD Hearing**

Councilwoman Hendrick moved to set a public hearing at 7:45 PM, April 15, 2010 to review ideas suggested from the previous HUD Hearing

2<sup>nd</sup> by Councilman Morrow

All Ayes

**The Floor was open to the public for comment**

Mr. Robert Barton inquired about the Town's Safety Net Costs to the County for social services and requested that the town get its own zip code. He inquired about the status of the Chambers Housing certificate of occupancy (CO).

Supervisor Quigley stated that Safety Net costs for 2008 and 2009 will be under review. There have been no official back charges. The County is now checking the addresses of participants to ensure accurate billing. Councilman Morrow reported that, during the Town's master plan development, the zip code issue was discussed and the Kingston Post Master stated that there was no desire to change the system. The Chambers Housing Project (Phase 2) has been issued a temporary certificate of occupancy, with a full CO being issued when all the conditions are met.

Mr. Vincent Guido inquired if the underground waste water tanks for Chambers Housing Phase II can be cleaned out or have someone clean them when they are full?

Mr. Renno Budziak, the Town Planning Board Chairman, reported that the tank has a compartment that allows it to be cleaned out.

Mr. Edward Fox inquired if the questions and concerns pertaining to safety were resolved in regard to Chamber Housing Phase II when issuing their temporary CO.

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Supervisor Quigley reported that Councilman Morrow and the town Fire Inspector performed a walk through of the place and all those issues were addressed. A discussion was initiated by Mr. Fox about the site plans being changed without public review and them being approved without following the town zoning code.

Mr. Ron Rosen inquired if anyone is checking on who is moving into these buildings because people other than seniors may be living there. Is there a barrier in place between the project and the residents?

Supervisor Quigley stated that he has talked to a lot of the proposed tenants when they inquired about the date the CO will be issued and they all seem to be legitimate seniors. The town code includes disabled people. There is no way to enforce residency requirements. Town Assessor Maloney reports a 6 foot fence will be installed on the property line. The supervisor will have a discussion with the developer about increasing the size of the fence.

Mrs. Lorraine Rosen inquired when the caretaker cottage for the Chambers Project was changed from a one story to a two story building. She also reported that the building looks too close to the property line.

Supervisor Quigley stated that a legal opinion was rendered that the developer didn't have to come back to the Town Board to add a second story. They will check the property's setbacks before they issue a CO.

Mr. Nelson White requested that the public hearing be scheduled earlier to allow the people to get their business performed faster so they don't have to wait through the whole meeting.

Supervisor Quigley called the HUD public hearing to order at 8:14 PM

Mr. Mark Blauer, the town grant writer, gave an overview of the HUD program. This hearing is to solicit suggestions on public projects. These ideas are then reviewed by the Town Board and a decision is made on what to pursue. He suggested that the Town apply for a drainage project for the Glenerie area because they have major drainage problems and they already have an income survey that would qualify them. He also has a letter from the health department in favor of this project and a petition from the residents. He has reviewed the proposed projects for the Whittier Sewer District, but they are not income eligible at this time.

Highway Superintendent, Frank Petramale spoke in favor of this drainage project. He has recent photos of the problems that need to be addressed.

Mrs. Pat Metzger suggested expanding some of the water districts like East Kingston Water District further down Route 32.

Mr. Blauer stated that, due to the small number of people who would benefit from this grant, it wouldn't be competitive.

Mr. Renno Budziak request furthered clarification about the proposed drainage project. A discussion followed and those items will be addressed at the following hearing when the project is reviewed. The costs are being determined.

Mr. Edward Fox suggested a retaining wall be built along the Orlando Street area to help mitigate flooding in the area.

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The public hearing was closed at 8:37 PM

Councilman Kitchen motioned to adjourn the meeting at 8:39 PM  
2<sup>nd</sup> by Councilman Morrow  
All Ayes

Respectfully submitted by  
Jason Cosenza, RMC FHCO  
Ulster Town Clerk