

**TOWN OF ULSTER TOWN BOARD WORKSHOP MEETING (14)**

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August 1, 2019

**CALLED TO ORDER BY SUPERVISOR QUIGLEY, CHAIRMAN at 6:33 PM**

**SALUTE TO THE FLAG**

**ROLL CALL by Deputy Town Clerk, Lauren Hommel:**

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

**ALSO IN ATTENDANCE:**

1. Town Attorney, Jason Kovacs
2. Police Chief, Kyle Berardi
3. Building Inspector, Kathy Moniz
4. 13 town residents

**Central Hudson Presentation**

**6:30 PM: Presentation by Central Hudson Gas & Electric Training Academy, Route 9W, Lake Katrine**

**Present:** Jessica Caserto, Project Manager (Central Hudson)  
Larry Paggi, Civil Engineer  
[Audio and Documents available on the Town Website]

**ADDITIONS OR CHANGES TO THE AGENDA**— None

1. Supervisor deletes the discussion on the renewal of CDPHP Health Insurance Plan for plan year December 1, 2019-November 30, 2020  
*Supervisor:* Analysis not yet completed

**PUBLIC DISCUSSION ON AGENDA ITEMS** – None

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### COMMUNICATIONS – None

### COMMITTEE REPORTS –

1. Sewer Department, Councilman Kitchen  
Very busy; working on manhole repairs; easements; continued use of rags & wipes continue to add scum to digesters; trying to reduce impacts on environment; all ready for Lake Katrine sewer project – residents are ready; Whittier performing well.
2. Water Department, Councilman Secreto  
123 service calls; 108 markouts; replaced valves on Neighborhood/Lohmaier Lane-Vincent St-Orlando St; employees trained on new metering system – all are happy with; June the dept inspected main line valves in Bright Acres, Halcyon Park, Cherry Hill; new meters will be installed in Bright Acres District.
3. Finance, Councilman Secreto  
Nothing to report
4. Highway Department, Supervisor  
Morton Blvd scheduled for paving at the end of August; if traveling, manholes will be cut out and modified; hope that this job is completed in two nights; alternate routes will be laid out.
5. Buildings & Grounds, Councilman Morrow  
Having trouble with air conditioning in the Town hall; Supervisor is working to repair.
6. Personnel, Councilman Brink  
Nothing to report
7. Building/Planning/Zoning, Councilman Brink  
Health Quest opening Phase I in August; Buffalo Wild Wings (former Ruby Tuesday) will begin work in the next few weeks; stormwater work at Kingston Commons; Starbucks renovating interior; Stewarts finished renovations on Lucas Avenue.

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**New business:**

**Motion to authorize the Town Clerk to sign the 2019 Poll Site Agreement for Early Voting from October 26<sup>th</sup> - November 4<sup>th</sup>**

*Supervisor:* NYS Legislation passed a bill allowing early voting for this November. Ulster County has adopted early voting in eight locations – town of Ulster Senior Center is one and will be closed between October 26, 2019—November 6, 2019.

MOTION: Councilman Secreto

SECOND: Councilman Brink

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

*CARRIED*

**Motion to authorize the Court Clerks to go to the 39<sup>th</sup> Annual Fall Conference, September 29<sup>th</sup> – October 2<sup>nd</sup>, Syracuse, NY**

MOTION: Councilman Kitchen

SECOND: Councilman Brink

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

*CARRIED*

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**Presentation of School Resource Officer Agreement between Town of Ulster and Kingston City School District for the 2019-2020 school year**

*Supervisor:* Annually, Town police officer is stationed at Miller Middle School. The relationship between the officer and student body helps all involved. To be voted on at August 15 meeting.

**Presentation of Resolution Authorizing Acceptance of Easement from Big Matt Associates**

*Supervisor:* Private road off of Katrine Lane needed as easement to construct Katrine Lane Sewer project. To be voted on at the August 15 meeting.

**Motion to authorize the hiring of three seasonal employees for the Recreation Department**  
*Presented by Councilman Brink*

Lucas Lopez; Kiersten Tuey; Lauren Shambo: Start date 7/2919; \$11.10/hour

MOTION: Councilman Morrow

SECOND: Councilman Kitchen

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

*CARRIED*

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**Motion to authorize the hiring of one part time Court Officer**

*Presented by Councilman Brink*

Maleek Stanley: \$20.00/hour; start date 8/5/19; part time

MOTION: Councilman Morrow

SECOND: Councilman Secreto

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

*CARRIED*

**Motion to set the starting time of 6:30 PM for the September 19, 2019 Town Board Meeting to allow County Executive Ryan to conduct a Town Hall Meeting from 6:30PM to 7:30PM**

*Supervisor:* To allow residents of the Town to express opinions of Town conditions in relation to County activities.

MOTION: Councilman Brink

SECOND: Councilman Kitchen

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

*CARRIED*

August 1, 2019

**Resolution Scheduling a Public Hearing for a Special Permit for Thursday, August 15, 2019 at 7:10 PM and Referral to Ulster County Planning Board for Odilio Aguirre, 990 Flatbush Road, Kingston, NY, SBL:48.8-2-24.200**

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

**Resolution Scheduling a Public Hearing for a Special Permit and Referral to Ulster County Planning Board for Odilio Aguirre, 990 Flatbush Road, Kingston, NY**  
**SBL: 48.8-2-24.200**

**WHEREAS**, the applicant –*Odilio Aguirre* –is seeking Site Plan & Special Permit approval to develop a *Contractors Storage Yard* on the subject site, which is situated within the OM-Office Manufacturing Zoning District; 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 Planning Board since the Proposed Action involves less than 2,500 sf of new building area; and

**WHEREAS**, pursuant to Chapter 190 of the Town Code, the Proposed Action is subject to Special Permit review and approval by the Town of Ulster Town Board; and

**WHEREAS**, the application materials in support of the Proposed Action includes:

- *Cover Letter* authorizing Diego Celaya & Allan Dumas as (Agents) by Odilio Aguirre dated 6/28/19;
- *Cover Sheet for 990 Flatbush Avenue* by Diego Celaya dated June 28, 2019;
- *Consent Form* by Odilio Aguirre (Owner) consenting to the filing of the application dated 6/28/19;
- *Application for Site Plan Review* prepared by Odilio Aguirre dated June 28, 2019;
- *Short EAF Part 1* prepared by Odilio Aguirre dated June 28, 2019; and
- *Site Plan for Odilio Aguirre* by Christopher J. Zell, LLS and Dennis Larios, P.E., dated June 2019.

**WHEREAS**, the Proposed Action is a SEQRA Type II Action pursuant to 6NYCRR Part 617.5(c)(9) of the SEQRA regulations for which no further review is required; and

**WHEREAS**, the Town of Ulster Planning Board, at its regularly scheduled meeting in June 2019, found that the application was sufficiently complete for referral to the Ulster County Planning Board (UCPB) and for the Town Board to schedule a public hearing on the request for

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a Special Permit and refer the Special Permit request to the UCPB; now, therefore be it

**RESOLVED**, after considering said application, and pursuant to the provisions of Chapter 190 of the Ulster Town Code, does hereby schedule a public hearing on August 15, 2019 at 7:15 p.m. at Town Hall, 1 Town Hall Drive, Lake Katrine, NY 12449, to determine whether the Town of Ulster Town Board shall grant a Special Permit to the Applicant for a Contractors Storage Yard in the OM District; and be it further

**RESOLVED**, that the Town of Ulster Town Board hereby refers this matter to the Ulster County Planning Board for GML 239 1 and m review.

MOTION: Councilman Morrow

SECOND: Councilman Secretò

Town Councilman Brink	-Aye
Town Councilman Kitchen	-Aye
Deputy Supervisor Morrow	-Aye
Town Councilman Secretò	-Aye
Supervisor Quigley	-Aye

*CARRIED*

August 1, 2019

**Resolution Initiating SEQR for Wilfred Monroy, 51 Sawkill Road, Kingston, NY, SBL:  
48.14-3-37.1**

*Supervisor:* Construction to be used for landscaping in conjunction with the soccer field.

**RESOLUTION**  
**TOWN OF ULSTER TOWN BOARD**  
**Initiation of SEQR**  
**Wilfred Monroy**  
S-B-L: 48.14-3-37.1

**WHEREAS**, the Town of Ulster Planning Board and its consultant planner have reviewed an application by *Wilfredo Monroy (with the consent of Cheryl Scott for SCD Sisters, Inc.)* seeking Special Permit & Site Plan approval for a Contractors Storage Yard and for a Recreation Facility (soccer field); and

**WHEREAS**, the materials submitted in support of the Proposed Action includes:

- *Written Narrative* prepared by Wilfredo Monroy (applicant) dated July 3, 2019;
- *Consent Form* signed by Cheryl Scott (Owner) consenting to the filing of the application dated 7/3/19;
- *Application for Site Plan Review* prepared by Wilfredo Monroy dated July 3, 2019;
- *Short EAF Part 1* prepared by Wilfredo Monroy dated July 3, 2019; and
- *Plot Plan for SCD Sisters, Inc.*, prepared by John Heidecker, PLS dated June 21, 2019.

**WHEREAS**, the Town of Ulster Town Board has the authority to approve the Site Plan and Special Permit application since more than 2,500 SF of new gross floor area is proposed; and

**WHEREAS**, the Planning Board determined other Involved Agencies include: NYSDEC (General Permit for Construction Activities and SWPPP), NYS Parks, Recreation, Historic Preservation (Consultation Archeological), and Ulster County Department of Health (Septic System Design); and

**WHEREAS**, Interested Agencies include the Town of Ulster Planning Board and the Ulster County Planning Board; and

**WHEREAS**, the Town of Ulster Planning Board referred this matter to the Town Board for the sole purpose of initiating a SEQR *Unlisted Action-Coordinated Review* with the Town Board so named as Lead Agency.

**NOW THEREFORE BE IT RESOLVED**, the Town of Ulster Town Board, based upon the above and its own review of the application materials, hereby declares its intent to be



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Lead Agency for the *Unlisted Action-Coordinated Review* and directs the Town Clerk to circulate a Notice of Intent to all Involved Agencies.

MOTION: Councilman Secreto  
SECOND: Councilman Morrow

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

*CARRIED*

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**~Public Hearing: 7:10 pm – Issuance of \$762,000 in Bonds for the Reconstruction of the Halcyon Park Water Storage Tank, Halcyon Park Water District**

*Supervisor:* Town of Ulster applied for a grant from the Dept of Environmental Facilities Corporation for 125,000 gallon water storage tank in Halcyon Park Water District. Denied a grant last year. Received a request to provide water to an out of district user, which requires an increase in the tank’s capacity. This suggests a larger capital cost. Looking to apply for a grant and during this process, Town is to have a bonding Resolution in place to authorize the amount of monies not funded by the grant. Typically a 60% grant and 40% bond or vice versa depending on the program rules.

**MOTION to open the Public Hearing (7:12 pm)**

MOTION: Councilman Morrow  
SECOND: Councilman Brink

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

*CARRIED*

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**Public Comment: None**

**MOTION to close the Public Hearing (7:13 pm)**

MOTION: Councilman Morrow

SECOND: Councilman Secreto

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

*CARRIED*

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**PUBLIC COMMENT –**

1. Paul Gemma, 134 Church Hill Rd, Eddyville

Here tonight representing the nearly 100 members of a newly formed group in response to the Army Corps of Engineers plan to tear down the Eddyville Dam. Public comment period ended. Army Corps initiated public hearings within the Town of Esopus. Esopus Supervisor requested 60 day extension for public comment. Army Corps gave 30 day extension; on 7/25 draft study produced.

*Supervisor:* Are there specific actions you would like the Town to take?

*PG:* will ask the Town to advocate for his group with Army Corps and DEC because public comment period has been skipped; also to work with his group.

*Supervisor:* Hire an engineer? What does “working with you” mean? Did offer to call and write a letter to Army Corps and state that this a Town of Ulster project, public hearing need to take place here, will ask for 60 days. This is a joint project between Army Corps and DEC. Will contact Sen Amedore and Assemblyman Cahill – a State Legislative issue.

*PG:* Go back to the draft study and 60 days.

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2. Betty Jones, 135 Church Hill Rd., Eddyville  
Wants to see the dam as a landmark.

*Supervisor:* To clarify, you want the dam to be declared a historic landmark?

*BJ:* Yes.

*Supervisor:* We will contact State Historic Preservation.

3. Nancy Gill, 927 Creekllocks Rd., Rosendale  
Wants the town to request the 60 day comment period.

*Supervisor:*

Asks the Town Board for a **MOTION for the Supervisor to send a letter to the Army Corps of Engineers to request a 60 day comment period**

MOTION: Councilman Kitchen

SECOND: Councilman Secreto

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

*CARRIED*

4. Regis Obijiski, 170 Ledge Road  
Re: Waste Management  
Thank you for the pickup time change – it is back to 7:30am instead of 4-5am.

~ **End of Public Comment** ~

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**Executive Session:**

Florida Samas Venture Inc. – Article 7 – Tax Cert – Settlement Discussion

**Motion to End Executive Session (7:38):** Nothing to report/No action taken

MOTION: Councilman Secreto

SECOND:

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

*CARRIED*

**MOTION to adjourn (7:38 pm):**

MOTION: Councilman Kitchen

SECOND: Councilman Brink

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

*CARRIED*

Respectfully Submitted by Suzanne Reavy  
Ulster Town Clerk