

**TOWN OF ULSTER TOWN BOARD ORGANIZATIONAL/WORKSHOP MEETINGS (01)**

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JANUARY 7, 2021

**MEETINGS HELD VIRTUALLY (Via Zoom)**

**ALL VOTES CAST VIA ROLL CALL VOTE**

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

**SALUTE TO THE FLAG**

**ROLL CALL by Town Clerk, Suzanne Reavy:**

TOWN COUNCILMAN ERIC KITCHEN - *Excused*

TOWN COUNCILMAN JOHN MORROW

TOWN COUNCILMAN ROCCO SECRETO

TOWN COUNCILMAN CLAYTON VAN KLEECK

SUPERVISOR JAMES E. QUIGLEY 3<sup>rd</sup>

**ALSO IN ATTENDANCE:**

1. Jason Kovacs, Town Attorney
2. Frank Petramale, Highway Superintendent
3. Kyle Berardi, Police Chief
4. Warren Tutt, Building Inspector
5. Vincent Maggiore, Wastewater Superintendent
6. Bill Kemble, Daily Freeman

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**RESOLUTION NO. 1 OF 2020** (2021-R-01)

**WHEREAS, the Town Board of the Town of Ulster convened an organizational meeting for the year 2021 on January 7, 2021; and**

**WHEREAS, the Town is required by Town Law to make certain designations and appointments, establish salaries, paydays, schedule meetings and determine certain other matters;**

**NOW, THEREFORE BE IT RESOLVED:  
The Town Board makes the following designations:**

**1. Depositories for Town Funds:**

Bank of Greene County, JP Morgan Chase

**2. Official Newspapers:**

The Daily and Sunday Freeman, Kingston Times

**3. Pay Days:**

Elected and appointed Employees - monthly  
Part-time employees - bi-weekly  
Full-time employee – bi-weekly

**4. Salaries of Elected Officials:**

Supervisor \$48,960.00  
Deputy Supervisor \$ 1,500.00  
Town Clerk \$54,719.54  
Town Justice (2 each) \$45,599.28.00  
Council Member (4 each) \$10,400.00  
Superintendent of Highways \$80,567.89

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**5. Appointments:**

Secretary to the Supervisor – Peggy King  
Deputy Supervisor – John Morrow  
Attorney to the Town of Ulster and Special Prosecutor: Jason J. Kovacs, Esq.  
Assistant Special Prosecutors: Lauren Swan, Esq., Matthew Jankowski, Esq., and David Goodge, Esq.  
Special Attorney to the Town – Rebecca Milouras-Lettre, Esq.  
Bond Counsel – Thomas E. Myers, Esq. of Orrick, Herrington & Sutcliff LLP  
PILOT Counsel – John N. Vagianelis, Esq. of Mazzotia & Vagianelis, P.C.  
Financial Advisor – Michael J. Loguerico of Munistat Services, Inc.  
Director of Recreation – Vacant  
Confidential Bookkeeper - Vacant  
Registrar of Vital Statistics – Suzanne Reavy  
Deputy Registrar of Vital Statistics – Lauren Hommel  
FOIL Officer –Suzanne Reavy  
Handicapped Parking Permit Issuing Agent – Suzanne Reavy  
Deputy Town Clerk – Lauren Hommel  
Clerk to Justice Weiss – Marissa Martino  
Clerk to Justice Kesick – Karen Gorski  
Building Inspector – Warren Tutt  
Ulster County Planning Board Member – Frank Almquist, Anna Hayner (alternate)  
Ulster County Transportation Council – John Morrow (voting member)  
Assistant Superintendent of Water – Ryan Weishaupt  
Assistant Superintendent of Wastewater Treatment – Josh Brink  
Deputy Superintendent of Highways – Charles Freer

**6. Town Board:**

Workshop Meetings: First Thursday of each month at 7:00 p.m.  
Regular Monthly Meetings: Third Thursday of each month at 7:00 p.m.

**7. Town Board Agenda:**

The Tuesday prior to the meeting at 4 pm is the deadline for submitting agenda items.

**8. Mileage:**

Mileage will be reimbursed at the rate of Federal Mileage Rate of \$.5 per mile (or as adjusted by the IRS) for use of personal vehicle for town business.

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**9. Legal Holidays:**

New Year's Day, Martin Luther King Day, Presidents' Day, Good Friday, Memorial Day, Independence Day, Labor Day, Columbus Day, Election Day, Veterans' Day, Thanksgiving Day, Friday after Thanksgiving Day and Christmas Day

**10. Workdays:**

Monday through Friday or per negotiated contracts

**11. Vacation:**

As per negotiated contracts  
All non-union employees per town code

**12. Insurance Buyout:**

Appointed Officials and non-union employees \$1,000.00 per year  
All others per negotiated contracts.  
Elected Officials are not eligible for the Insurance Buyout

**13. Petty Cash:**

Supervisor	\$ 100.00
Town Clerk	100.00
Tax Collector	150.00
Water Dept. Cash Drawer	150.00
Court	100.00
Assessor	50.00
Building Department	50.00
Rider Park	50.00
Highway Department	100.00
Whittier Sewer	25.00
Sewer Department	50.00
Water Department	75.00

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**14. Highway Budget:**

\$ 3,202,778.00

**15. Appointment of Town Planner:**

David Church, AICP

**16. Planning Board Meeting:**

Second Tuesday of each month at 7:00 pm

**17. Zoning Board of Appeals Meeting:**

Second Wednesday of each month at 7:00 pm

**18. Police Matters Meeting:**

First Thursday of each month at 4:00 pm

**19. All Authority for the daily operations of the Town and its districts:**

Is hereby delegated to Town Supervisor James (Jim) E. Quigley 3rd, per Town Law Section 29 (16)

MOTION: Councilman Morrow

SECOND: Councilman Secreto

Town Councilman Kitchen	-Excused
Town Councilman Morrow	-Yes
Town Councilman Secreto	-Yes
Town Councilman Van Kleeck	-Yes
Supervisor Quigley	-Yes

*CARRIED*

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**The following current appointments will be voted on individually:**

**Planning Board Members:**

<b><u>Name</u></b>	<b><u>Term Ends</u></b>
Frank Almquist	2021
Larry Decker	2022
Andrew Stavropoulos	2023
Geoffrey Ring	2024*
Anna Hayner	2025*

**Alternates: (one-year term)**

John Stowell\*  
John More\*

\*current appointments

**MOTION to appoint Geoffrey Ring (2021-M-02)**

MOTION: Councilman Morrow

SECOND: Councilman Secreto

Town Councilman Kitchen	-Excused
Town Councilman Morrow	-Yes
Town Councilman Secreto	-Yes
Town Councilman Van Kleeck	-Yes
Supervisor Quigley	-Yes

*CARRIED*

**MOTION to appoint Anna Hayner (2021-M-03)**

MOTION: Councilman Secreto

SECOND: Councilman Morrow

Town Councilman Kitchen	-Excused
Town Councilman Morrow	-Yes
Town Councilman Secreto	-Yes
Town Councilman Van Kleeck	-Yes
Supervisor Quigley	-Yes

*CARRIED*

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**MOTION to appoint John Stowell (2021-M-04)**

MOTION: Councilman Secreto  
SECOND: Councilman Morrow

Town Councilman Kitchen	-Excused
Town Councilman Morrow	-Yes
Town Councilman Secreto	-Yes
Town Councilman Van Kleeck	-Yes
Supervisor Quigley	-Yes

*CARRIED*

**MOTION to appoint John More (2021-M-05)**

MOTION: Councilman Secreto  
SECOND: Councilman Morrow

Town Councilman Kitchen	-Excused
Town Councilman Morrow	-Yes
Town Councilman Secreto	-Yes
Town Councilman Van Kleeck	-Yes
Supervisor Quigley	-Yes

*CARRIED*

**Appointment of Chair of the Planning Board: (2021-M-06)**

Geoffrey Ring

MOTION: Councilman Morrow  
SECOND: Councilman Secreto

Town Councilman Kitchen	-Excused
Town Councilman Morrow	-Yes
Town Councilman Secreto	-Yes
Town Councilman Van Kleeck	-Yes
Supervisor Quigley	-Yes

*CARRIED*

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**Zoning Board of Appeals Members:**

<b><u>Name</u></b>	<b><u>Term Ends</u></b>
Kevin Reginato	2021
Lois Smith	2022
Rob Porter	2023
Andi Turco-Levin	2024
Steve Shultis	2025*

\*Current appointments

**MOTION to Appoint Steve Shultis (2021-M-07)**

MOTION: Councilman Secreto  
SECOND: Councilman Morrow

Town Councilman Kitchen	-Excused
Town Councilman Morrow	-Yes
Town Councilman Secreto	-Yes
Town Councilman Van Kleeck	-Yes
Supervisor Quigley	-Yes

*CARRIED*

**Appointment of Chair of the Zoning Board of Appeals: (2021-M-08)**

Rob Porter

MOTION: Councilman Morrow  
SECOND: Councilman Secreto

Town Councilman Kitchen	-Excused
Town Councilman Morrow	-Yes
Town Councilman Secreto	-Yes
Town Councilman Van Kleeck	-Yes
Supervisor Quigley	-Yes

*CARRIED*



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**Assessment Board of Review:**

<b><u>Name</u></b>	<b><u>Term Ends</u></b>
Larry Decker	9/2021
John Crispell	9/2022
Anna Hayner	9/2023

**Town Historian:**

Robert Sweeney

**Police Matters Members:**

Town Board

**Recreation Committee Members:**

John Niles  
Rory Lee  
Steve Hack  
Marguerite Koechel  
Suzanne Reavy  
Lauren Hommel

**Economic Development Committee:**

Michael Berardi  
Regis Objiski  
John Iannotti  
Patrick Sheehan  
John Stowell

**Board of Ethics:**

Joel B. Brink – Chairman  
Bryan Ilgner  
John Iannotti

**Association of Town's Annual Meeting:**

Delegate – Suzanne Reavy  
Alternate Delegate – Clayton VanKleeck

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**MOTION to Appoint Town Delegate and Alternate Delegate and Send Resolution to NYS Association of Towns (2021-M-09)**

MOTION: Councilman Secreto

SECOND: Councilman Morrow

Town Councilman Kitchen	-Excused
Town Councilman Morrow	-Yes
Town Councilman Secreto	-Yes
Town Councilman Van Kleeck	-Yes
Supervisor Quigley	-Yes

*CARRIED*

**Committee Assignments:**

Parks & Recreation – Rocco Secreto (C), John Morrow (M)

Finance – John Morrow (C), Clayton VanKleeck (M)

Buildings & Grounds – John Morrow (C), Eric Kitchen (M)

Personnel – Rocco Secreto (C), Clayton VanKleeck (M)

**THE SUPERVISOR IS AN EX OFFICIO MEMBER OF ALL COMMITTEES**

**MOTION to Approve the Aforementioned Committees (2021-M-10)**

MOTION: Councilman Secreto

SECOND: Councilman Van Kleeck

Town Councilman Kitchen	-Excused
Town Councilman Morrow	-Yes
Town Councilman Secreto	-Yes
Town Councilman Van Kleeck	-Yes
Supervisor Quigley	-Yes

*CARRIED*

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**The following Resolution & Motions will be voted on individually:**

**Resolution Regarding Overtime Pay to Town Employees (2021-R-11)**

**RESOLUTION OF THE TOWN BOARD**  
**TOWN OF ULSTER**

**Resolution Regarding Overtime Pay to Town Employees**

**Be it resolved by the Town Board of the Town of Ulster as follows:**

1. The Town Board of the Town of Ulster does hereby approve overtime payments to Town employees only with the prior written approval of the department head or Town Supervisor and/or his designees except in the case of an emergency involving the health, safety, and welfare of the public for the year 2021.
2. This resolution shall become effective January 1, 2021.

MOTION: Councilman Secreto  
SECOND: Councilman Morrow

Town Councilman Kitchen	-Excused
Town Councilman Morrow	-Yes
Town Councilman Secreto	-Yes
Town Councilman Van Kleeck	-Yes
Supervisor Quigley	-Yes

*CARRIED*

**Motion to adopt Policy Regarding Adoption of Local Laws (2021-M-12)**

MOTION: Councilman Morrow  
SECOND: Councilman Secreto

Town Councilman Kitchen	-Excused
Town Councilman Morrow	-Yes
Town Councilman Secreto	-Yes
Town Councilman Van Kleeck	-Yes
Supervisor Quigley	-Yes

*CARRIED*

JANUARY 7, 2021

**Resolution Adopting Rules of Conduct for Town Board Meetings and Public Hearings per Town Law Section 63 (2021-R-13)**

**RESOLUTION OF THE TOWN BOARD**  
**TOWN OF ULSTER**

**Resolution Adopting Rules of Conduct for Town Board Meetings and Public Hearings**

Whereas, the New York State Open Meeting Law (Article 7, Public Officers Law) gives members of the public the right to attend meetings of public bodies but does not give the public the right to speak or otherwise participate at those meetings, except at public hearings and under other limited circumstances, and

Whereas, New York State Town Law authorizes a town board to enact rules and regulations regarding the conduct of public meetings and public hearings conducted by the town board, and the New York State Committee on Open Government has agreed that a public body can adopt reasonable rules that treat members of the public equally, and

Whereas, the Committee on Open Government has stated that any such rules could serve as a basis for preventing verbal interruptions, shouting or other outbursts, as well as slanderous or obscene language or signs, and that a town board could regulate actions of the public attending meetings so as not to interfere with meetings or prevent others in attendance from observing or hearing the deliberative process, and

Whereas, a town board has a responsibility to ensure that everyone has the right to participate in a public hearing and therefore can reasonably limit the length and general nature of public comments to the subject of the public hearing so that a town board can consider various points of view, and

Whereas, a town board can limit other comments from the public at town board meetings to a specific time set in the agenda for public participation and comment.

Now, therefore, be it resolved by the Town Board of the Town of Ulster hereby adopts the following rules for public participation at meetings of the Town Board:

1. Except for public hearings duly designated as such by action of the Town Board, public participation at meetings of the Town Board shall be limited to the public participation segment of the agenda of Town Board meetings.
2. Public comment, whether during the public participation segment of the Town Board meeting or during a duly designated public hearing, shall be limited to three minutes per person. An individual's time may not be given or traded to other speakers or reserved for other portions of the meeting.

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3. Any individual wishing to speak during the public participation segment or during a public hearing shall raise his or her hand. When recognized by the Supervisor or the presiding officer, the individual must stand and state his or her name and, if appropriate, group affiliation and must state the subject he or she will be addressing.
4. Comments must relate to the purpose of the public hearing or to legitimate town business.
5. The Supervisor or the presiding officer shall act as timekeeper or shall designate another elected official as timekeeper.
6. Members of the Town Board, speakers and audience members must observe proper decorum. Any statements made during the meeting or during a public hearing by the Supervisor, members of the Town Board, town officials or employees, or members of the public shall not involve personal, impertinent, or slanderous attacks on individuals, regardless of whether the individual so attacked is an elected official, a town official or employee, or a member of the public.
7. The Supervisor or the presiding officer shall control the meeting. The use of profane, vulgar, inflammatory, threatening, abusive, or disparaging language or racial or ethnic slurs directed at the Supervisor, members of the Town Board, town officials or employees and members of the public, or statements by a person attending the meeting which are not made during the public participation segment of the agenda or during a public hearing, shall not be tolerated.
8. It is inappropriate to utilize a public meeting for making political speeches, including threats of political action and the same will not be allowed.
9. Comments by speakers must be addressed to the Town Board. Attendees may not address the Town Board unless recognized by the Supervisor or the presiding officer.
10. Discussion between speakers and attendees of the public meeting or hearing is prohibited. A speaker may disagree with or support prior speakers in comments directed to the Town Board.
11. Banners, flyers, or other signs are not permitted in the meeting room; distribution of flyers in the meeting room is also not permitted.
12. Any person who disregards the directives of the Supervisor or the presiding officer in enforcing the rules or who generally conducts himself or herself in a boisterous or inappropriate manner while addressing the Town Board disturbs the peace at a meeting and will be barred from further participation and forfeit any balance of time remaining for his or her comments.

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13. If a speaker who has violated these rules refuses to step down, the Supervisor or the presiding officer may ask for the individual to be removed from the meeting room and charged with disorderly conduct as per the Penal law.
14. The above rules shall take effect immediately.

MOTION: Councilman Secreto  
SECOND: Councilman Morrow

Town Councilman Kitchen	-Excused
Town Councilman Morrow	-Yes
Town Councilman Secreto	-Yes
Town Councilman Van Kleeck	-Yes
Supervisor Quigley	-Yes

*CARRIED*

JANUARY 7, 2021

**Resolution Authorizing the Town Supervisor to Submit to the Town Clerk a Copy of the Report to the State Comptroller Required by General Municipal Law § 30 (2021-R-14)**

**RESOLUTION OF THE TOWN BOARD**  
**TOWN OF ULSTER**

**Authorizing the Town Supervisor to Submit to the Town Clerk a Copy of the Report to the State Comptroller Required by General Municipal Law § 30**

**WHEREAS**, Town Law § 29(10-a) states as follows:

In lieu of preparing the report required by subdivision ten of this section, the town board may determine, by resolution, that the supervisor shall submit to the town clerk, within the time period prescribed in section thirty of the general municipal law, a copy of the report to the state comptroller required by section thirty of the general municipal law, providing, however, that if the time for the filing of the annual report has been extended by the state comptroller as provided in the said statute, then the time for submitting a copy of the report to the town clerk similarly shall be extended. The town clerk shall cause either a summary of such report to be published within ten days after receipt thereof in a form approved by the state comptroller or a notice that a copy of such report is on file in the town clerk's office and is available for public inspection and copying, in the official newspaper and in such other newspapers as the town board may direct; and

**WHEREAS**, General Municipal Law § 30 states in part as follows:

Each town or village having a population, as shown by the latest preceding decennial federal census, between five thousand to nineteen thousand nine hundred ninety-nine, shall file their respective reports with the comptroller within ninety (90) days after the close of the fiscal year of such town or village; and

**WHEREAS**, the Town of Ulster's fiscal year closes on December 31; and

**WHEREAS**, the Town Board of the Town of Ulster has determined that it is in the best interest of the Town of Ulster to authorize the Town Supervisor adequate time to prepare a copy of the report to the state comptroller required by section thirty of the general municipal law;

**NOW, THEREFORE Be It Resolved by the Town Board of the Town of Ulster that:**

1. **A copy of the supervisor's annual financial report for 2021 to the State Comptroller be filed with the town clerk within the first 90 days of 2022, unless the Comptroller extends the filing date by 30 days, in which case the same extension shall apply to the filing with the town clerk.**

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MOTION: Councilman Secreto  
SECOND: Councilman Morrow

Town Councilman Kitchen	-Excused
Town Councilman Morrow	-Yes
Town Councilman Secreto	-Yes
Town Councilman Van Kleeck	-Yes
Supervisor Quigley	-Yes

*CARRIED*



JANUARY 7, 2021

**Resolution Authorizing Supervisor to Sign Checks Using Facsimile Signature for Payroll Account (2021-R-15)**

**RESOLUTION OF THE TOWN BOARD**  
**TOWN OF ULSTER**

**Resolution Authorizing Supervisor to Sign Payroll Checks Using Facsimile Signature**

WHEREAS, Town Law Section 29(3) authorizes a Town Supervisor to sign checks by a facsimile signature provided that authorization is given by the Town Board; and

WHEREAS, the Supervisor signs a large number of payroll checks on behalf of the Town of Ulster on a regular basis and he has requested the authority to affix a facsimile signature to checks rather than sign his autograph to each check; and

WHEREAS, the Supervisor must maintain the check signer in his possession and control; and

WHEREAS, the check signer may only be affixed to payroll checks by the Supervisor or under his direct supervision

NOW THEREFORE, BE IT RESOLVED, the Town Board of the Town of Ulster hereby authorizes the Town Supervisor to use his facsimile signature to sign payroll checks pursuant to Town Law Section 29(3); and

BE IT FURTHER RESOLVED, that the facsimile signature may only be affixed by the Town Supervisor or under his direct supervision.

MOTION: Councilman Secreto  
SECOND: Councilman Morrow

Town Councilman Kitchen	-Excused
Town Councilman Morrow	-Yes
Town Councilman Secreto	-Yes
Town Councilman Van Kleeck	-Yes
Supervisor Quigley	-Yes

*CARRIED*

**TOWN OF ULSTER TOWN BOARD ORGANIZATIONAL/WORKSHOP MEETINGS (01)**

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**Motion to adopt Procurement Policy for 2021 (2021-M-16)**

MOTION: Councilman Secreto  
SECOND: Councilman Morrow

Town Councilman Kitchen	-Excused
Town Councilman Morrow	-Yes
Town Councilman Secreto	-Yes
Town Councilman Van Kleeck	-Yes
Supervisor Quigley	-Yes

*CARRIED*

**Motion to adopt Investment Policy for 2021 (2021-M-17)**

MOTION: Councilman Secreto  
SECOND: Councilman Morrow

Town Councilman Kitchen	-Excused
Town Councilman Morrow	-Yes
Town Councilman Secreto	-Yes
Town Councilman Van Kleeck	-Yes
Supervisor Quigley	-Yes

*CARRIED*

**Motion to adopt FOIL Policy for 2021 (2021-M-18)**

MOTION: Councilman Secreto  
SECOND: Councilman Morrow

Town Councilman Kitchen	-Excused
Town Councilman Morrow	-Yes
Town Councilman Secreto	-Yes
Town Councilman Van Kleeck	-Yes
Supervisor Quigley	-Yes

*CARRIED*

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**Motion to adopt Fund Balance Policy for 2021 (2021-M-19)**

MOTION: Councilman Morrow

SECOND: Councilman Secreto

Town Councilman Kitchen	-Excused
Town Councilman Morrow	-Yes
Town Councilman Secreto	-Yes
Town Councilman Van Kleeck	-Yes
Supervisor Quigley	-Yes

*CARRIED*

**Motion to adopt Records Management Policy for 2021 (2021-M-20)**

MOTION: Councilman Morrow

SECOND: Councilman Secreto

Town Councilman Kitchen	-Excused
Town Councilman Morrow	-Yes
Town Councilman Secreto	-Yes
Town Councilman Van Kleeck	-Yes
Supervisor Quigley	-Yes

*CARRIED*

**Close of Organizational Meeting and Move to Workshop Meeting: 7:26 PM**

**~No Objections~**

JANUARY 7, 2021

**Workshop Meeting Items**

**New business:**

**Presentation of the Town Fee Schedule for 2021**

*No action tonight*

**Presentation of the Resolution Adopting the 2021 Town Fee Schedule**

*For consideration at next meeting*

**Resolution Extending Site Plan Approval Lincoln Park Grid Support Center,  
Miron Lane and Frank Sottile Blvd., Town of Ulster, Ulster County, New  
York, S-B-L: 48.012-1-20, 48.016-1-1, and 48.016-1-2.21 (2021-R-21)**

*Supervisor:* Developer asked for extension for several reasons, mainly due to Covid-19. This will extend their permits until 11/2021.

**RESOLUTION**  
**TOWN OF ULSTER TOWN BOARD**  
**SITE PLAN APPROVAL EXTENSION**  
**LINCOLN PARK GRID SUPPORT CENTER**  
*Miron Lane and Frank Sottile Boulevard*  
*Town of Ulster, Ulster County, New York*  
S-B-L: 48.012-1-20, 48.016-1-1 and 48.016-1-2.21

**WHEREAS,** Town of Ulster Town Board, on November 20, 2019, approved an application for Amended Site Plan Approval for Lincoln Park DG LLC to construct the Lincoln Park Grid Support Center (LPGSC), a battery array that provides capacity and ancillary services to the regional electric grid by absorbing (charging) and generating (discharging) electricity as directed by New York Independent System Operator (NYISO), the regional grid operator; and

**WHEREAS,** pursuant to Town of Ulster Town Code Section 145-13, an approval of a proposed use by the Town Board shall be deemed to have expired unless construction of the development shall be actually commenced within twelve (12) months; and

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**WHEREAS**, the applicant is seeking an extension of their original Amended Site Plan Approval 1 to enable them to move forward with the development of the Lincoln Park Grid Support Center on the subject site; and

**NOW THEREFORE BE IT RESOLVED** the Town Board of the Town of Ulster, hereby grants Amended Site Plan Approval extension for the above referenced project, 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. Compliance with site plan, design plans and all details as cited herein;
4. The applicant secures a permit for commercial driveway access from Ulster County DPW;
5. The applicant submits a Lighting Photometric Plan with lighting levels calculated for the plan with levels not to exceed the Illuminating Engineering Society (IES) Outdoor Site/ International Dark Sky Association (IDSA) Area Recommended Illuminance Levels. All luminaires are required to be LED and will need to meet the “fully shielded” definition adopted by the International Dark Sky Association (IDSA) or be an approved fixture of IDSA with cut sheets provided
6. The applicant submits a Landscaping Plan that provides additional landscaping, particularly the portion of the property to the east of the switchyard designated to be a stockpile during construction.
7. The Town’s consulting planner 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; and
8. All fees, including consultant fees and all fees for the extension, shall be paid.
9. Amended Site Plan Approval heretofore granted on November 20, 2019, shall be amended, as follows: the approval granted by the Town Board on November 20, 2019 shall be deemed to have expired unless a building permit is issued by the Town and construction actually commences on the subject site no later than November 20, 2021.

MOTION: Councilman Morrow

SECOND: Councilman Secreto

Town Councilman Kitchen	-Excused
Town Councilman Morrow	-Yes
Town Councilman Secreto	-Yes
Town Councilman Van Kleeck	-Yes
Supervisor Quigley	-Yes

*CARRIED*

JANUARY 7, 2021

**Resolution Authorizing Emergency Renovations to the Police Department Offices for the Sum Not to Exceed \$18,000 (2021-R-22)**

*Supervisor:* Will facilitate the renovation of the detective division.

**RESOLUTION OF THE TOWN BOARD**

**TOWN OF ULSTER**

**Resolution Authorizing Awarding of Emergency Contract for Renovations in the Police Department**

WHEREAS, pursuant to the provisions of General Municipal Law section 103(4), the Town Board of the Town of Ulster has found and determined that a public emergency existed in said Town arising out of an unforeseen occurrence or condition whereby circumstances affecting the life, health, safety or property of said Town required immediate action which could not await competitive bidding; and

WHEREAS, due to the COVID-19 public health emergency, it is vital for the safety and well-being of the officers and staff members of the Town of Ulster Police Department that renovations take place in the Town of Ulster Police Department so said officers and staff members can work in a clean, well-lit, and safe environment; and

WHEREAS, informal bids were solicited for said renovation work, but only one bid was received – that of Scott Hughes / Riverview Contracting, at a cost not to exceed Eighteen Thousand Dollars (\$18,000.00); and now, therefore, be it

RESOLVED, that the Town Board of the Town of Ulster does hereby authorize the awarding of a contract for said renovation work in the Police Department to Scott Hughes / Riverview Contracting, for the price of Eighteen Thousand Dollars (\$18,000.00) and directs the Town Supervisor to execute an appropriate contract for said purpose.

MOTION: Councilman Morrow

SECOND: Councilman Van Kleeck

Town Councilman Kitchen	-Excused
Town Councilman Morrow	-Yes
Town Councilman Secreto	-Abstain
Town Councilman Van Kleeck	-Yes
Supervisor Quigley	-Yes

*CARRIED*

JANUARY 7, 2021

**Resolution Authorizing Tax Certiorari Settlement with Petitioner Hudson Valley 2011 LLC for Property Located at 500 Frank Sottile Blvd. (2021-R-23)**

*Supervisor:* Marriott Courtyard. No refund 2019. Refund for 2020, and because of timing, refunds will be done in 2021 for taxes paid in 2021.

**RESOLUTION AUTHORIZING TAX CERTIORARI SETTLEMENT  
WITH PETITIONER HUDSON VALLEY 2011 LLC  
FOR PROPERTY  
LOCATED AT 500 FRANK SOTTILE BLVD.**

**WHEREAS**, petitions have been filed by the property owner below challenging real property tax assessments on the Town's assessment roll; and

**WHEREAS**, petitioner's court challenges are now pending in Supreme Court, Ulster County; and

**WHEREAS**, the Town and property owner have reached a mutually agreeable resolution; and

**WHEREAS**, Special Town Attorney Kyle Barnett, Esq., after reviewing information on comparable properties from the Town Attorney and Assessor's office files, believe that this settlement is reasonable and advantageous to the Town; and

**WHEREAS**, the Town Board has had an opportunity to review the Special Town Attorney's file on this matter and has been satisfied that the proposed settlement is deemed to be just, reasonable and in the interest of the Town of Ulster;

**NOW, THEREFORE, BE IT RESOLVED**, that the Town Board of the Town of Ulster hereby authorizes Special Town Attorney Kyle Barnett. to execute for the property listed below the following settlement on behalf of the Town and all Special Districts at revised assessments of no less than the following amounts:

<u>Petitioner</u>	<u>Address/Description</u>	<u>Year</u>
Hudson Valley 2011 LLC	500 Frank Sottile Blvd. SBL 48.8-1-34.120	2019 2020

<u>Tax Year</u>	<u>Current Assessment</u>	<u>Amount of Reduction</u>	<u>Revised Assessment</u>
2019	\$7,000,000	0.00	\$7,000,000
2020	\$7,000,000	\$750,000	\$6,250,000

**TOWN OF ULSTER TOWN BOARD ORGANIZATIONAL/WORKSHOP MEETINGS (01)**

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JANUARY 7, 2021

MOTION: Councilman Morrow

SECOND: Councilman Secreto

Town Councilman Kitchen	-Excused
Town Councilman Morrow	-Yes
Town Councilman Secreto	-Yes
Town Councilman Van Kleeck	-Yes
Supervisor Quigley	-Yes

*CARRIED*



JANUARY 7, 2021

**Resolution Authorizing Tax Certiorari Settlement with Petitioner Aldi Inc. for Property located at 785 East Chester Street (2021-R-24)**

*Supervisor:* No refund 2019. Refund for 2020, and because of timing, refunds will be done for adjustment some time in 2021.

**RESOLUTION AUTHORIZING TAX CERTIORARI SETTLEMENT WITH PETITIONER ALDI INC. FOR PROPERTY LOCATED AT 785 EAST CHESTER STREET**

**WHEREAS**, petitions have been filed by the property owner below challenging real property tax assessments on the Town's assessment roll; and

**WHEREAS**, petitioner's court challenges are now pending in Supreme Court, Ulster County; and

**WHEREAS**, the Town and property owner have reached a mutually agreeable resolution; and

**WHEREAS**, Special Town Attorney Kyle Barnett, Esq., after reviewing information on comparable properties from the Town Attorney and Assessor's office files, believe that this settlement is reasonable and advantageous to the Town; and

**WHEREAS**, the Town Board has had an opportunity to review the Special Town Attorney's file on this matter and has been satisfied that the proposed settlement is deemed to be just, reasonable and in the interest of the Town of Ulster;

**NOW, THEREFORE, BE IT RESOLVED**, that the Town Board of the Town of Ulster hereby authorizes Special Town Attorney Kyle Barnett. to execute for the property listed below the following settlement on behalf of the Town and all Special Districts at revised assessments of no less than the following amounts:

<u>Petitioner</u>	<u>Address/Description</u>	<u>Year</u>
ALDI Inc.	785 East Chester Street	2019
	SBL 48.50-2-19.210	2020

<u>Tax Year</u>	<u>Current Assessment</u>	<u>Amount of Reduction</u>	<u>Revised Assessment</u>
2019	\$2,325,000	0.00	\$2,325,000
2020	\$2,550,000	\$432,500	\$2,117,500

**TOWN OF ULSTER TOWN BOARD ORGANIZATIONAL/WORKSHOP MEETINGS (01)**

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JANUARY 7, 2021

MOTION: Councilman Secreto  
SECOND: Councilman Secreto

Town Councilman Kitchen	-Excused
Town Councilman Morrow	-Yes
Town Councilman Secreto	-Yes
Town Councilman Van Kleeck	-Yes
Supervisor Quigley	-Yes

*CARRIED*

JANUARY 7, 2021

**Revised Resolution Appointing Frank Almquist and Anna Hayner to the UC Planning Board (2021-R-25)**

*Supervisor:* Previously Frank Almquist and Dan Furman were named (on December 23 meeting); revised due to the fact that Dan is moving to North Carolina.

**RESOLUTION OF THE TOWN BOARD**

**TOWN OF ULSTER**

**REVISED Resolution Appointing Delegates to the Ulster County Planning Board**

WHEREAS, the terms of the current delegates from the Town of Ulster to the Ulster County Planning Board will expire on December 31, 2020; and

WHEREAS, the Town Board, or the majority Members thereof, are authorized to recommend to the Ulster County Legislature for consideration and appointment, delegates to fill said vacancies.

NOW, THEREFORE, BE IT RESOLVED, as follows:

1. The recitations above set forth are incorporated in this Resolution as if fully set forth and adopted herein.
2. The Town Board of the Town of Ulster hereby recommends to the Ulster County Legislature FRANK ALMQUIST, a Town of Ulster resident, for consideration as a member of the Ulster County Planning Board representing the Town of Ulster.
3. The Town Board of the Town of Ulster hereby recommends to the Ulster County Legislature ANNA HAYNER, a Town of Ulster resident, for consideration as an alternate member of the Ulster County Planning Board representing the Town of Ulster.
4. A certified copy of this resolution shall be sent to the Ulster County Planning Department and the Clerk of the Ulster County Legislature within ten (10) days.

MOTION: Councilman Morrow

SECOND: Councilman Secreto

Town Councilman Kitchen	-Excused
Town Councilman Morrow	-Yes
Town Councilman Secreto	-Yes
Town Councilman Van Kleeck	-Yes
Supervisor Quigley	-Yes

*CARRIED*

JANUARY 7, 2021

**MOTION to adjourn: 7:35 pm (2021-M-26)**

MOTION: Councilman Morrow

SECOND: Councilman Secreto

Town Councilman Kitchen	-Excused
Town Councilman Morrow	-Yes
Town Councilman Secreto	-Yes
Town Councilman Van Kleeck	-Yes
Supervisor Quigley	-Yes

*CARRIED*

Respectfully Submitted by Suzanne Reavy  
Ulster Town Clerk