

ULSTER TOWN BOARD MEETING
APRIL 3, 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 - absent
TOWN COUNCILMAN ROCCO SECRETO
SUPERVISOR JAMES QUIGLEY 3rd

PUBLIC COMMENT

There was no public comment.

COMMUNICATIONS

There were no communications to report.

Discussion on the opening dates of the Town Parks

The Town Parks will be open May 1, 2014 to October 31, 2014, from 9 AM to 7 PM and after May 31, from 9 AM to 9 PM.

MOTION: Councilman Secreto

SECOND: Councilman Brink

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

CARRIED

Motion to approve the hiring of three seasonal employees for the Parks & Recreation Department

Frank Rittie as Park Superintendent for Post Park at \$11.00 an hour, effective April 14, 2014

Trenton Kitchen as Park Attendant for Post Park at \$9.00 an hour, effective April 14, 2014

Richard Metzger as Park Attendant for Rider Park at \$10.00 an hour, effective April 12, 2014

MOTION: Councilman Secreto

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SECOND: Councilman Brink

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

CARRIED

Motion to authorize the Supervisor to attend the NYS GFOA seminar on April 3rd and 4th in Albany, NY at a cost of \$165

MOTION: Councilman Secreto
SECOND: Councilman Brink

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

CARRIED

Motion to authorize the Supervisor to sign the engagement letter for services by Toski and Co, PC to the Town Clerk/Receiver of Taxes for the year ended December 31, 2013 at a cost of \$2,900.00

MOTION: Councilman Secreto
SECOND: Councilman Brink

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

CARRIED

Discussion and Approval for Hungerford & Terry, Inc. Engineers to do a survey of plant operations of the TOU Water Plant on Forging Place Road

MOTION: Councilman Brink
SECOND: Councilman Secreto

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

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Town Councilman Morrow - Absent
Town Councilman Secreto - Aye
Supervisor Quigley - Aye

CARRIED

Resolution Authorizing Acceptance of Drainage Easement from Ronald J. Augustine & Michael P. Augustine to the Town of Ulster [25 Brabrant Road]

WHEREAS, the Town Superintendent of Highways has requested an easement for drainage purposes from the following property owners:

PROPERTY OWNER	SBL	CONSIDERATION
Ronald J. Augustine & Michael P. Augustine	25 Brabrant Road 48.14-3-4	\$0.00

WHEREAS, said easements have been offered by said property owners to the Town, and

WHEREAS, the Town Board of the Town of Ulster is desirous of accepting said offered easements on behalf of said Town, and

WHEREAS, the Town Board of the Town of Ulster has examined said instruments and finds the consideration described above to be fair and reasonable for the value of such taking,

NOW, THEREFORE, BE IT RESOLVED that the Town Board of the Town of Ulster does hereby accept easements from the above-listed property owners in accordance with the terms and conditions contained in said instruments and directs that the same be recorded in the Office of the Clerk of the County of Ulster, the fee for said recording to be borne by said Town.

MOTION: Councilman Secreto
SECOND: Councilman Brink

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

CARRIED

Resolution Authorizing Site Plan Approval for Apollo Group, LLC dba All Space Storage, 1693 Ulster Avenue, Lake Katrine, NY

Site Plan Amendment Approval

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Apollo Group, LLC dba All Space Storage
1693 Ulster Avenue (U.S. Route 9W)
S-B-L: 39.19-3-24

WHEREAS, the applicant – *Apollo Group, LLC dba All Space Storage* – submitted an application seeking *Site Plan Amendment* approval for the construction of an 18,000 square foot (sf) climate-controlled building, along with the construction of associated access drives, site lighting and stormwater treatment facilities on the subject site, which is located at 1693 Ulster Avenue; and

WHEREAS, pursuant to Chapter 145 of the Town Code, the Proposed Action is subject to Site Plan review and approval by the Town of Ulster Town Board since the Proposed Action involves more than 2,500 sf of new building area; and

WHEREAS, the application materials in support of the Proposed Action include:

- *Written Narrative for All Space Storage* by Rodney Morrison, Principal dated 12/27/13;
- *Site Plan Application* prepared by Darin Page – Apollo Group, LLC dated 12/23/13;
- *Site Plan Consent Form* prepared by Darin Page – Apollo Group, LLC dated 12/23/13;
- *SEQR Short Form EAF* prepared by Kelly Libolt – Page Park Associates dated 1/2/14;
- *Topographic Survey* prepared by Vincent P. Ausfeld, P.L.S, dated November 7, 2013;
- *Master Plan Sheet* prepared by LRC Group, Engineering dated January 1, 2014;
- *Site Plan Sheet* prepared by LRC Group, Engineering dated January 1, 2014;
- *Grading & Drainage Plan Sheet* prepared by LRC Group, Engineering dated 1/2/14;
- *Erosion & Sediment Control Plan* prepared by LRC Group, Engineering dated 1/2/14;
- *Lighting Plan Sheet* prepared by LRC Group, Engineering dated January 2, 2014; and
- *Detail Sheets* prepared by LRC Group, Engineering dated January 2, 2014.

- *Written Narrative for All Space Storage* by Rodney Morrison, PE Principal dated 2/5/14;
- *Building Elevation photos provided by All Space Storage*;
- *Topographic Survey* prepared by Vincent P. Ausfeld, P.L.S, dated November 7, 2013;
- *Master Plan Sheet* prepared by LRC Group, Engineering revised February 5, 2014;
- *Site Plan Sheet* prepared by LRC Group, Engineering revised February 5, 2014;
- *Grading & Drainage Plan Sheet* by LRC Group, Engineering revised February 5, 2014;
- *Erosion & Sediment Control Plan Plan* by LRC Group, Engineering revised 2/5/14;
- *Lighting Plan Sheet* by LRC Group, Engineering revised February 5, 2014;
- *Truck Turning Plan* by LRC Group, Engineering dated February 5, 2014; and
- *Detail Sheets* prepared by LRC Group, Engineering dated January 2, 2014.

WHEREAS, referral to the Ulster County Planning Board was required pursuant to the UCPB Land Use Referral Guide, but the Ulster County Planning Board did not meet for their scheduled February 5th, 2014 meeting; and

WHEREAS, the Ulster County Planning Board in a letter dated February 11th, 2014 has indicated their intention of taking up this matter at their March 5th meeting and has requested that the responses from that meeting be taken into consideration by the Town Board before taking final action; and

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WHEREAS, the Planning Board considered of the application materials submitted by the applicant in support of the Proposed Action, along with the comments of its consultants made via memoranda (which memoranda are incorporated herein by reference) and the comments by the UCPB; and

WHEREAS, the Town's consulting engineer Brinnier & Larios, PC has recommend the Planning Board accept the SWPPP prepared for the Proposed Action; and

WHEREAS, the Planning Board has received a recommendation by its consulting planner to accept the Proposed Site Plan subject to a revision adding a sidewalk along the U.S. Route 9W frontage of the site in accordance with NYSDOT recommendations; and

WHEREAS, the Town Board upon review of the entire record (including SEQR Short Environmental Assessment Form (EAF)) found the Proposed Action was a *Unlisted Action* pursuant to Part 617 of State Environmental Quality Review (SEQR) law; and

WHEREAS, the Town of Ulster Town Board as Lead Agency has determined the Town has complied fully with the procedural requirements of Part 617 of the State Environmental Quality Review (SEQR) Law; and

NOW THEREFORE BE IT RESOLVED, the Town of Ulster Town Board hereby issues a SEQR Negative Declaration on the Proposed Action; and

FURTHER BE IT RESOLVED, the Town of Ulster Town Board herby grants Site Plan Approval to – *Apollo Group, LLC dba All Space Storage* – at 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. Compliance with all representations made by the applicant;
3. Prior to Chairman signing the Site Plan, the applicant shall provide *building elevations* for the new climate-controlled building along with a revised Site Plan addressing the minor technical revisions cited in the Town Planner's Project Review Notes dated February 14, 2014 (i.e. revised to include sidewalks along U.S. Route 9W Corridor in accordance with NYSDOT requirements);
4. Applicant shall secure a NYSDOT Highway Work Permit and post a bond of \$25,000 with NYSDOT, which would be released contingent upon dedication of right-of-way to the NYSDOT for the purpose of allowing sidewalk construction.
5. Applicant shall construct sidewalk improvements upon securing appropriate authorization from the NYSDOT; and
6. The Town's consulting planner, engineer and Building Inspector are hereby authorized to approve minor Site Plan changes of a ministerial nature, which may arise due to unforeseen circumstances in the project site development;
7. There are no required modifications by the Ulster County Planning Board, which would be unacceptable to the applicant and thereby require the applicant to reappear before the Town of Ulster Town Board; and
8. All fees, including consultant fees, shall be paid.

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MOTION: Councilman Brink
SECOND: Councilman Secreto

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

CARRIED

Motion authorizing the confirming of the City of Kingston's appointment of Paul Jankovitz and Scott Dutton to the Hudson Landing Design Review Committee as Architect Representatives

MOTION: Councilman Brink
SECOND: Councilman Secreto

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

CARRIED

Authorize the Building Inspector and Municipal Codes Officer to attend the Hudson Valley Code Enforcement Officials Education Conference from April 23 to April 25 in Poughkeepsie, NY

MOTION: Councilman Brink
SECOND: Councilman Secreto

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

CARRIED

PUBLIC COMMENT

There was no public comment.

Councilman Brink moved to adjourn the meeting at 7:18 PM
2nd by Councilman Secreto

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

CARRIED

Respectfully Submitted by
Jason Cosenza, RMC FHCO
Ulster Town Clerk