

TOWN OF ULSTER TOWN BOARD WORKSHOP MEETING (15)

AUGUST 2, 2018

~Public Hearing Scheduled: 7:30 PM Matter of the Devereux Foundation establishing a 6-unit Supervised Individual Residential Alternative facility under NYS Mental Hygiene Law Section 41.34

FOR THE RECORD:

Supervisor: There was a 7:10 pm Public Hearing scheduled for the “Faith House” scheduled for tonight. The applicant has pulled their application and therefore, there is no need for Public Hearing.

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

ROLL CALL by Town Clerk, Suzanne Reavy:

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

ALSO IN ATTENDANCE:

1. Town Attorney, Jason Kovacs
2. Highway Superintendent, Frank Petramale
3. Town Assessor, James Maloney
4. Police Chief, Kyle Berardi
5. Wastewater Superintendent, Vincent Maggiore
6. Water Superintendent, John Rose
7. 11 audience members

ADDITIONS OR CHANGES TO THE AGENDA— None

PUBLIC DISCUSSION ON AGENDA ITEMS – None

ANNOUNCEMENTS –

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DEPARTMENT HEAD REPORTS

1. John Rose, Water Dept: Three main line water breaks. Repaired a valve on Parish/Constanzi. Replaced fire hydrant on E Chester St Bypass. Replaced valves in Ulster Water District. Repaired five holes in the south tower. Had 130 service calls and 154 markouts in last three months; painted hydrants in Ulster, Halcyon Park; Cherry Hill, East Kingston, Bright Acres. Thanks Frank Petramale and Vincent Maggiore for help.
2. Vincent Maggiore, Wastewater: No problems to report. Made updates to plant pump return. Upgrades to primary clarifier drive train. Busy clearing easements and manhole repairs. Thanks highway department. Spring Lake – working on materializing Phase II of the sewer district. Katrine Lane – working on design layout; walked area with town engineer. Personnel – completed all training last week on confined space entry.
3. Frank Petramale, Highway: Productive year so far. Starting paving at the end of August the 5 ½ miles of roadway. Worked on drainage projects/adding new drainage. New loader on order through capital equipment program. Maintaining good, quality equipment. Summer crew going well. Parks are maintained. Transfer station – August 4 starts switching back to dual stream (sorting) recyclables. Dumpsters are labeled.
4. James Maloney, Assessor: Very little to report. The Town's 2018 roll was filed by June 1 by law. Everyone who receives enhanced STAR will be filing income verification; this is the biggest change.
5. Kyle Berardi, Police: This marks one year as Chief. Detectives working on recent robbery at Subway. Town not immune to violent crime. Reports 339 arrests; 17 DWI or DWAI; 620 cases; 782 accidents; 1458 tickets written; detectives adopted 143 cases; responded to 21 overdoses (deployed Narcan 6 times); speed trailer deployed nine times since snow broke; hosted UC Volunteer Firemen's Parade and shut down Ulster Avenue for two hours; congratulates guys for doing that.
6. Suzanne Reavy, Town Clerk: Appreciates and proud of staff. June 1 last day of tax collection – collected over \$17 million; tax settlement with Ulster County Finance took short amount of time which is rare. Also collected over \$70,000 in summer camp fees. Organized senior picnic 7/19. Year to date figures: 348 dog licenses or renewals; 239 accessible parking permits; collected \$96,000 building fees; \$53,000 transfer station fees; \$12,000 pavilion fees; 92 death certificates; 24 marriage licenses; collected over \$248,000 in water dept fees.

Supervisor: Mentions the recognition that the Town tax collector received from the Ulster County Department of Finance

AUGUST 2, 2018

FOR THE RECORD:

Supervisor: There was a 7:10 pm Public Hearing scheduled for the “Faith House” scheduled for tonight. The applicant has pulled their application and therefore, there is no need for Public Hearing.

New Business:

Presentation and discussion on Replacement of the existing non-LED Street Lights. Comparison of Central Hudson installed and maintained fixtures versus TOU owned and maintained fixtures

Supervisor: Asking for permission to sign a letter obligating the town to NY Power Authority for \$9000 for perform an engineering study on the replacements of the Town’s non-LED lighting fixture base. Should the conversion change from a town owned to re-upping with Central Hudson, CH asked for \$34,000 to convert the non-LED lights to LED lights; additional \$9000 fee would be a sunk cost toward that conversion.

Councilman Kitchen Recommend going first with the \$9000 and see where that goes.

Councilman Secreto: Public should know what our savings per year would be.

Supervisor: For the Central Hudson re-up, continuing to engage CH to own the lights = \$17,000 per year in savings. For town to purchase entire inventory of lights and hold responsibility for maintenance = an approximate \$60,000 per year in savings. Not reflected in capital cost to obtain new lighting system.

We invest \$9,000 in engineering survey and expect to apply that to capital cost of a town-owned LED lighting system, greater than \$60,000 per year in annual savings.

***Supervisor:* Calls for MOTION to authorize the incurrence of \$9,000 for the NYPA engineering study**

MOTION: Councilman Kitchen

SECOND: Councilman Secreto

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

CARRIED

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Motion authorizing the Town Judges to close checking accounts at Key Bank

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

Motion authorizing the Bookkeeper to close General Fund checking account at JP Morgan Chase

Supervisor: Cost savings action. Transferred all operating accounts to the Bank of Greene County.

MOTION: Councilman Morrow

SECOND: Councilman Secreto

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

CARRIED

TOWN OF ULSTER TOWN BOARD WORKSHOP MEETING (15)

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Motion to authorize Judges Kesick and Weiss and the Court Clerks to go to the 38th Annual Fall Conference, September 16th-19th, Lake Placid, NY

MOTION: Councilman Brink
SECOND: Councilman Secreto

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

CARRIED

Motion to authorize the Supervisor to sign a Lease Agreement with the Ulster Fire –Rescue Center Association, Inc. for the Town of Ulster Fire Training Center, Ulster Landing Road

Supervisor: Advised earlier this week that the association’s insurance company had an issue in understanding the insurable interest. No lease since 2009. Tonight presentation is a five year lease, terminable upon 30-day mutual notice and a cancellation notice should Ulster County notify the Town that the site is to be used as the Ulster County Fire Training Center.

MOTION: Councilman Morrow
SECOND: Councilman Secreto

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

CARRIED

AUGUST 2, 2018

Resolution approving Mark Blauer as Labor Standards Officer for the Town of Ulster

RESOLUTION OF THE TOWN BOARD

TOWN OF ULSTER

Resolution approving Mark Blauer as Labor Standards Officer for the Town of Ulster

Whereas, the Town of Ulster is the recipient of grants through the New York State Home and Community Renewal program;

Whereas, the Town of Ulster needs to designate a Labor Standards Officer;

Whereas, the Town of Ulster designates Mark Blauer of Blauer Associates as the Labor Standards Officer;

Therefore, be it resolved, that Mark Blauer of Blauer Associates is the Labor Standards Officer for the Town of Ulster.

By Order of the Town Board, Town of Ulster, this 2nd day of August, 2018.

Supervisor: With every grant that the Town receives, the Town is required to have a Labor Standards Office, to attest to the Town's compliance – all requirements to be put into all capital project contracts per New York State. Mark Blauer, Town grant consultant, has been serving as the Town's officer for the last 10 years. This recognizes Blauer and satisfies a point brought up in a recent audit.

MOTION: Councilman Brink

SECOND: Councilman Kitchen

DISCUSSION:

Councilman Morrow: Does this position apply to grants or all work performed?

Supervisor: This only applies to the DHCR grants that we receive under the Consolidated Funding application process.

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

CARRIED

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Motion to authorize the Water Superintendent to purchase one used Tow Behind Generator for the sum of \$23,572 from Partner Rentals for use in the various Water Districts of the Town

John Rose: Currently if there is a power outage for more than two days, it is problematic in Halcyon Park, Spring Lake and Bright Acres. There is a stationary generator in Halcyon Park 40+ years old – obsolete. Thinking that if we had a tow-behind, we can go to various districts and apply water pressure. Went to a co-op buying group for prices for new generators. Found a used one at Partner Rentals will save \$7,000 – it is in great condition. Talked to the water committee.

Supervisor: Motion would be under best value policy in the Town. This authorization subject to review by Town mechanic and outside electrician.

MOTION: Councilman Kitchen

SECOND: Councilman Secreto

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

CARRIED

Supervisor: This is a budgeted expense. Apply capital funds to the purchase of the generator.

Old Business:

Resolution granting SEQRA Negative Declaration and Conditional Site Plan Amendment Approval for Kingston Block & Masonry, 1 Kieffer Lane, Kingston, NY SBL# 48.66-2-20.210

Supervisor: Adjust drainage program on Kieffer Lane.

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RESOLUTION
TOWN OF ULSTER TOWN BOARD
SEQRA Negative Declaration
Conditional Site Plan Amendment Approval
Kingston Block & Masonry
1 Kieffer Lane
S-B-L: 48.66-2-20.210

WHEREAS, *Issac Schwarz dba Kingston Block & Masonry* – is seeking *Site Plan Amendment* approval to construct several additions to the existing Kingston Block building and to construct a new stand-alone storage shed.; and

WHEREAS, the proposed expansion of the manufacturing use is allowed within the OM-Office Manufacturing Zoning District subject to Site Plan approval; and

WHEREAS, the Town of Ulster Town Board has the authority to approve the Proposed Action since more than 2,500 SF of new gross floor area is proposed with this Site Plan application, upon a favorable recommendation from the Town of Ulster Planning Board; and

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

- *Site Plan Consent Form* signed by Isaac Schwarz dated March 26, 2018;
- *Site Plan Application* signed by Isaac Schwarz dated March 26, 2018;
- *SEQR Short EAF Part 1* prepared by Khatter Elmassalemah dated March 26, 2018;
- *Existing Site Plan for Kinston Block & Masonry* by Praetorious & Conrad, PC., dated 3/26/18; and
- *Proposed Site Plan for Kinston Block & Masonry* by Praetorious & Conrad, PC., dated 3/26/18.
- *Proposed Site Plan for Kinston Block & Masonry* by Praetorious & Conrad, PC., revised 6/6/18; and
- *Drainage Improvement Plan* prepared by Praetorious & Conrad, PC., dated June 6, 2018.

WHEREAS, the Town of Ulster Town Board, as Lead Agency and upon review of the application materials determined the Proposed Action was an *Unlisted Action* pursuant to 6NYCRR Part 617 of State Environmental Quality Review (SEQR) Law; and

WHEREAS, Involved Agencies include: Town of Ulster Town Board (Site Plan Approval) NYSDEC (General Permit for Construction Activities), Town of Ulster Water Department, and Town of Ulster Sewer Department; and

WHEREAS, Interested Agencies include the Town of Ulster Planning Board (Advisory Recommendation to the Town Board), and Ulster County Planning Board; and

WHEREAS, the Proposed Action was referred to the Ulster County Planning Board (UCPB) and the UCPB provided a written response wherein it recommended several required modifications; and

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WHEREAS, the upon review of the UCPB required modifications, the Town Board found that the revised Site Plan application addressed all the required modification except for the recommendation for Dark Sky Compliant, LED exterior lighting; and

WHEREAS, the Town Board felt the issue of lighting could be resolved as a condition of granting Site Plan Amendment approval, which condition is provided herein; and

WHEREAS, the Town 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

WHEREAS, the Planning Board, as an Interested Agency, upon review of the entire record (including SEQR Short EAF Part 1 & 2) found the Proposed Action did not pose any potentially significant adverse environmental impact; and

NOW THEREFORE BE IT RESOLVED, the Town of Ulster Town Board has determined it has complied fully with the procedural requirements of Part 617 of the State Environmental Quality Review (SEQR) Law and hereby issues a SEQR Determination of non-significance and grants a *SEQR Negative Declaration* for the Proposed Action; and

FURTHER BE IT RESOLVED, the Town of Ulster Town Board hereby grants Conditional Site Plan approval to *Issac Schwarz dba Kingston Block & Masonry* to amend the Site Plan as described above on 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. Compliance with final site plan, design plans and all details as cited herein;
4. Applicant addresses all technical comments by the Town Designated Engineers (TDE) Brinnier & Larios, PC;
5. The applicant provides cut-sheet to replace exterior lighting that is not Dark Sky compliant with new International Dark Sky Association (IDA) compliant, LED fixtures;
6. The applicant contributes \$10,000 to the Town's drainage improvement fund that was established for the area around Kieffer Lane;
7. 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; and
8. All fees, including consultant fees, shall be paid.

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MOTION: Councilman Secreto
SECOND: Councilman Morrow

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

CARRIED

~Public Hearing: 7:30 PM Matter of the Devereux Foundation establishing a 6-unit Supervised Individual Residential Alternative facility under NYS Mental Hygiene Law Section 41.34

Opening:

John Lopez, Executive Devereux New York,

Hoping to lease a 6-unit apartment building at 12 Leggs Mill Road, Lake Katrine. Devereux services intellectual and developmentally disabled children and adults. This property would serve six women currently served and some staffing; location provides independence; ability to be employed; staffing needs; accessibility and access to community resources.

Supervisor: Are these new living conditions where you would bring additional clients? Other locations would remain?

Lopez: Correct.

Councilman Kitchen: Wants to address the Town Board. Kitchen worked at the facility for four years and were the best times of his life. Devereux is kind and the people should have opportunities to be included in the community.

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MOTION to open the public hearing (7:34 pm)

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

NO PUBLIC COMMENTS

MOTION to close the public hearing (7:35 pm)

MOTION: Councilman Morrow

SECOND: Councilman Kitchen

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

CARRIED

Supervisor: (to Kovacs) Given that this is under the provision and MH Law 41.34 What is the process here?

Kovacs: Town can respond to letter received on or about June 25, indicating that the Town has no objection to this location being a Devereux house.

Supervisor: Any objections from the Board?

No objections to the Devereux Foundation going forward.

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PUBLIC COMMENT - None

MOTION to adjourn (7:35 pm):

MOTION: Councilman Kitchen

SECOND: 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 Suzanne Reavy
Ulster Town Clerk