

SPECIAL ULSTER TOWN BOARD MEETING

October 5, 2015 AT 7:00 PM

CALLED TO ORDER BY SUPERVISOR QUIGLEY at 7 PM

This Special Meeting has been called for the Presentation of the Budget

SALUTE TO THE FLAG

ROLL CALL BY CLERK

TOWN COUNCILMAN JOEL B. BRINK
TOWN COUNCILMAN ERIC KITCHEN
TOWN COUNCILMAN JOHN MORROW
TOWN COUNCILMAN ROCCO SECRETO
SUPERVISOR JAMES QUIGLEY 3rd

COMMUNICATIONS

None

COMMITTEE REPORTS

None

DEPARTMENT HEAD REPORTS

Building Department – Building Inspector Kathy Moniz reported on the progress of the Residence Inn building and the Holiday Inn Express foundation. In addition, she states that inspections have been completed for multiple dwellings units and mobile home parks. Bagel World is just about done. Demolition permits have been issued for 7 buildings at Tech City, and work will progress after abatement issues have been finished. Building 25 will be the first building to be demolished and there is a schedule and sequence for the balance of the demolition.

NEW BUSINESS

Presentation of Tentative Town of Ulster 2016 Budget to the Town Board, which is available on the Town Website. Copies are also available at the Town Clerk’s Office. The Committees will meet with the Department Heads for review and comments.

Motion to schedule a Public Hearing on Thursday October 15, 2015 at 7:20 PM, for the purpose of taking public comment on the 2016 tentative budget.

MOTION: Councilman Kitchen

SECOND: Councilman Brink

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

CARRIED

SPECIAL ULSTER TOWN BOARD MEETING

October 5, 2015 AT 7:00 PM

Resolution approving a Site Plan Approval Extension for JBAF Management d/b/a Prestige Toyota Auto Dealership 756 East Chester Street Bypass, SBL 48.050-2-7

WHEREAS, on October 18, 2012, the Ulster Town Board approved the application by JBAF Management d/b/a Prestige Toyota Auto Dealership to construct a 2,480 square foot addition, plus the expansion of the mezzanine floor along with related interior and exterior façade renovations to an existing 32,325 square foot Prestige Toyota Auto Dealership; and

WHEREAS, pursuant to Ulster Town Code Section 145-13(A), construction of an approved site plan shall be commenced within twelve (12) months from the date of approval, or else the approval shall expire; and

WHEREAS, construction of the approved site plan did not commence prior to October 18, 2013; and

WHEREAS, the Town of Ulster Town Board, a duly convened meeting thereof, on October 17, 2013, granted a one (1) year extension of the site plan approval as follows: the approval granted by the Town Board on October 18, 2012 shall be deemed to have expired unless construction of the approved development shall be actually commenced no later than October 18, 2014; and

WHEREAS, construction of the approved site plan did not commence prior to October 18, 2014; and

WHEREAS, the Town of Ulster Town Board, a duly convened meeting thereof, on November 6, 2014, granted a one (1) year extension of the site plan approval as follows: the approval granted by the Town Board on October 18, 2012 shall be deemed to have expired unless construction of the approved development shall be actually commenced no later than October 18, 2015; and

WHEREAS, construction of the approved site plan did not commence, and is not likely to commence, prior to October 18, 2015; and

WHEREAS, JBAF Management d/b/a Prestige Toyota Auto Dealership, through their project architect, Robert J. DuPont, is requesting an additional one (1) year extension of the site plan approval; and

WHEREAS, the Ulster Town Board has determined it is in the best interest of the Town of Ulster to extend the site plan approvals; and

WHEREAS, Ulster Town Code Section 145-14 grants the Town Board the power to vary or waive the provisions of Chapter 145, where, in its judgment, the circumstances justify such variance or waiver upon such terms and conditions as it may deem appropriate provided that such variation and/or waiver promotes the health or general welfare and orderly growth; now therefore, be it

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RESOLVED, that the site plan approval heretofore granted on October 18, 2012, shall be amended as follows: the approval granted by the Town Board on October 18, 2012 shall be deemed to have expired unless construction of the approved development shall be actually commenced no later than October 18, 2016; and be it further

RESOLVED, that this resolution shall take effect upon payment by JBAF Management d/b/a Prestige Toyota Auto Dealership of any applicable extension fees.

MOTION: Councilman Morrow

SECOND: Councilman Brink

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

CARRIED

PUBLIC COMMENT

Anna Parks –Fawn Hill Court Town of Ulster– asked about the budget and staffing for the Police Department. Ms. Parks wanted to be assured that the budget for that Department would be increased, and asked that more officers be hired. Supervisor Quigley advised her that there was an 11% increase in their budget. Ms. Parks showed Supervisor Quigley a picture of a billboard on the Route 28 corridor she believes to have been vandalized.

Motion to proceed into Executive session at 7:11 PM for the purpose of discussing Ulster Business Complex vs. TOU (Bank of America Tax Certiorari)

MOTION: Councilman Morrow

SECOND: Councilman Brink

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

CARRIED

Town Board returned from Executive Session at 7:44 pm, no action recommended, and no action taken.

PUBLIC COMMENT (Continued)

Mr. Karabatsos, Jumping Brook Lane-Town of Ulster brought three concerns to the Boards' attention.

1. The No Parking on Town Roads from November – April is a hardship as many do not have adequate driveways to hold more than 1 or 2 vehicles. Cars have been ticketed while in front of houses. He is asking the law be reviewed and possibly amended to No Parking on snow days. The Board will take this into consideration.
2. Many residents are leaving the garbage cans at the curb regardless of pickup day. Mr. Karabatsos explained that this is degrading the neighborhoods as it is an eyesore. Containers should only be out on the pickup day and this should be enforced. Discussion was held as to what options there are to remedy this situation.
3. The Water Main valves in the area do not completely shut off, making it impossible to make home repairs to plumbing and pipes. He believes a tool should be available for the homeowners to use. This is a private water company under the auspices of the Public Service Commission. Mr. Karabatsos has asked for the Town to take this district over and has been advised that signed petitions are necessary for the Town Board to act.

Councilman Morrow moved to adjourn the meeting at 7:59 PM
2nd by Councilman Secreto

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

CARRIED

Respectfully Submitted by
Linda McDonough
Ulster Town Clerk