

TOWN OF ULSTER TOWN BOARD MEETING (3)

JANUARY 18, 2018

CALLED TO ORDER BY SUPERVISOR QUIGLEY, CHAIRMAN at 7:09 PM

ROLL CALL (from previous meeting):

TOWN COUNCILMAN JOEL B. BRINK

TOWN COUNCILMAN ERIC KITCHEN - *EXCUSED*

TOWN COUNCILMAN JOHN MORROW - *EXCUSED*

TOWN COUNCILMAN ROCCO SECRETO

SUPERVISOR JAMES E. QUIGLEY 3rd

ADDITIONS OR CHANGES TO THE AGENDA— None

PUBLIC DISCUSSION ON AGENDA ITEMS -- None

APPROVAL OF MINUTES – December 7 and December 21

MOTION: Councilman Secreto

SECOND: Councilman Brink

Town Councilman Brink -Aye

Town Councilman Kitchen -*Excused*

Town Councilman Morrow -*Excused*

Town Councilman Secreto -Aye

Supervisor Quigley -Aye

CARRIED

COMMUNICATIONS – None

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ABSTRACT OF CLAIMS

*Presented by Councilman Brink (Previously reviewed by Councilmen Brink & Secreto)
2017*

2017

Prepaid Bills:	\$ 76,892.27
Abstract Bills:	\$ 256,863.05
Escrow Bills:	\$ -
Reserve:	\$ -

TOTAL: \$ 333,755.32

2018, January

Prepaid Bills:	\$ 436,596.34
Abstract Bills:	\$ 236,517.72
Escrow Bills:	\$ 1,575.00
Reserve:	\$ 180.00

TOTAL: \$ 674,869.06

MOTION: Councilman Secreto

SECOND: Councilman Brink

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

CARRIED

TOWN OF ULSTER TOWN BOARD MEETING (3)

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BUDGET MODIFICATIONS

YEAR ENDING DECEMBER 31, 2017

**Highway
Fund:**

Modify Revenue D1289 (Oth. Dept. Income) and Appropriation D5142.420 (Gas & Oil) Nov. Gas Reimb.-Oper.Funds	6,423.70
Modify Revenue D1289 (Oth. Dept. Income) and Appropriation D5142.420 (Gas & Oil) Dec. Gas Reimb.-Oper.Funds	6,126.44
Modify Revenue D1289 (Oth. Dept. Income) and Appropriation D5142.420 (Gas & Oil) Gas) Nov. Gas Reimb. (Ruby Fire Dist.)	100.97
Modify Revenue D1289 (Oth. Dept. Income) and Appropriation D5142.420 (Gas & Oil) Gas) Dec. Gas Reimb. (Ruby Fire Dist.)	146.21
Modify Revenue D1289 (Oth. Dept. Income) and Appropriation D5142.420 (Gas & Oil) Nov. Gas Reimb. (Ulster Fire Dist.#1)	94.69
Modify Revenue D1289 (Oth. Dept. Income) and Appropriation D5142.420 (Gas & Oil) Dec. Gas Reimb. (Ulster Fire Dist.#1)	135.07
Modify Revenue D1289 (Oth. Dept. Income) and Appropriation D5142.420 (Gas & Oil) Nov. Gas Reimb. (E.Kng.Vol.Fire Co.)	269.64
Modify Revenue D1289 (Oth. Dept. Income) and Appropriation D5142.420 (Gas & Oil) Dec. Gas Reimb. (E.Kng.Vol.Fire Co.)	503.77
Modify Revenue D1289 (Oth. Dept. Income) and Appropriation D5142.420 (Gas & Oil) Nov. Gas Reimb. (Town of Kng. Hwy. Fund)	386.13
Modify Revenue D1289 (Oth. Dept. Income) and Appropriation D5142.420 (Gas & Oil) Dec. Gas Reimb. (Town of Kng. Hwy. Fund)	872.05
Modify Revenue D1289 (Oth. Dept. Income) and Appropriation D5142.420 (Gas & Oil) Dec. Gas Reimb. (Ulster Fire Dist.#5)	68.08

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Ulster Water:	Modify Revenue D1270 (Shared Service Charges) and Appropriation D5130.422 (Equip.Maint.) reimb. For LeeBoy 8515 paver repairs from Town of Woodstock	1,050.57
	Modify Revenue D1270 (Shared Service Charges) and Appropriation D5130.422 (Equip.Maint.) reimb. For LeeBoy 8515 paver repairs from Town of Hurley	1,050.57
	Modify Revenue SW1.2665 (Sale of Equipment) and Appropriation SW1.8320.250 (Meters & Hydrants) purchase of meter from Kingston Equipment Rental	198.00
	Modify Revenue SW1.2665 (Sale of Equipment) and Appropriation SW1.8320.250 (Meters & Hydrants) purchase of a fire hydrant for St. Catherine Laboure Church	2,109.00

DECEMBER, 2017 -- TRANSFERS

General Fund:	Transfer From	Transfer To	
	A1320.402 Auditor	A1110.101 Clerks Wages	15,426.00
			0
	A1220.104 Budget Officer	A1220.101 Secretary Salary	7,247.00
	A1220.200 Office Equipment	A1220.410 Computer Tech.	2,350.00
	A1355.101 Assessor Off. Clerk	A1355.100 Assessor Salary	5,507.00
	A1410.400 Computer Exps.	A1410.403 Off. Suppls. & Petty Cash	160.00
	A1355.418 Legal/Profess.Servs.	A1420.400 Legal Fees	8,283.00
	A1355.418 Legal/Profess.Servs.	A1440.400 Engineering	202.00
	A1620.200 Equipment	A1620.100 Custodian Wage	254.00
	A1620.454 Maintenance	A1620.409 Repair & Supplies	200.00
	A1620.454 Maintenance	A1622.410 Water&Sewer-Sen.Cntr	3.00
	A1620.454 Maintenance	A1622.409 Repair & Supplies	100.00
	A1620.454 Maintenance	A1622.454 Maint.-Senior Center	200.00
	A3120.100 Police Wages	A3120.101 Overtime Earnings	34,295.00
			0
	A3120.100 Police Wages	A3120.102 DWI-Task Force	1,863.00
	A3120.100 Police Wages	A3120.106 Training	19,320.00
			0
	A3120.100 Police Wages	A3120.107 Sick,Vac,Per. Buyouts	39,056.00
			0
	A3120.100 Police Wages	A3120.200 Equipment	79,395.00
			0
	A3120.436 Training	A3120.432 Ammunition,Guns,Etc.	60.00

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	A3620.101	Asst. Bldg. Inspector	A3620.103	Fire Inspector Wages	1,055.00
	A1410.101	Deputy Clerks Wages	A4020.400	Registrar of Vital Statis.	3,570.00
	A5132.408	Heat	A5182.400	Lighting	4,000.00
	A7110.420	Gas & Oil	A7110.426	Reps., Constr, Equip.	600.00
	A3620.101	Asst. Bldg. Inspector	A8010.102	Clerks Wages	15,494.00
	A8010.101	Mun. Codes Officer	A8010.102	Clerks Wages	731.00
	A8160.401	Dumping Costs	A8160.200	Equipment	6,122.00
	A8160.409	Tools & Supplies	A8160.420	Gas & Oil	35.00
	A8760.400	Emergency Disaster	A8989.400	Landfill Fees -Fire Dist.	2,584.00
	A9060.800	Hosp.Dntl Insur.	A9055.800	Disability Insur.	1,291.00
	A1990.400	Contingency	A1010.100	Councilmembers	0.07
Highway Fund:	Transfer From		Transfer To		
	D5110.100	Wages	D5110.101	Overtime	3,100.00
	D5110.420	Gas & Oil	D5110.400	Street Program	828.00
	D5142.447	Sand	D5142.420	Gas & Oil	3,246.00
	D5130.429	Oil & Lubricants	D5130.490	Tools	55.00
	D9060.804	Hosp. & Dntl Insur.	D9070.804	Medicare Reimb.	4,860.00
	D9060.804	Hosp. & Dntl Insur.	D9080.804	Employ. Ben. Liab.	5,581.00
	D9060.800	Hosp. & Dntl Insur.	D5112.200	CHIPS	26,678.00
					0
	D9060.802	Hosp. & Dntl Insur.	D5112.200	CHIPS	15,851.00
					0
	D9060.804	Hosp. & Dntl Insur.	D5112.200	CHIPS	16,596.00
					0
Ulster Water:	Transfer From		Transfer To		
	SW1.8330.452	Salt	SW1.8330.430	Uniforms	300.00
	SW1.8330.452	Salt	SW1.8330.451	Chemicals	1,300.00
Halcyon Park Water:	Transfer From		Transfer To		
	SW2.8320.454	Maint.	SW2.8330.458	DEC Permit	50.00
Glenerie Water:	Transfer From		Transfer To		
	SW6.8310.403	Off. Supplies	SW6.8310.404	Postage	59.00
Ulster Sewer	Transfer From		Transfer To		

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SS2.8130.454	Maint.	SS2.8130.456	Sludge Removal	2,000.00
SS2.9060.802	Hosp.&Dntl-Retire.	SS2.9055.800	Disability Insur.	70.00
SS2.9060.802	Hosp.&Dntl-Retire.	SS2.9060.800	Hosp. & Dntl Insur.	2,572.00

MOTION: Councilman Secreto
 SECOND: Councilman Brink

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

CARRIED

JANUARY, 2018

General Fund:	Modify Appropriation A7140.401 (Rec.Equip.Reserve) to be funded through A5110 (Approp.Reserve-Bddy Bsktbl) Dec.18-Dec.19,2017 & Jan. 2,2018 refereeing servs-Andrea servs.-Jeffery Hayner,Jr.	180.00
Ulster Water:	Modify Revenue SW1.2665 (Sale of Equipment) and Appropriation SW1.8320.250 (Meters & Hydrants) purchase of Meter, MXU, & Flange Kit from Red Lobster Mngmnt.	1,481.08
Highway Fund:	Modify Revenue D1289 (Oth. Dept. Income) and Appropriation D5142.420 (Gas & Oil) Gas Reimb.-Oper.Funds	
	Modify Revenue D1289 (Oth. Dept. Income) and Appropriation D5142.420 (Gas & Oil) Gas Reimb.-Oper.Funds	
	Modify Revenue D1289 (Oth. Dept. Income) and Appropriation D5142.420 (Gas & Oil) Gas) Gas Reimb. (Ruby Fire Dist.)	

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	Modify Revenue D1289 (Oth. Dept. Income) and Appropriation D5142.420 (Gas & Oil) Gas Reimb. (Ulster Fire Dist.#1)	
	Modify Revenue D1289 (Oth. Dept. Income) and Appropriation D5142.420 (Gas & Oil) Gas Reimb. (E.Kng.Vol.Fire Co.)	
	Modify Revenue D1289 (Oth. Dept. Income) and Appropriation D5142.420 (Gas & Oil) Gas Reimb. (Town of Kng. Hwy. Fund)	
	Modify Revenue D1289 (Oth. Dept. Income) and Appropriation D5142.420 (Gas & Oil) Dec. Gas Reimb. (Ulster Fire Dist.#5)	
Highway Fund:	Modify Revenue D1270 (Shared Service Charges) and Appropriation D5130.422 (Equip.Maint.) reimb. For LeeBoy 8515 paver repairs from	
	Modify Revenue D1270 (Shared Service Charges) and Appropriation D5130.422 (Equip.Maint.) reimb. For LeeBoy 8515 paver repairs from	
Ulster Water:	Modify Revenue SW1.2665 (Sale of Equipment) and Appropriation SW1.8320.250 (Meters & Hydrants) purchase of Meter, MXU, & Flange Kit from Red Lobster Mngmnt.	1,481.08
	Modify Revenue SW1.2665 (Sale of Equipment) and Appropriation SW1.8320.250 (Meters & Hydrants) purchase	

MOTION: Councilman Secreto
SECOND: Councilman Brink

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

CARRIED

TOWN OF ULSTER TOWN BOARD MEETING (3)

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New business:

Presentation and Acceptance of the Supervisor's Monthly Report for the month of December 2017

MOTION: Councilman Brink
SECOND: Councilman Secreto

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

CARRIED

Motion to set a Public Hearing for a Special Permit to allow an automotive sales and services business for Kenneth Finke dba Premiere Fire Apparatus, Inc. for SBL# 39.15-7-19.110, 68 Leggs Mill Road, Lake Katrine, NY for February 1, 2018 at 7:10pm

Small Presentation: *Ciro Interrante, P.C.* (architect for project)
Property formerly Cobra Manufacturing Co.; closing is tomorrow; new purchaser purchased Nichols Oxygen in Hyde Park – servicing fire trucks. Moving fire truck operation to this building (not sure if the rest of the services will move as well).

Part of proposal: 1. Change ceiling height from 12' to 18'; 2. Add parking for employees; 3. 4000 underground water storage tank; 4. Pole lights; 5. Extending a fence with sliding gate; 6. Clear out underbrush but not cutting tall trees; 7. Monument sign; 8. Canopy over entrance; 9. Lighting around property and overhead doors; 10. Submittal of colors to Planning Board for the front of the building.

MOTION: Councilman Brink
SECOND: Councilman Secreto

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

CARRIED

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Motion to authorize the Town Clerk to advertise Request for Proposal legal notices for 1) Administrative Services and 2) Legal Services (if required) for NYS CDBG Project #1159PR5-17, Spring Lake Sewer District Phase 1, due at 3:30pm on February 13, 2018 at the office of the Town Clerk

MOTION: Councilman Secreto

SECOND: Councilman Brink

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

CARRIED

Motion to authorize the Town Clerk to advertise a Request for Qualifications legal notice for Engineering Services for NYS CDBG Project #1159PR5-17, Spring Lake Sewer District Phase 1, due at 3:30 pm on February 13, 2018 at the office of the Town Clerk

MOTION: Councilman Secreto

SECOND: Councilman Brink

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

CARRIED

Resolution correcting the Term of Members of the Board of Assessment Review

Supervisor: In consulting State Law, term of members is five years each. This amends what was formerly approved at the Town Board Organizational meeting (1/8/2018)

JANUARY 18, 2018

RESOLUTION OF THE TOWN BOARD
TOWN OF ULSTER
Resolution Appointing Member(s) of Board of Assessment
Review

WHEREAS, there now exists on the Town of Ulster Board of Assessment Review a vacancy due to the expiration of the term of John Crispell; and

WHEREAS, John Crispell has expressed an interest in being reappointed to a position on the Board of Assessment Review;

WHEREAS, previous resolutions of the Town Board which appointed members to the Board of Assessment Review incorreccted listed the term of office as three years, when said terms of office are five years in length pursuant to Real Property Tax Law Section 523

WHEREAS, it is in the best interest of the Town of Ulster to accurately reflect the correct terms of office for the members of the Board of Assessment Review; now, therefore, be it

RESOLVED, that the Town Board of the Town of Ulster does hereby designate and reappoint John Crispell to the Board of Assessment Review, effective immediately as follows:

<u>Appointment</u>	<u>Term Expires</u>
John Crispell	September 30, 2022
<u>Continuing Members</u>	<u>Term Expires</u>
Lawrence Decker	September 30, 2021
Anna Hayner	September 30, 2018

MOTION: Councilman Brink
SECOND: Councilman Secreto

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

CARRIED

JANUARY 18, 2018

Old business:

Resolution approving the Initiation of SEQR Unlisted Action-Coordinated Review of Cypress Creek Renewables dba Landau Solar I, Landau Solar II and Landau Solar III, Site Plan, Open Development Area, Lot Line Adjustment and Sub-Division, SBL: 56.014-1-24, 56.014-2-18 and 46.014-2-36.1, State Route 32 South, Kingston, NY

RESOLUTION
TOWN OF ULSTER TOWN BOARD

Initiation of SEQR Type 1 Action-Coordinated Review
Cypress Creek Renewables dba Landau Solar, LLC, Landau
Solar II, LLC and Landau Solar III, LLC
S-B-L: 56.14-1-24 and 56.14-2-18 & 36.1

WHEREAS, the Town of Ulster Town Board and its consultant planner have reviewed an application by *Cypress Creek Renewables dba Landau Solar, LLC, Landau Solar II, LLC and Landau Solar III, LLC (with the consent of Isidore Landau for Eddyville Corp)* – is seeking Site Plan, Special Permit, Minor Resubdivision and Open Development Area approval to construct, operate and maintain three (3) 2 Mega Watt (MW) Solar Energy Facilities at State Routes 32 and 213, near the hamlet of Eddyville, as well as a PILOT Agreement with the Town of Ulster; and

WHEREAS, the proposed use (i.e. utility and “electric generating”) is allowed subject to *Site Plan and Special Permit* approval within the R60-Residential Zoning District, in accordance with the standards set forth in §190-69 Table of Uses and §190-75 of the Town Code; and

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

- *Owner’s Consent to File Form signed by Isidore Landau (Owner) dated September 16, 2016;*
- *Cover Letter for Landau Solar, LLC, Landau Solar II, LLC and Landau Solar III, LLC prepared by Aaron Mann, AICP, Zoning Manager dated 6/29/17;*
- *Application for Site Plan Review, Special Permit by Cypress Creek Renewables dated June 29, 2017;*
- *SEQRA Full EAF Part 1 by Noale Hyte of Cypress Creek Renewables dated June 29, 2017;*
- *Preliminary Racking Layout prepared by W. Charles Utschg, PE, dated June 27, 2017;*
- *Maintenance Services Schedule prepared by Cypress Creek Renewables dated June 29, 2017;*
- *Decommissioning Plan prepared by Cypress Creek Renewables dated June 29, 2017;*
- *Emergency Response Plan prepared by Cypress Creek Renewables dated June 29, 2017;*
- *Cypress Creek Renewables Operational brochure by Cypress Creek Renewables dated June 29, 2017;*

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- *Technical Memorandum* prepared by Cypress Creek Renewables dated June 29, 2017; and
- *Visual Assessment Report* prepared by Cypress Creek Renewables dated June 29, 2017.

WHEREAS, the Town of Ulster Town Board has the authority to approve the Site Plan pursuant to §145-2 the Town Code as well as the Special Permit in accordance with Chapter 190 of the Town Code; and

WHEREAS, the Planning Board, pursuant to §161-10 the Town Code, has approval authority for the 3-lot *Minor Resubdivision*.

WHEREAS, the Town of Ulster Town Board has the authority to approve (pursuant to NYS Town Law §280-a), *Open Development Area* (ODA) designation of the subject site to allow access to the solar farms by right-of-way or easement;

WHEREAS, the Town of Ulster Town Board, upon review of the SEQR Full EAF Part 1 determined the Proposed Action was a *Type 1 Action* pursuant to 6NYCRR Part 617 of State Environmental Quality Review (SEQR) Law, since it exceeds one of the Type I thresholds established pursuant to Section 617.4 of the SEQRA regulations (i.e., physical alteration of more than 10 acres); and

WHEREAS, the Town Board determined other Involved Agencies include: the Town of Ulster Town Board (Site Plan, Special Permit, Open Development Area and PILOT Agreement), Town of Ulster Planning Board (Resubdivision), New York State Department of Transportation (Driveway Permit), New York State Department of Environmental Conservation (SWPPP and SPDES) and New York State Energy Research and Development Authority (NYSERDA) (NY-Sun MW Block Program Incentives); and

WHEREAS, Interested Agencies would include the Ulster County Planning Board (NYS GML 239 review), New York State Office of Parks, Recreation and Historic Preservation (Consultation with respect to archeological and historic resources) and NYSDEC Division of Fish, Wildlife & Marine Resources; U.S. Fish & Wildlife Service (Consultation with respect to Threatened and Endangered Species); U.S. Army Corps of Engineers (Notice of Intent), and the City of Kingston (NYS GML 239-nn notice); Town of Esopus (NYS GML 239-nn notice); Town of Rosendale (NYS GML 239-nn notice); and;

WHEREAS, the Town of Ulster Planning Board referred this matter to the Town Board for the sole purpose of initiating a SEQR *Type 1 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 Lead Agency for a Type 1 Action-Coordinated Review under SEQR and directs the Town Clerk to circulate a Notice of Intent to all Involved Agencies.

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MOTION: Councilman Secreto
SECOND: Councilman Brink

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

CARRIED

Resolution approving the Re-affirmation of SEQRA Negative Declaration Referral to the Ulster County Planning Board, Kingston Commons, LLC S-B-L: 48.14-1-19 & 20

RESOLUTION
TOWN OF ULSTER TOWN BOARD

Site Plan Amendment
Re-affirmation of SEQRA Negative Declaration
Referral to the Ulster County Planning Board
Kingston Commons, LLC
S-B-L: 48.14-1-19 & 20

WHEREAS, the Town of Ulster Planning Board and its consultant planner and engineer have reviewed an application by *SAI Capital Group, LLC* seeking *site plan amendment approval* for the construction of 7,425 square feet (sf) of retail space, 3,190 sf bank with two (2) drive-thru service lanes, a 4,430 sf fast-food restaurant with two (2) drive-thru service lanes, and a 2,200 sf coffee/donut shop with one (1) drive-thru service lane along with ancillary on-site parking and a sidewalk, which is proposed within the NYSDOT r-o-w; and

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

- *Cover Letter* prepared by Stonefield Engineering & Design, dated January 5, 2018;
- *Application for Site Plan Review* by *SAI Capital Group, LLC*, dated 8/18/2015;
- *Site Plan Consent Form* signed by John H. Gill, property owner dated 8/10/15;
- *SEQR FULL Environmental Assessment Form* dated September 15, 2015;

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- *Traffic Impact Study* prepared by Stonefield Engineering & Design, dated 8/28/2015;
- *Washington Avenue Traffic Circle Overlay Exhibit* by Stonefield Engineering dated 12/01/15;
- *Alternative Site Plan Exhibit* by Stonefield Engineering & Design, dated December 1, 2015;
- *Stormwater Management Report* prepared by Stonefield Engineering & Design, dated 8/31/2015;
- *Survey Map for SAI Capital Group, LLC* by Stonefield Engineering & Design, dated 7/9/2015;
- *NYS DOT Highway Work Permit Plans* by Stonefield Engineering & Design, dated 9/14/2018;
- *Cover Sheet for Plan Set* prepared by Stonefield Engineering & Design, dated 1/16/2017;
- *Existing Conditions Plan* prepared by Stonefield Engineering & Design, dated 1/16/2017;
- *Demolition Plan* prepared by Stonefield Engineering & Design, dated 1/16/2017;
- *Site Plan* prepared by Stonefield Engineering & Design, dated 1/16/2017;
- *Grading Plan* prepared by Stonefield Engineering & Design, dated 1/16/2017;
- *Drainage Plan* prepared by Stonefield Engineering & Design, dated 1/16/2017;
- *Utility Plan* prepared by Stonefield Engineering & Design, dated 1/16/2017;
- *Lighting Plan* prepared by Stonefield Engineering & Design, dated 1/16/2017;
- *ATM Lighting Plan* prepared by Stonefield Engineering & Design, dated 8/31/2015;
- *Phase I Soil Erosion and Sediment Control Plan* by Stonefield Eng. & Design, dated 1/16/2017;
- *Phase II Soil Erosion and Sediment Control Plan* by Stonefield Eng. & Design, dated 1/16/2017;
- *Soil Erosion and Sediment Control Details* by Stonefield Engineering & Design, dated 1/16/2017;
- *Landscape Plan* prepared by Stonefield Engineering & Design, dated 1/16/2017;
- *Landscaping Details* prepared by Stonefield Engineering & Design, dated 1/16/2017;
- *Construction Details* prepared by Stonefield Engineering & Design, dated 1/16/2017;
- *Proposed Floor Plan Quick Service Restaurant 1* prepared by gk&a Architects, PC dated 8/25/15;
- *Proposed Floor Plan Quick Service Restaurant 2* prepared by gk&a Architects, PC dated 8/25/15;
- *Proposed Floor Plan Retail and Bank* prepared by gk&a Architects, PC dated 8/25/15;
- *Proposed Elevations Quick Service Restaurant 1* prepared by gk&a Architects, PC dated 8/25/15;
- *Proposed Elevations Quick Service Restaurant 2* prepared by gk&a Architects, PC dated 8/25/15; and
- *Proposed Elevations Retail and Bank* prepared by gk&a Architects, PC dated 8/25/15.

WHEREAS, the Town of Ulster Town Board has the authority to approve the Current Proposed Action since it was the Lead Agency that granted Conditional Site Plan Approval; and

WHEREAS, the Current Proposed Action must be referred to the Ulster County Planning Board (UCPB) since it is not exempt from the referral agreement between the County and Town; and

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WHEREAS, as an Involved Agency under the State Environmental Quality Review (SEQR) Act, the Planning Board must determine if the Negative Declaration it issued regarding the environmental effects and mitigation measures set forth for this site is still valid; and

WHEREAS, amendment of a Negative Declaration may be required if significant adverse environmental effects arise due to the following (See §617.7 (e) of the SEQR Regulations): 1) Changes proposed for the project; 2) Newly discovered information; or 3) A change in circumstances related to the project; and

WHEREAS, the Current Proposed Action (Amended Site Plan) does not exceed any of the thresholds established in the original SEQRA Negative Declaration.

NOW THEREFORE BE IT RESOLVED, the Town of Ulster Town Board hereby reaffirms its SEQRA Lead Agency Status and SEQRA Negative Declaration; and

FURTHER BE IT RESOLVED, the Town of Ulster Town Board directs the Town Clerk to refer the Current Proposed Action to the Ulster County Planning Board pursuant to NYS GML Section 239 l and m and the referral agreement between the Town of Ulster and Ulster County.

MOTION: Councilman Brink

SECOND: Councilman Brink

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

CARRIED

TOWN OF ULSTER TOWN BOARD MEETING (3)

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PUBLIC COMMENT:

1. Lowell Thing, 188 Ledge Road

In response to the 1-17-2018 GlidePath meeting – suggests to Town Board to encourage a Web page to answer residents’ questions that have been and will be asked during the SEQR process. The current website is lean of information.

Supervisor: Will convey his suggest to the representatives from that meeting.

~ NO FURTHER COMMENTS ~

MOTION to adjourn (7:17 pm):

MOTION: Councilman Brink

SECOND: Councilman Secreto

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

CARRIED

Respectfully Submitted by Suzanne Reavy
Ulster Town Clerk