

TOWN OF ULSTER TOWN BOARD MEETING (04)

FEBRUARY 18, 2021

PUBLIC HEARINGS SCHEDULED

7:10 pm – Local Law No. ____ of 2021, A Local Law Providing for the Creation of an Office of Town Comptroller

7:15 PM – Local Law No. ____ of 2021, Fill & Grading Law of the Town of Ulster

CALLED TO ORDER BY SUPERVISOR QUIGLEY, CHAIRMAN at 7:03 PM

~~ MEETING HELD VIRTUALLY ~~

SALUTE TO THE FLAG

ROLL CALL by Town Clerk, Suzanne Reavy:

TOWN COUNCILMAN ERIC KITCHEN
TOWN COUNCILMAN JOHN MORROW
TOWN COUNCILMAN ROCCO SECRETO
TOWN COUNCILMAN CLAYTON VAN KLEECK
SUPERVISOR JAMES E. QUIGLEY 3rd

ALSO IN ATTENDANCE:

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

~~ ALL AGENDA ITEMS (MOTIONS AND RESOLUTIONS) ARE MADE VIA ROLL CALL VOTE ~~

ADDITIONS OR CHANGES TO AGENDA – None

PUBLIC DISCUSSION ON AGENDA ITEMS – None

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APPROVAL OF MINUTES – January 7th and 21st (2021-M-51)

MOTION: Councilman Kitchen
SECOND: Councilman Secreto

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

CARRIED

COMMUNICATIONS – None

ABSTRACT OF CLAIMS (2021-M- 52)

Presented by Councilman Van Kleeck

February, 2021

Prepaid Bills:	\$ 3,383,295.30
Abstract Bills:	\$ 233,346.21
Escrow Bills:	\$ 2,225.00
Reserve:	\$ -
TOTAL:	\$ 3,618,866.51

MOTION: Councilman Secreto
SECOND: Councilman Morrow

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

CARRIED

New Business:

Presentation and Acceptance of the Town Clerk’s Monthly Report for the month of January 2021 (2021-M-53)

MOTION: Councilman Kitchen
SECOND: Councilman Secreto

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

CARRIED

Presentation of Public Employer Health Emergency Plan as required by NYS Law

[Presented by Councilman Van Kleeck]

Committee that consists of Suzanne Reavy, Paula Perpetua, Mike Miller, Matt Molinaro, Tim Riecker. Is not specific to Covid-19. A tool for town’s health and safety. Presented to two local unions. Document comes to the board after review by committee, two unions, and town attorney.

Supervisor: This plan and police commission document will be separated and presented individually. No action tonight. Two weeks for town board review.

Presentation of Resolution approving the Public Employer Health Plan and Authorizing the Supervisor to sign and submit the plan to NYS

FEBRUARY 18, 2021

Presentation of the Town of Ulster Police Reform and Reinvention Collaborative Committee Report with Supporting Documentation

Chief Berardi: Committee formed based on public input. Tanks committee for time volunteered. Plan developed from well, thought out ideas and how we can better serve the community.

Councilman Van Kleeck: Told it would be a difficult task. [names all committee members] Thanks all committee members, PD, DA's office. Committee members willingness to continue to help serve our town and police department on ongoing basis.

Supervisor: Thanks committee personally and on behalf of Town of Ulster. Things we did not consider came to light. Tonight's report from the committee will be put on website. Presentation of resolution, and over next two weeks will review the document and vote on at next meeting.

Presentation of Resolution adopting the Town of Ulster Police Reform and Reinvention Collaborative Committee Final Report Pursuant to Executive Order 203

Presentation of Form of Ground Lease for 100 x 100 Pad Site at the Town of Ulster Transfer Station, Miron Lane, Kingston, NY to Tarpon Towners II, LLC for the construction of a cell tower

Supervisor: To be considered at a future meeting.

FEBRUARY 18, 2021

Motion authorizing the Supervisor to sign the agreement between the TOU, Ulster Sewer District and Brinnier and Larios for professional services for Bar Screen Project at UWWTP (2021-M-54)

Vincent Maggiore: This piece of equipment removes rags and debris in sewers that causes a great deal of problems. Removes at source. The only piece of equipment we have found to do the task needed. The pandemic has increased the issue. (Gloves, masks, rags are problems)

Supervisor: Current rags do not shred well, become strips, and wrap around pumps.

MOTION: Councilman Secreto

SECOND: Councilman Kitchen

DISCUSSION

Councilman Kitchen: Is this isolated by the Birches?

Maggiore: Senior housing complexes are a source of debris. Densely populated residential areas are. This has now moved into commercial areas.

Councilman Kitchen: How often would you have to catch?

Maggiore: This is automatically done by the system. It removes, cleans, dries, and bags.

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

CARRIED

FEBRUARY 18, 2021

Resolution Designating the Ulster Town Board as SEQRA Lead Agency for Farm Bridge, 101-899 Enterprise Drive, Kingston SBL: 48.7-1-29.100 (2021-R-55)

Supervisor: Now in former IBM. Discussion with Ulster County to take portion of bottom floor of the former Bank of America building.

Warren Tutt: 40,000 square feet and 9,000 sq foot extension.

The Farm Bridge, P-828
101-899 Enterprise Drive, SBL 48.7-1-29.100
ZONE: OM
Site Plan

Resolution:

WHEREAS, the applicant –The Farm Bridge, seeks Site Plan approval for relocation of an existing food production business currently located in Tech City to Building 201 including the construction of an approximate 9,300 square foot addition for storage and shipping/distribution purposes; and,

WHEREAS, the applicant has submitted a complete Site Plan application to the Town of Ulster Planning Board, in coordination with the Ulster Town Board, including a submitted State Environmental Quality Review Act (SEQRA) Short Environmental Assessment Form; and,

WHEREAS, the Planning Board agrees that the Ulster Town Board has final review and approval authority for this application. Said Planning Board also recommends that the Town Board initiate the SEQRA process by designating the application as an Unlisted Action and assuming Lead Agency, and that the Town Board refer this application to the Ulster County Planning Board for review; and,

NOW THEREFORE BE IT RESOLVED, the Town Board, based on a review of the application and recommendation from the Town Planning Board, determines to be designated as lead agency and to type the application as an Unlisted Action under the New York State Environmental Quality Review Act (SEQRA).

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NOW BE IT FURTHER RESOLVED, the Planning Board formally refers this application to the Ulster County Planning Board for review consistent with the Ulster County Planning Board Land Use Referral Guide and NYS General Municipal Law 239.

MOTION: Councilman Morrow

SECOND: Councilman Secreto

DISCUSSION:

Councilman Kitchen: (to Tutt) Has applicant applied for permits?

Tutt: Early stages of planning at this point.

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

CARRIED

FEBRUARY 18, 2021

Resolution Designating the Ulster Town Board as SEQRA Lead Agency for Industrial Brewing Company, 268 Forest Hill Drive SBL: 48.13-3-16.100 (2021-R-56)

Supervisor: Former igloo type buildings (Route 28). Will be a new boutique brewery.

Tutt: For sale and consumption, no brewing on site.

RESOLUTION
TOWN OF ULSTER TOWN BOARD
Industrial Arts Brewing , P-829
268 Forest Hill Drive (and Route 28), SBL 48.13-3-16.100
ZONE: HC
Site Plan

WHEREAS, the applicant – Industrial Arts Brewing a/k/a Spectacle Brewing LLC, seeks Site Plan approval for construction of and conversion of existing buildings for a beer garden and craft beer tasting room with retail; and,

WHEREAS, the applicant has submitted a complete Site Plan Amendment application to the Town of Ulster Planning Board, in coordination with the Ulster Town Board, including a submitted State Environmental Quality Review Act (SEQRA) Short Environmental Assessment Form; and,

WHEREAS, the Ulster Town Board has final Site Plan review and approval authority for this application; now, therefore, be it

RESOLVED, that based on a review of the applications and a recommendation from the Planning Board, the Town Board resolves that the applications referenced above are directly related and should be subject to coordinated review; and, be it further

RESOLVED, that the Town Board of the Town of Ulster determines that the Site Plan application is an Unlisted Action under the New York State Environmental Quality Review Act (SEQRA),; and, therefore the Town Board of the Town of Ulster declares to be the Lead Agency for coordinated review with the Town of Ulster Planning Board; and,

NOW BE IT FURTHER RESOLVED, the Town Board formally refers the Site Plan application to the Ulster County Planning Board for review consistent with the Ulster County Planning Board Land Use Referral Guide and NYS General Municipal Law 239.

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MOTION: Councilman Secreto
SECOND: Councilman Morrow

DISCUSSION:

Councilman Kitchen: (to Tutt) Does State DOT play a role?

Tutt: Maybe for signage. They may acquire some of DOT property.

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

CARRIED

Resolution Authorizing the Supervisor to Execute NYS Community Development Block Grant Program Application for Spring Lake Sewer Project Phase 2 (2021-R-56)

Resolution of the Town Board

TOWN OF ULSTER

Resolution Authorizing the Supervisor to Execute NYS Community Development Block Grant Program Application for Spring Lake Sewer Project Phase 2

WHEREAS, the Town of Ulster has the opportunity to make a grant submission and to execute a community development and housing program application;

NOW, THEREFORE, be it resolved that the Town Board of the Town of Ulster hereby does authorize the Town Supervisor to sign and submit any and all applications for the Community Development Block Grant to the Office of Community Renewal, and to take any and all actions in support of said block grant application.

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MOTION: Councilman Morrow

SECOND: Councilman Secreto

Town Councilman Kitchen -Yes

Town Councilman Morrow -Yes

Town Councilman Secreto -Yes

Town Councilman Van Kleeck -Yes

Supervisor Quigley -Yes

CARRIED

PUBLIC HEARING:

7:10 pm – Local Law No. ____ of 2021, A Local Law Providing for the Creation of an Office of Town Comptroller

Supervisor: Procedure in this law is to This law changes the way in which the town operates re: monthly bills. This changes the powers of the town board. Written comments are accepted.

MOTION to Open Public Hearing (7:29 PM) (2021-R-57)

MOTION: Councilman Morrow

SECOND: Councilman Secreto

Town Councilman Kitchen -Yes

Town Councilman Morrow -Yes

Town Councilman Secreto -Yes

Town Councilman Van Kleeck -Yes

Supervisor Quigley -Yes

CARRIED

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PUBLIC COMMENT:

1. Regis Obijiski, 170 Ledge Road
Reads from prepared document (attached).

MOTION to Close Public Hearing (7:35 PM) (2021-R-58)

MOTION: Councilman Secreto
SECOND: Councilman Morrow

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

CARRIED

PUBLIC HEARING:

7:15 PM – Local Law No. ____ of 2021, Fill & Grading Law of the Town of Ulster

Warren Tutt: Have been several recent incidents bringing in fill from out of town. This law gives us more oversight. We are mostly an MS-4 which triggers stormwater oversight.

Supervisor: This law would catch or stop the act.

TOWN OF ULSTER TOWN BOARD MEETING (04)

FEBRUARY 18, 2021

MOTION to Open Public Hearing (7:37 PM) (2021-R-59)

MOTION: Councilman Kitchen

SECOND: Councilman Morrow

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

CARRIED

PUBLIC COMMENT:

1. David Brink, 813 Neighborhood Road
Submitted documents to the Supervisor. Brings Board's attention to the current law in Town of Woodstock and article in today's newspaper. Correcting costs in damages done; we need to look at this. His property across from Stewarts on Route 9W, a field that was once wooded then cleared. "They" (new owner, Romeo Kia) are proposing to fill that and concerned about 40+ families at trailer park. Supports the law. Hopes board passes the law. (Submitted documents posted to the Town Website)
2. Keith Baxter, 39 Leggs Mill Road
Lives at Mr. Brink's trailer park. Other towns have problems with fill. Imperative that the Town of Ulster with DEC and EPA define what constitutes fill. Sign on Route 9W asking for clean fill. Have to be rules about the sign (permit). Enforcement should be addressed in the local law.

Tutt: Law addresses all of his concerns.
3. Regis Obijiski, 170 Ledge Road
Reads from prepared document (attached).
4. Stewart Dean, Ulster Landing Road
Should there be a permit for people supplying the fill?

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MOTION to Close Public Hearing (7:53 PM) (2021-R-60)

MOTION: Councilman Morrow

SECOND: Councilman Secreto

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

CARRIED

MOTION to adjourn (7:55 pm) (2021-M-61)

MOTION: Councilman Morrow

SECOND: Councilman Secreto

Town Councilman Kitchen	-Yes
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