

TOWN OF ULSTER TOWN BOARD WORKSHOP MEETING (2)

JANUARY 8, 2018

CALLED TO ORDER BY SUPERVISOR QUIGLEY, CHAIRMAN at 7:09 PM
[Continued from the Town Board Organizational Meeting]

ROLL CALL (from previous meeting):

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

ADDITIONS OR CHANGES TO THE AGENDA—One Resolution (Cypress Creek solar project) deferred to the next meeting, pending a Resolution at the 1/9/18 Planning Board meeting.

PUBLIC DISCUSSION ON AGENDA ITEMS -- None

COMMUNICATIONS -- None

New business:

Motion to authorize the opening of a new bank account with the Bank of Greene County for the Town Clerk's Office

MOTION: Councilman Secreto
SECOND: Councilman Morrow

Town Councilman Brink	- <i>Excused</i>
Town Councilman Kitchen	- <i>Excused</i>
Town Councilman Morrow	-Aye
Town Councilman Secreto	-Aye
Supervisor Quigley	-Aye

CARRIED

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Motion to authorize Vincent Maggiore, Waste Water Superintendent to enter into a contract with Washington Estates Transport Inc. for the removal and disposal of the roof on the Whittier WWTP Control Building in accordance with the proposal dated December 15, 2017 in the amount of \$9,900.00 under the Town of Ulster “Best Value Policy”

MOTION: Councilman Morrow

SECOND: Councilman Secreto

Town Councilman Brink	<i>-Excused</i>
Town Councilman Kitchen	<i>-Excused</i>
Town Councilman Morrow	<i>-Aye</i>
Town Councilman Secreto	<i>-Aye</i>
Supervisor Quigley	<i>-Aye</i>

CARRIED

Motion to set a Public Hearing under Town Law Section 190-15.1 C (2), Special Permit for Home Occupation in an accessory structure for Christine Dremmel, 184 Ledge Road, Kingston, N.Y. SBL 48.58-8-12 for Thursday, January 18th at 7:15PM

Supervisor & Kovacs: Not enough time to set a public hearing by January 18th. New date for public hearing: February 1, 2018 at 7:15 PM. MOTION requested with changed date.

MOTION: Councilman Secreto

SECOND: Councilman Morrow

Town Councilman Brink	<i>-Excused</i>
Town Councilman Kitchen	<i>-Excused</i>
Town Councilman Morrow	<i>-Aye</i>
Town Councilman Secreto	<i>-Aye</i>
Supervisor Quigley	<i>-Aye</i>

CARRIED

Resolution Authorizing Town Supervisor to sign all documents related to 2017 New York State Community Development Block Grant (NYS CDBG) Project Number #1159PR5-17 and open a Project Bank Account at the Bank of Greene County

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RESOLUTION OF THE TOWN BOARD
TOWN OF ULSTER

Resolution Authorizing Town Supervisor to sign all documents related to 2017 New York State Community Development Block Grant (NYS CDBG) Project Number #1159PR5-17

WHEREAS, the Town of Ulster has received a Grant Agreement for a \$750,000.00 grant from NYS Homes and Community Renewal for a 2017 New York State Community Development Block Grant (NYS CDBG), towards design and construction of a Public Sewer for the to be created Spring Lake Sewer District; and

WHEREAS, it is in the best interest of the Town of Ulster to comply with any additional applications and documentation so the Town may receive this grant; now therefore, be it

RESOLVED that the Town Supervisor is hereby authorized to sign on behalf of the Town of Ulster any additional required applications or documentation in connection with this grant.

RESOLVED that the Town Board authorizes the opening of a Project Bank Account with the Bank of Greene County to accept and disburse the proceeds of aforementioned Grant and that the Supervisor, Town Clerk and Bookkeeper be authorized to sign checks drawn on said account.

MOTION: Councilman Morrow

SECOND: Councilman Secreto

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

CARRIED

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Old business:

Motion to authorize Vincent Maggiore, Waste Water Superintendent to enter into a contact for the replacement of the Whittier WWTP Control Building Roof with J&A Roofing Co. in accordance with the proposal dated December 7, 2017 in an amount of \$5,700.00

MOTION: Councilman Secreto
SECOND: Councilman Morrow

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

CARRIED

Motion to approve the sale of one Dodge Police Cruiser for \$4300.00

MOTION: Councilman Morrow
SECOND: Councilman Secreto

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

CARRIED

Resolution declaring the Town of Ulster Town Board as Lead Agency With Respect to an Action Proposed By Lincoln Park DG, LLC dba Lincoln Park Grid Support Center, SBL:48.012-1-20, 48.016-1-1 and 48.016-1-2.21

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TOWN OF ULSTER TOWN BOARD

**Declaring Itself Lead Agency With Respect To An Action
Proposed By Lincoln Park DG, LLC dba Lincoln Park Grid
Support Center**

S-B-L: 48.012-1-20, 48.016-1-1 and 48.016-1-2.21

WHEREAS, the Town of Ulster Town Board, Town of Ulster Planning Board and its consultant planner have reviewed an application by *Lincoln Park DG, LLC dba Lincoln Park Grid Support Center* – seeking *Site Plan and Lot Line Adjustment* (i.e., lot consolidation) approval for the development of a natural gas-fired power plant (with the capability to use on-site low-sulfur diesel if the gas supply is disrupted) and grid support center on the above reference site; and

WHEREAS, the proposed manufacturing use (i.e. utility company structures) is permitted *as-of-right* subject to Site Plan Review within the OM-Office Manufacturing Zoning District, in accordance with the standards set forth in §190-69 Table of Uses of the Town of Ulster Code; and

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

- *Project Details* narrative prepared by Chazen Engineering & Surveying, P.C, dated 11/1/17;
- *Written Narrative* prepared by Chazen Engineering & Surveying, P.C, dated 11/8/17;
- *Site Plan Application* prepared by Chazen Engineering & Surveying, P.C, received 11/6/17;
- *Site Plan Consent Form* by KNG Landing Development, LLC dated November 3, 2017;
- *SEQR FULL EAF* prepared by Chazen Engineering & Surveying, P.C, dated 11/6/17;
- *Concept Plan* prepared by Chazen Engineering & Surveying, P.C, dated 10/31/17;
- *Orthophoto Tax Map of Overall Site* by Chazen Eng. & Surveying, P.C, dated 11/3/17;
- *Orthophoto Tax Map of Devel. Area* by Chazen Eng. & Surveying, P.C, dated 11/3/17;
- *Zoning Map* prepared by Chazen Engineering & Surveying, P.C, dated November 3, 2017;
- *Land Use Map* prepared by Chazen Engineering & Surveying, P.C, dated November 3, 2017;
- *Soils Map* prepared by Chazen Engineering & Surveying, P.C, dated November 3, 2017;

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- *Wetlands and Stream Map* by Chazen Engineering & Surveying, P.C, dated 11/3/2017; and
- *Full EAF Part 1 with Endnotes* by Chazen Engineering & Surveying, P.C, dated 11/6/17.

WHEREAS, on November 16, 2017 the Town Board indicated its intent to declare itself lead agency with respect to the Proposed Action; and

WHEREAS, notices of the Town Board's intent to declare itself lead agency were sent to all involved and interested agencies as required by the Environmental Conservation Law of the State of New York; and

WHEREAS, no involved agency has objected to the Town Board declaring itself lead agency with respect to the Proposed Action; and the time period for an involved agency to object has expired;

NOW THEREFORE, BE IT RESOLVED that the Town Board of the Town of Ulster hereby declares itself lead agency for the purposes of conducting the review and making such determinations as are necessary with respect to the Proposed Action **as** required by Article 8 of the New York Environmental Conservation Law (State Environmental Quality Review Act) and the regulations promulgated thereunder.

BE IT FURTHER RESOLVED, that the Town Board hereby directs the Town Clerk to distribute notice of the adoption of this resolution as required by the Article 8 of the New York Environmental Conservation Law (State Environmental Quality Review Act) and the regulations promulgated thereunder.

MOTION: Councilman Morrow

SECOND: Councilman Secreto

Town Councilman Brink	<i>-Excused</i>
Town Councilman Kitchen	<i>-Excused</i>
Town Councilman Morrow	<i>-Aye</i>
Town Councilman Secreto	<i>-Aye</i>
Supervisor Quigley	<i>-Aye</i>

CARRIED

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PUBLIC COMMENT

1. Victoria Lucarini, 170 Ledge Road:

Asks Supervisor to explain “Lead Agency” – specifically for Lincoln Grid project.

Supervisor: Town will coordinate review of wetlands, archaeological, zoning, road access, environmental impacts of the project.

Lucarini: When did this project initiate?

Supervisor: Sixty days ago with Town Planning Board; applicant made application made to the Planning Board.

Lucarini: How did developer find out about the parcel?

Supervisor: They found the parcel on a map which contained gas and electric lines; due diligence packet to ensure the land could be built upon.

2. Nancy Ebel, 884 Dewitt Lake Rd:

Cypress Creek deferred – what will happen at tomorrow night’s Planning Board?

Supervisor: Cypress Creek’s first two applications were incomplete: they did not appropriately cite the actions that the Town Board and Planning Board were to evaluate. First appeared in 7/2017, second in 11/2017. Current application revised to include five subdivisions to the identified parcels of land. Consideration of a PILOT agreement. Planning Board will review and make referral to Town Board for the Town Board to initiate Lead Agency on SEQR a second time. Conversation with Cypress Creek – they will hold a Town meeting on January 31, 2018 at the Town Hall or Senior Center for everyone within ½ mile radius of project and will send letters to those to attend a presentation and Q & A session. Same presentation style as the January 17th meeting for Lincoln Grid. A community meeting with slides, boards, brief presentation and Q & A. (January 17th meeting at Town Hall or Senior Center: 6pm. Developer will mail letters to area residents). Notices of meetings will be posted on Town Website.

Ebel: Update on Buc’s Junkyard.

Supervisor: Building Inspector visits twice per day, making sure containers contain what is cleaned up from the inside of the yard. Making efforts to determine that this is correct.

Ebel: Noticed a flatbed with a loaded vehicle; it drove away without the vehicle.

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3. Leslie Lansing, Lincoln Park Place:

Last month, Town Board stated that the cat law would be discussed again.

Supervisor: We now have two contentious projects before the Town Board taking up our time.

Clerk: Supervisor and I met with Gina Carbonari from SPCA. She determined the number of cats trapped in Sunrise Park to be 25. (*Supervisor:* Town only billed for one cat; we are awaiting a revised/corrected bill and report from SPCA). SPCA will work with the Town with new reportings of cats in the neighborhood – color/physical description, where cats are seen, time of day – and will investigate and/or send out traps to trap the new cats.

Supervisor: Based on incomplete report from SPCA, Town determined that TNR was not successful.

Lansing: Reports from neighbors there that there are now kittens. Free roaming cats are still an issue.

Supervisor: They should report those kitten sightings to the Town Clerk.

END OF PUBLIC COMMENT

Town Clerk/Tax Collector Report: Collected \$936,770.69 (286 bills) in prepayments. To date, collected \$1,526,801.89 in tax payments.

MOTION to adjourn (7:27 pm):

MOTION: Councilman Morrow

SECOND: Councilman Secreto

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

CARRIED

Respectfully Submitted by Suzanne Reavy
Ulster Town Clerk