

ULSTER TOWN BOARD MEETING  
MARCH 6, 2014 AT 7:00 PM

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

**SALUTE TO THE FLAG**

**ROLL CALL BY CLERK**

TOWN COUNCILMAN JOEL B. BRINK  
*TOWN COUNCILMAN ERIC KITCHEN - absent*  
TOWN COUNCILMAN JOHN MORROW  
TOWN COUNCILMAN ROCCO SECRETO  
SUPERVISOR JAMES QUIGLEY 3<sup>rd</sup>

**PUBLIC COMMENT**

There was no public comment.

**COMMUNICATIONS**

There were no communications to report.

**COMMITTEE REPORTS**

Councilman Secreto reported from the Highway Committee that the 2014 paving schedule has been made available to the town.

**Motion authorizing the Supervisor to sign an engagement letter with Tabner, Ryan and Keniry, LLP for Town of Ulster Tax Certiorari Matters for 2014 at the rate of \$175.00 per hour**

MOTION: Councilman Brink  
SECOND: Councilman Morrow

Town Councilman Brink	- Aye
<i>Town Councilman Kitchen</i>	- <i>Absent</i>
Town Councilman Morrow	- Aye
Town Councilman Secreto	- Aye
Supervisor Quigley	- Aye

CARRIED

**Motion authorizing the Supervisor to sign an engagement letter with Van DeWater and Van DeWater, LLP for Town of Ulster Tax Certiorari Matters for 2014 at the rate of \$200.00 per hour**

MOTION: Councilman Morrow  
SECOND: Councilman Brink

Town Councilman Brink	- Aye
<i>Town Councilman Kitchen</i>	- <i>Absent</i>
Town Councilman Morrow	- Aye
Town Councilman Secreto	- Aye

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Supervisor Quigley - Aye

CARRIED

**Motion authorizing the Supervisor to sign the Application of Supervisor For Extension of Time For Collection of Taxes to the Commissioner of Finance of the County of Ulster until June 1, 2014**

MOTION: Councilman Secreto  
SECOND: Councilman Brink

Town Councilman Brink - Aye  
*Town Councilman Kitchen - Absent*  
Town Councilman Morrow - Aye  
Town Councilman Secreto - Aye  
Supervisor Quigley - Aye

CARRIED

**Discussion on the renewal of the Contract for Fire Protection Services to be provided by the Bloomington Fire Company to the Town of Ulster for the Eddyville Fire Protection District for the years 2015-2017**

The Town Board had a discussion on the rate increase to the Eddyville Fire Protection District by the Bloomington Fire District that exceeds the tax cap. It was mentioned that Spring Lake Fire District may be able to provide fire protection for less. Members of the Town Board would talk to the Bloomington Fire Company to see what cost they could control.

**Proposed Cell Phone Usage Policy**

This proposed policy is for review for input from the Town Board and Department Heads.

**Authorization for the Police Department to Purchase a Finger Printing Device**

MOTION: Councilman Secreto  
SECOND: Councilman Morrow

Town Councilman Brink - Aye  
*Town Councilman Kitchen - Absent*  
Town Councilman Morrow - Aye  
Town Councilman Secreto - Aye  
Supervisor Quigley - Aye

CARRIED

**Motion to authorize the Supervisor to sign the Stipulation of Settlement by and between the Town of Ulster and the Town of Ulster PBA and Stacey Hommel**

MOTION: Councilman Morrow  
SECOND: Councilman Brink

Town Councilman Brink	- Aye
<i>Town Councilman Kitchen</i>	- <i>Absent</i>
Town Councilman Morrow	- Aye
Town Councilman Secreto	- Aye
Supervisor Quigley	- Aye

CARRIED

**Resolution Granting Special Permit for Kingston Area Soccer League [recreational facility at Route 32 and Kukuk Lane]**

**SPECIAL PERMIT APPROVAL  
Kingston Area Soccer League  
Lands of Sykes-Ulster LLC  
S-B-L: 39.16-4-1.100**

**WHEREAS**, the Town of Ulster Planning Board and its consultant planner have reviewed an application by Kingston Area Soccer League seeking Special Permit approval to allow a recreational facility (two regulation soccer fields and related ancillary facilities) on a 13.3 acre property within the Town of Ulster; and

**WHEREAS**, the subject site is situated within the Office / Manufacturing District in the Town of Ulster, where recreational facilities are allowed subject to Special Permit approval by the Town Board pursuant to Chapter 190 of the Town of Ulster Town Code; and

**WHEREAS**, the Planning Board considered the application materials submitted by the applicant and recommended this matter should be referred to the Town Board for the purpose of scheduling a public hearing on this matter; and

**WHEREAS**, the Town Board held a public hearing on this matter on February 20, 2014 during which no public controversy was raised concerning the proposed action, and

**WHEREAS**, the Town Board has determined it has complied fully with the procedural requirements of Part 617 of the State Environmental Quality Review (SEQR) Law; now, therefore, be it

**RESOLVED**, that based upon its review of the application, and its own independent analysis of the proposed action, and comparison with the Criteria for Determining Significance found at 6 NYCRR Part 617.7, the Town Board hereby finds that the granting of the Special

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Permit constitutes an action which will not have a significant impact on the environment and therefore does not require preparation of a Draft Environmental Impact Statement; and, be it further

**RESOLVED**, that this Determination of Significance shall be considered a Negative Declaration made pursuant to Article 8 of the Environmental Conservation Law; and, be it further

**RESOLVED**, that this matter is referred back to the Town of Ulster Planning Board for further proceedings consistent with this resolution, and, be it further

**RESOLVED**, the Town of Ulster Town Board hereby issues a SEQR Negative Declaration and grants Special Permit approval to Kingston Area Soccer League subject to the conditions, limitations and restrictions set forth below.

1. All fees, including consultant fees, shall be paid.
2. Compliance with all applicable zoning and building laws, rules, and regulations.
3. Final Site Plan Approval by the Town of Ulster Planning Board.

MOTION: Councilman Brink  
SECOND: Councilman Secreto

Town Councilman Brink	- Aye
<i>Town Councilman Kitchen</i>	- <i>Absent</i>
Town Councilman Morrow	- Aye
Town Councilman Secreto	- Aye
Supervisor Quigley	- Aye

CARRIED

**7:15 – Public Hearing for a Proposed Local Law Design Guidelines for Commercial Districts**

Town Attorney Jason Kovacs reported that this law is designed to guide the future development in commercial districts. There are options for the Town Board to wave requirements. This would not affect existing property owners.

Councilman Brink moved to open the public hearing at 7:20 PM  
2<sup>nd</sup> by Councilman Brink

Town Councilman Brink	- Aye
<i>Town Councilman Kitchen</i>	- <i>Absent</i>
Town Councilman Morrow	- Aye

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Town Councilman Secreto - Aye  
Supervisor Quigley - Aye

CARRIED

**Public Comment**

Mr. Andrade Dyane inquired if the proposed law was available online for public review. Supervisor Quigley reported that it was on the Town's website.

Councilman Secreto moved to close the public hearing at 7:23 PM  
2<sup>nd</sup> by Councilman Brink

Town Councilman Brink - Aye  
*Town Councilman Kitchen - Absent*  
Town Councilman Morrow - Aye  
Town Councilman Secreto - Aye  
Supervisor Quigley - Aye

CARRIED

**7:45 - Proposed Local Law No. Enhancement Plan U.S. Route 9W Corridor Enhancement Plan**

Councilman Morrow moved to open the public hearing at 7:24 PM  
2<sup>nd</sup> by Councilman Brink

Town Councilman Brink - Aye  
*Town Councilman Kitchen - Absent*  
Town Councilman Morrow - Aye  
Town Councilman Secreto - Aye  
Supervisor Quigley - Aye

CARRIED

Town Attorney Jason Kovacs reported that this law is designed to offer design suggestion along the Route 9W Corridor. Suggestions range from lights to landscaping to offer a more aesthetic area for commerce.

**Public Comment**

Mr. Michael Berardi spoke in favor of the plan. He suggested that the property owners be responsible for the maintenance of the sidewalks.

A discussion occurred about sidewalk maintenance in the Township. The people are responsible for sidewalks, but it is much easier for the Highway Department to maintain. Town Assessor Maloney suggested that the Town create a sidewalk improvement district and pass the cost onto

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the property owners.

Mr. Richard Metzger complained about snow being moves from one property to another where the county has to move it. He expressed concern about signs being placed on poles in the area. A discussion occurred about the railroad crossing area.

Mrs. Kathryn Moniz, the Town's Building Inspector, would review the local laws about the signs.

Councilman Brink moved to recess the meeting for four minutes at 7:41 PM  
2<sup>nd</sup> by Supervisor Quigley

Town Councilman Brink	- Aye
<i>Town Councilman Kitchen</i>	- <i>Absent</i>
Town Councilman Morrow	- Aye
Town Councilman Secreto	- Aye
Supervisor Quigley	- Aye

CARRIED

Councilman Morrow moved to resumed the meeting at 7:45 PM  
2<sup>nd</sup> by Councilman Brink

Town Councilman Brink	- Aye
<i>Town Councilman Kitchen</i>	- <i>Absent</i>
Town Councilman Morrow	- Aye
Town Councilman Secreto	- Aye
Supervisor Quigley	- Aye

CARRIED

Councilman Brink moved to close the hearing meeting at 7:46 PM  
2<sup>nd</sup> by Councilman Councilman Morrow

Town Councilman Brink	- Aye
<i>Town Councilman Kitchen</i>	- <i>Absent</i>
Town Councilman Morrow	- Aye
Town Councilman Secreto	- Aye
Supervisor Quigley	- Aye

CARRIED

**PUBLIC COMMENT**

There was no public comment.

Councilman Morrow moved to adjourn the meeting at 7:47 PM  
2<sup>nd</sup> by Councilman Secreto

Town Councilman Brink	- Aye
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<i>Town Councilman Kitchen</i>	- <i>Absent</i>
Town Councilman Morrow	- Aye
Town Councilman Secreto	- Aye
Supervisor Quigley	- Aye

CARRIED

Respectfully Submitted by  
Jason Cosenza, RMC FHCO  
Ulster Town Clerk