

ULSTER TOWN BOARD WORKSHOP MEETING
MARCH 1, 2012 AT 7:00 PM

CALLED TO ORDER BY SUPERVISOR QUIGLEY, CHAIRMAN at 7 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 3rd

OPEN DISCUSSION OF AGENDA

There were no public comments.

COMMUNICATIONS

There was a communication that will be placed in the Ulster Garden's public hearing section.

COMMITTEE REPORTS

Councilwoman Hendrick reported that the Senior Committee is hosting a "Mac & Chili Fundraiser" on Wednesday, March 14th, from 4:00 PM to 7:00 PM. All the proceeds will go to their bus trip.

The Catskill Center Woodcarvers Club will be meeting at the Senior Center. The ARRP is hosting driver education classes as well. She invited any other clubs that are open to seniors to meet there. The finance software is getting better as the Town is performing the abstract. Abstract meetings are the second Monday of the month at 9 AM. The Constituent Relations Committee helped Mr. Prendergast's flooding situation (see Central Hudson License agreement). She is working on the parking problem at the Business Resource Center. The county is going to assign parking to their employees who were parking on the side streets.

Councilman Morrow reported, from the Personnel Committee, that they are working on updating the personal employee handbook. Copies of the draft handbook have been distributed. He reported on the Constituent Relations Committee that they have taken over 300 pictures of the Esopus's water turbidity.

Councilman Brink reported, from the Water and Waste Water Committee, that the East Kingston Water Tank will soon be completed. The special camera truck for the Town of Ulster Sewer Department has been ordered. He had a meeting with the Highway Superintendent, as part of the Highway Committee, to go over what needs to be done for 2012.

Cris Hendrick announced that the Town's Easter Egg Hunt will be held on Saturday, March 4, 2012, at 11:00 AM at Crosby School. The Bidy Basketball banquet will be held at the Hoe Bowl on the Hill on April 14, 2012.

Public Hearing for Millens & Sons to establish a scrap metal recycling and transfer facility at 2-4 Kieffer Lane off East Chester Street Bypass

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Councilman Morrow moved to open the public hearing for Millens & Sons to establish a scrap metal recycling and transfer facility at 2-4 Kieffer Lane off East Chester Street Bypass at 7:15 PM

2nd by Councilwoman Hendrick
All Ayes

Mr. Donald Brott, a representative for Millens and Sons, gave an overview of the project. They are proposing to demolish half the building and install a prefab fully enclosed steel structure. All the storage, processing and shipping will be performed inside the building. All the stormwater questions have been answered. They will have catch basins with oil and a debris catcher in them that they will check quarterly. They had just finished the noise study and it is within the limits of the town requirements. They will have 12 to 15 employees. The building will be nearly out of the sight line of the existing 9W landscape. The town board discussed the loudness of the equipment inside and other sites that are similar to this project. No material will be left outside. It will only process and handle what can be stored within the building. The building will not be air-conditioned and the doors will be left open. The noise study is with the doors open. The main door was reduced in size to reduce the noise level. The hours of operation will be Monday to Friday from 7AM to 4:30 PM. A discussion followed about where the storm water goes. It goes into the Town system. An exfiltration system is planned to be installed to help mitigate the excess water. A discussion occurred about the traffic study that was performed on the property. They estimate 75 customers a day plus 12 employees which is about 12 vehicles an hour.

Public Comment

Mr. Robert Barton – He requested that the Town Board send a letter to the DEC about Millens moving into the Town of Ulster and asked them not to grant any permits or allow them to operate anywhere in NYS until they completely clean up their site in the City of Kingston and resolved any of their pollution problem there. He expressed concern about promises made by the applicant about things are not going to be done. How do you guarantee nothing will get dumped in the town's storm water? He expressed concern about noise and environmental pollution. He doesn't believe that the concrete will keep their material from getting into the ground. Supervisor Quigley will seek input from the DEC.

Mr. August Wiedemann was not in favor of the proposed project because the applicant has not resolved the contamination problem at their current site in the City of Kingston. The proposed site has terrible drainage issues and this project would increase the risk of pollution. He felt that the public hearing was being rushed and all the information should be made available to the public.

Mr. Ted Shacklinski (sp?) was not in favor of the project due to the noise and dust pollution.

Mr. Nelson Hoffman was not in favor the project due the traffic, the noise and the exhaust that would be generated. He lives near the site and the diesel exhaust lingers. He suggested that they go to the City of Kingston Industrial Park or near the UC RRA on Route 32.

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Mrs. Josephine Reina was not in favor of the proposal due to the location. She expressed concern about the pollution in the drain water. She expressed that permitting require a time limit for cleaning up their old site.

A gentleman from the audience pointed out that Millens was supposed to clean up their site over 16 years ago and nothing has been done.

Mr. Ron Miller was not in favor of the project due to Millens problematic history. He doesn't see any job increases and doesn't feel that the site is a good fit for the project. There is also a drainage problem in the area.

Supervisor Quigley reported that there are solutions being sought to fix the drainage with connection to the other town drainage system.

Mr. Robert Barton asked the Town Board to use the most stringent review process possible as to prevent the developer from moving in until they have corrected their current site's problems.

A gentleman from the audience expressed concern about the traffic in that area.

Councilman Kitchen authorized the Town Supervisor to extend an invitation to the DEC in Albany so that they can attend a meeting to answer many of the questions and concerns the public brought up in this hearing and to explain the enforcement issues.

2nd by Councilwoman Hendrick

All Ayes

Councilman Morrow motioned to adjourn the meeting until a March 15, 2012 at 7:15 PM based upon the availability of the DEC to attend and answer questions with the option to set another meeting that may be more contusive to them attending.

2nd by Councilman Kitchen

All Ayes

Motion to approve USI Consulting Group to prepare a 1/1/2012 actuarial valuation that will provide GASB 45 financial information that covers FYs 2012, 2013 and 2014

Councilwoman Hendrick moved to approve USI Consulting Group to prepare a 1/1/2012 actuarial valuation that will provide GASB 45 financial information that covers FYs 2012, 2013 and 2014

2nd by Councilman Kitchen

All Ayes

Motion to authorize Town Supervisor and Highway Superintendent to sign License agreement on behalf of Town of Ulster

Councilwoman Hendrick moved to authorize Town Supervisor and Highway Superintendent to sign License agreement on behalf of Town of Ulster with Central Hudson to allow the town to run storm water drainage off their property from a town road.

2nd by Councilman Kitchen

All Ayes

Resolution to approve Change in use to allow a micro-brewery at 283 Station Hill Road

Councilman Kitchen moved to approve the following resolution:

WHEREAS, John McGovern d/b/a Rhinebeck Brewing Company has requested a Change-In-Use pursuant to Town Code Section 190-48(E) for 283 Station Hill Road, SBL 47.004-1-26 and zoned R-60, to allow the applicant to convert the existing commercial building, into a microbrewery.

NOW, THEREFORE, be it

RESOLVED, that the Town Board does hereby approve the requested Change-in-Use for 283 Station Hill Road, SBL 47.004-1-26, with the following conditions and stipulations:

- This is an Unlisted SEQR Action and a Negative Declaration is made.
- Applicant shall prepare a site plan application, short form EAF, and a site plan, and the same shall be approved by the Planning Board within ninety (90) days.

2nd by Councilwoman Hendrick
All Ayes

Resolution granting Site Plan Approval to MHMG – KM Kingston, LLC to construct a 4-story 83,440 sf medical office building

The developer gave an overview of the project. The Town had a discussion pertaining to the traffic and the number of offices in the building. Councilwoman Hendrick requested that additional traffic study be performed by another consultant as she wanted to further mitigate the traffic issues in the area. Supervisor Quigley reported that this approval is on the first phase only, any further development would still have to go through the town's planning process. Studies that have been performed will be reevaluated in those processes.

Councilman Kitchen moved to approve the following:

RESOLUTION of the Ulster TOWN OF ULSTER TOWN BOARD

**SEQR Negative Declaration
Site Plan Approval
MHMG – KM Kingston, LLC
Section-Block-Lot: 39.082-2-7.1 and 19**

WHEREAS, the Town of Ulster Planning Board and its consultant planner, Town Engineer (Brinnier & Larios, PC), Highway, Water & Sewer Departments have reviewed an application by *MHMG – KM Kingston, LLC* – seeking *Site Plan approval* to construct a 4-story 83,440 square-foot (sf) Medical Office Building (MOB), 418 associated parking spaces and

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construction of new access drives from U.S. Route 9W (Ulster Avenue) on the above referenced site; and

WHEREAS, the materials submitted in support of the Proposed Action includes:

- *Site Plan Application* prepared by Chazen Engineering & Surveying, P.C, dated 9/12/11;
 - *Written Project Narrative* by Chazen Engineering & Surveying, P.C, revised 11/2/11;
 - *Location Map and Ortho Photo* prepared by Chazen Companies dated November 2, 2011;
 - *SEQRA FULL EAF* prepared by Chazen Engineering & Surveying, P.C, revised 11/2/11;
 - *End of Field Letter Phase 1B Archeological Investigation* by Hartgen dated 10/26/2011;
 - *Endangered, Threatened & Rare Species Assessment* by Chazen Companies dated 11/2/2011;
 - *Traffic Impact Study* by John Collins Engineers, P.C. dated October 21, 2011;
 - *Map of Existing Conditions* by Chazen Engineering & Surveying, P.C, dated 10/11/11;
 - *Overall Master Site Plan* by Chazen Engineering & Surveying, P.C, dated 11/2/11;
 - *Demolition Plan* prepared by Chazen Engineering & Surveying, P.C, dated 11/2/11;
 - *Site Plan* prepared by Chazen Engineering & Surveying, P.C, dated 11/2/11;
 - *Grading Plan* prepared by Chazen Engineering & Surveying, P.C, dated 10/11/11;
 - *Utility Plan* prepared by Chazen Engineering & Surveying, P.C, dated 10/11/11;
 - *Fire Apparatus Access Plan* by Chazen Engineering & Surveying, P.C, dated 10/11/11;
 - *Landscaping Plan Demolition Plan* by Chazen Engineering & Surveying, P.C, dated 10/11/11;
 - *Lighting Plan* prepared by Chazen Engineering & Surveying, P.C, dated 10/11/11; and
 - *Site, Water, Sewer, Sediment & Erosion, Stormwater, Landscaping Details* prepared by Chazen Engineering & Surveying, P.C, dated 10/11/11.
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- *Written Project Narrative* by Chazen Engineering & Surveying, P.C, dated December 7, 2011;
 - *SEQRA Visual EAF Addendum* by Chazen Engineering & Surveying, P.C, dated 12/6/2011;
 - *Phase 1B Archeological Investigation* by Hartgen Archeological Associates, Inc. dated 12/7/2011;
 - *Map of Existing Conditions* by Chazen Engineering & Surveying, P.C, revised 12/7/11;
 - *Overall Master Site Plan* by Chazen Engineering & Surveying, P.C, revised 12/7/11;
 - *Demolition Plan* prepared by Chazen Engineering & Surveying, P.C, revised 12/7/11;
 - *Site Plan* prepared by Chazen Engineering & Surveying, P.C, revised 12/7/11;
 - *Grading, Drainage & ESC Plan* by Chazen Engineering & Surveying, P.C, revised 12/7/11;
 - *Utility Plan* prepared by Chazen Engineering & Surveying, P.C, revised 12/7/11;
 - *Fire Apparatus Access Plan* prepared by Chazen Engineering & Surveying, P.C, revised 12/7/11;
 - *Signage Plan* prepared by Chazen Engineering & Surveying, P.C, dated 12/7/11;
 - *Landscaping Plan* prepared by Chazen Engineering & Surveying, P.C, revised 12/7/11;
 - *Lighting Plan* prepared by Chazen Engineering & Surveying, P.C, revised 12/7/11;
 - *Site Details* prepared by Chazen Engineering & Surveying, P.C, revised 12/7/11;
 - *Sanitary Sewer Details* prepared by Chazen Engineering & Surveying, P.C, revised 12/7/11;
 - *Water System Details* prepared by Chazen Engineering & Surveying, P.C, revised 12/7/11;
 - *Erosion & Sediment Control Plan* by Chazen Engineering & Surveying, P.C, revised 12/7/11;
 - *Stormwater Details* prepared by Chazen Engineering & Surveying, P.C, revised 12/7/11;
 - *Landscaping Details and Notes* by Chazen Engineering & Surveying, P.C, revised 12/7/11;
 - *Section Elevations* prepared by Chazen Engineering & Surveying, P.C, dated 12/7/11; and
 - *Proposed Exterior Building Elevations* by Optimus Architecture dated November 15, 2011.
 - *Written Project Narrative* by Chazen Engineering & Surveying, P.C, dated February 16, 2012;
 - *Map of Existing Conditions* by Chazen Engineering & Surveying, P.C, revised 12/13/11;
 - *Overall Master Site Plan* by Chazen Engineering & Surveying, P.C, revised 2/16/12;
 - *Demolition Plan* prepared by Chazen Engineering & Surveying, P.C, revised 2/16/12;
 - *Site Plan* prepared by Chazen Engineering & Surveying, P.C, revised 2/16/12;
 - *Grading, Drainage & ESC Plan* by Chazen Engineering & Surveying, P.C, revised 2/16/12;

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- *Utility Plan* prepared by Chazen Engineering & Surveying, P.C, revised 2/16/12;
- *Fire Apparatus Access Plan* prepared by Chazen Engineering & Surveying, P.C, revised 2/16/12;
- *Signage Plan* prepared by Chazen Engineering & Surveying, P.C, dated 1/13/12;
- *Landscaping Plan* prepared by Chazen Engineering & Surveying, P.C, revised 2/16/12;
- *Lighting Plan* prepared by Chazen Engineering & Surveying, P.C, revised 2/16/12;
- *Site Details* prepared by Chazen Engineering & Surveying, P.C, revised 12/7/11;
- *Sanitary Sewer Details* prepared by Chazen Engineering & Surveying, P.C, revised 12/7/11;
- *Water System Details* prepared by Chazen Engineering & Surveying, P.C, revised 12/7/11;
- *Erosion & Sediment Control Plan* by Chazen Engineering & Surveying, P.C, revised 12/7/11;
- *Stormwater Details* prepared by Chazen Engineering & Surveying, P.C, revised 12/7/11;
- *Landscaping Details and Notes* by Chazen Engineering & Surveying, P.C, revised 2/16/12;
- *Section Elevations* prepared by Chazen Engineering & Surveying, P.C, dated 12/7/11; and
- *Traffic Impact Study prepared by John Collins Engineering, PC revised February 16, 2012.*

WHEREAS, the proposed Medical Office Building (MOB) is permitted-by-right subject to Site Plan approval by the Town of Ulster Town Board in accordance with the Town Code; and

WHEREAS, the Proposed Action including future planned phases of development consisting of the construction of a 14,000 sf pharmacy, 40,000 sf retail, hotel with 100 rooms, a 4,000 sf office and 3,000 sf restaurant is a *Type 1 Action* pursuant to Section 617.4(b)(6)(i) of the SEQR regulations; and

WHEREAS, the Town of Ulster Town Board was designated Lead Agency following Lead Agency Coordination commenced on September 22, 2011; and

WHEREAS, the applicant provided a Full EAF Part 1 with Full Visual EAF Addendum which assessed the full build-out of the subject site; and

WHEREAS, the Town of Ulster Planning Board and Town Board completed a Full EAF Part 2, which was used to identify potentially significant adverse impacts and required studies; and

WHEREAS, the applicant provided detailed studies based upon full build-out including a Traffic Impact Study, Stormwater Pollution Prevention Plan, Endangered, Threatened & Rare Species Assessment Report, Phase 1A and Phase 1B Archeological Field Reconnaissance, mapping of on-site wetlands, Visual EAF Addendum with cross-sections of proposed building from critical receptors along with a 20-set of Plans as listed in detail above; and

WHEREAS, the Proposed Action was referred to the Ulster County Planning Board pursuant to Section 239 l and m of NYS General Municipal Law and written comments from the UCPB were provided on December 7, 2011; and

WHEREAS, upon review of the UCPB Required Modifications, the Town of Ulster Planning Board concluded the Town Board should *override the required modification to extend the Traffic Impact Study to ten (10) years beyond the 2015 design year*; and

WHEREAS, the Town of Ulster Town Board and Town Attorney have reviewed its consulting planner's draft SEQR Negative Declaration statement along with comments of the

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Town Engineer, Highway, Water and Sewer Departments and finds the Proposed Action would not pose any potentially significant environmental impacts *based upon detailed studies provided and the mitigation measures being employed in the design of the proposed development; and*

WHEREAS, the NYSDOT has conceptually accepted the proposed driveway entrance opposite Adams Fairacre Farms and has stated in its January 12, 2012 letter it requires Town Board approval for Phase 1 of the project, which includes the main entrance on Route 9W and signal modification; and

WHEREAS, the Town of Ulster Planning Board referred this matter to the Town Board recommending a SEQR Determination of Non-Significance (Negative Declaration); and

WHEREAS, the Town of Ulster Planning Board further recommended the Town Board override of the UCPB required modification to extend the Traffic Impact Study to ten (10) years beyond the 2015 design year; and

WHEREAS, the Town of Ulster Planning Board recommended the Town Board grant Site Plan Approval to *MHMG – KM Kingston, LLC* to construct a 4-story 83,440 sf medical office building (MOB), 418 associated parking spaces and construction of new access drives from Ulster Avenue on the above referenced site subject to the conditions, limitations and restrictions set forth below.

1. Compliance with applicable zoning and building laws, rules and regulations;
2. Approval of the SWPPP by the Town Engineer;
3. Approval of the Highway Work Permit for access to and from U.S. Route 9W by the New York State Department of Transportation.
4. Approval of final detailed utility plans by the Town Engineer and Sewer & Water Departments and receipt of water & sewer permits prior to construction; and
5. All fees, including consultant fees, shall be paid.

NOW THEREFORE BE IT RESOLVED the Town of Ulster Town Board find the proposed action will not result in any significant adverse environmental impacts and hereby makes a SEQR Determination of Non-Significance (**Negative Declaration**); and

FURTHER BE IT RESOLVED, the Town of Ulster Town Board hereby *overrides the UCPB required modification* to extend the Traffic Impact Study to ten (10) years beyond the 2015 design year; and

FURTHER BE IT RESOLVED, the Town of Ulster Town Board hereby grants Site Plan Approval to *MHMG – KM Kingston, LLC* to construct a 4-story 83,440 sf medical office building (MOB), 418 associated parking spaces and construction of new access drives from Ulster Avenue on the above referenced site subject to the conditions, limitations and restrictions set forth below.

1. Compliance with applicable zoning and building laws, rules and regulations;
2. Approval of the SWPPP by the Town Engineer;

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3. Approval of the Highway Work Permit for access to and from U.S. Route 9W by the New York State Department of Transportation.
4. Approval of final detailed utility plans by the Town Engineer and Sewer & Water Departments and receipt of water & sewer permits prior to construction; and
5. All fees, including consultant fees, shall be paid.

2nd by Councilwoman Hendrick
A Roll Call Vote was taken - All Ayes

Resolution authorizing the Town of Ulster to become lead agency for the Peacebomb Honest Foods & Stuff and to be referred to the Ulster County Planning Board

Mr. Donald Brott, a representative for the developer, gave an overview of the project. Essential it is a retail nursery on Route 28. There is gravel parking. All crushing of fruits and veggies would be done inside.

Councilman Morrow moved to approve the following:

**Town Board Declaration of Intent to Be Lead Agency
Peacebomb Honest Foods & Stuff**

S-B-L: 48.13-3-16.1

WHEREAS, the Town of Ulster Planning Board and its consultant planner have reviewed an application by *Joseph Stote dba Peacebomb Honest Foods & Stuff* seeking site plan approval for the development of an 0.845-acre site to be served by on-site water supply and septic system; and

WHEREAS, the proposed project would consist of the construction of a 1,590 square foot (SF) geodesic dome greenhouse, a 1,590 square foot (sf) geodesic dome retail store, utility area and construction of a new access drive from Forest Hill Drive; and

WHEREAS, the subject site is situated within the HC-Highway Commercial District in the Town of Ulster where retail nurseries are permitted upon approval of a *Site Plan Approval*; and

WHEREAS, the materials submitted in support of the Proposed Action includes:

- *Site Plan Application* prepared by Joseph Stote, dated February 7, 2012;
- *SEQR Short EAF* prepared by Joseph Stote, dated February 7, 2012;
- *Site Plan Consent Form* prepared by Joseph Stote, dated February 7, 2012;
- *Project Narrative* by Nadine Carnie of Brinnier & Larios, P.C, dated February 8, 2012;
- *Existing Conditions Plan* by Brinnier & Larios, Engineers and LS, P.C, dated 2/2012;
- *Site Plan* prepared by Brinnier & Larios, Engineers and LS, P.C, dated February 2012;
- *Grading, Drainage and Soil Erosion & Sediment Control Plan* by B&L, PC dated 2/2012;
- *Site Plan Details* by Brinnier & Larios, Engineers and LS, P.C, dated February 2012; and
- *Proposed Sewage Disposal System* prepared by Brinnier & Larios, P.C, dated 2/2012.

WHEREAS, the Town of Ulster Town Board retains the authority to approve the site plan for this Proposed Action since more than 2,500 SF of new gross floor area is proposed; and

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WHEREAS, the Planning Board and its consulting planner have determined the Proposed Action is an *Unlisted Action* pursuant to 6NYCRR Part 617 of State Environmental Quality Review (SEQR) with the Town of Ulster Town Board, Ulster County Health Department and New York State Department of Transportation as Involved Agencies;

WHEREAS, the Planning Board has recommended to the Town of Ulster Town Board that it should declare its intent to be Lead Agency for an Unlisted Action-Coordinated review pursuant to SEQR, now therefore, be it

RESOLVED, that the Town Board of the Town of Ulster hereby declares its intent to be Lead Agency for an Unlisted Action-Coordinated review pursuant to SEQR; and it is further

RESOLVED, that the Town of Ulster Supervisor and Town Board, together with the Town of Ulster Attorney and the Town Planner, are hereby authorized to take all actions, serve all notices, and complete all documents in order to give full force and effect to this determination.

2nd by Councilwoman Hendrick
All Ayes

Resolution authorizing the Town of Ulster to become lead agency for the Grossmans Bargain Outlet and to be referred to the Ulster County Planning Board

Alan Deforrest, Town Planning Chairman, reported that this is a renovation of the front of the building and reworking of the parking area.

Councilman Morrow move to approve the following:

**Town Board Declaration of Intent to Be Lead Agency
Grossmans Bargain Outlet
S-B-L: 48.042-3-14**

WHEREAS, the Town of Ulster Planning Board and its consultant planner have reviewed an application by DHR Properties, LLC (owners) on behalf of Grossman Bargain Outlet (Tenant) seeking *Site Plan Amendment* approval to construct a 7,500 square foot (SF) addition to the existing 13,137 SF *Grossmans Bargain Outlet*, which is located at 1051 Ulster Avenue; and

WHEREAS, the subject site is situated within the RC-Regional Commercial Zoning District where a retail business is permitted by right subject to Site Plan approval; and

WHEREAS, the materials submitted in support of the Proposed Action includes:

- *Application for Site Plan Amendment* prepared by Scott Dutton, RA dated 2/7/12;
- *SEQR Short EAF* prepared by Scott Dutton, RA dated 2/7/12;
- *Existing Conditions Plan* prepared by Scott Dutton, RA dated 2/7/12;
- *New Work-Floor Plan and Elevations* prepared by Scott Dutton, RA dated 1/13/12; and
- *Preliminary Site Plan* prepared by Scott Dutton, RA dated 2/7/12.

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WHEREAS, the Town of Ulster Town Board retains the authority to approve the site plan for this Proposed Action since more than 2,500 SF of new gross floor area is proposed; and

WHEREAS, the Planning Board and its consulting planner have determined the Proposed Action is an *Unlisted Action* pursuant to 6NYCRR Part 617 of State Environmental Quality Review (SEQR) with the Town of Ulster Town Board and New York State Department of Transportation as Interested Agencies;

WHEREAS, the Planning Board has recommended to the Town of Ulster Town Board that it should declare its intent to be Lead Agency for an Unlisted Action-Coordinated review pursuant to SEQR, now, therefore, be it

RESOLVED, that the Town Board of the Town of Ulster hereby declares its intent to be Lead Agency for an Unlisted Action-Coordinated review pursuant to SEQR; and it is further

RESOLVED, that the Town of Ulster Supervisor and Town Board, together with the Town of Ulster Attorney and the Town Planner, are hereby authorized to take all actions, serve all notices, and complete all documents in order to give full force and effect to this determination.

2nd by Councilwoman Hendrick
All Ayes

Motion to Hire Ryan Watt as a Full Time Police Officer effective February 1, 2012

Councilman Morrow moved to hire Ryan Watt as a Full Time Police Officer effective February 1, 2012 at a rate pay of \$37,089 per year (as per contract)

2nd by Councilwoman Hendrick
All Ayes

**RESOLUTION AWARDDING BID FOR GLENERIE STORM DRAINAGE PROJECT –
ADMINISTRATIVE SERVICES**

Councilman Brink moved to approve the following:

**RESOLUTION AWARDDING BID FOR GLENERIE STORM DRAINAGE PROJECT –
ADMINISTRATIVE SERVICES**

WHEREAS, on January 23, 2012, the Town of Ulster Town Board published a legal notice requesting proposals for Administrative Services for New York State Homes & Community Renewal funded Small Cities CDBG project #1159PR110-11; and

WHEREAS, responses were accepted until 3:30 p.m. on February 13, 2012; and

WHEREAS, responses were to be evaluated by the Town of Ulster, due to the requirements of the Small Cities grant, based upon the following criteria and numerical point values:

- Successful background in the administration of Small Cities funded projects (40 points)

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- Comprehensive scope of services (30 points)
- Availability of Services as per Program Schedule (15 points)
- Cost of Services (15 points)
- TOTAL: (100 points), and

WHEREAS, two (2) responses were timely received by the Town of Ulster: (1) Blauer Associates, PO Box 363, Nescopeck, PA 18635, and (2) J. O'Connell & Associates, Inc., 10646 Main Street, Clarence, NY 14031; and

WHEREAS, on February 16, 2012, the Town of Ulster Town Board appointed Councilmen Joel Brink and John Morrow to review the proposals and make a recommendation to the Town of Ulster Town Board; and

WHEREAS, using the above described criteria and numerical point values, Councilmen Brink and Morrow scored Blauer Associates with 70 points and J. O'Connell & Associates, Inc. with 30 points; and

WHEREAS, Councilmen Brink and Morrow have recommended to the Town of Ulster Town Board that Blauer Associates be awarded the bid for Administrative Services in connection with New York State Homes & Community Renewal funded Small Cities CDBG project #1159PR110-11; now, therefore, be it

RESOLVED, that the Town of Ulster Town Board hereby awards, in accordance with the provisions of article 5-A of the General Municipal Law and the requirements of the Small Cities grant, Blauer Associates with the task of Administrative Services for New York State Homes & Community Renewal funded Small Cities CDBG project #1159PR110-11.

2nd by Councilwoman Hendrick
All Ayes

Laura Heady from the Hudson River Estuary Program Biodiversity Outreach Coordinator NYS DEC gave a presentation called "Wetlands"

Laura Heady, Biodiversity Outreach Coordinator for the NYS DEC, from the Hudson River Estuary Program, gave a presentation called "Wetlands". She gave an overview of what wetlands are, their types and how they benefit the public. She expressed in many instances it's less expensive for a community to maintain open space like wetlands that naturally maintain water quality, reduce runoff, or control flooding than to use tax dollars for costly engineered infrastructure projects such as water filtration plants and storm sewers. Wetlands can filter 20 to 60 percent of metals out of water. They can trap and maintain 90 percent of sediment, which is really important in trying to keep clean water systems, and they can eliminate a lot of nitrogen,

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which can be introduced by farming, so they help balance out pollutants that are introduced by different land uses. She urged the Town to consider establishing a wetlands law.

Motion to authorize the Supervisor to enter into an agreement with the City of Kingston for economic development grant money for the Hudson Landing Promenade along the Hudson River.

Councilwoman Hendrick moved to authorize the Supervisor to enter into an agreement with the City of Kingston for economic development grant money for the Hudson Landing Promenade along the Hudson River.

2nd by Councilman Brink

All Ayes

Enter into an agreement with Youth Build and the YMCA for the correction of damage done from the recent storms

Councilwoman Hendrick moved to authorize the Supervisor to enter into an agreement with the City of Kingston for economic development grant money for the Hudson Landing Promenade along the Hudson River

2nd by Councilman Brink

All Ayes

Public Comments

Mr. Ira Nussbaum spoke about several wandering subjects pertaining to government compliance.

Councilman Brink motioned to adjourn the meeting at 9:07 PM

2nd by Councilman Kitchen

All Ayes

Respectfully Submitted by
Jason Cosenza, RMC FHCO
Ulster Town Clerk