

**TOWN OF ULSTER TOWN BOARD MEETING (12)**

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June 20, 2019

**~Public Hearing Scheduled**

**7:10pm - Special Use Permit for the placement of a Mobile Home outside of a Mobile Home Park – Cindy Van Steenburg, 9 Doris Lane, Lake Katrine, NY 12449 – SBL: 39.7-3-32**

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

**SALUTE TO THE FLAG**

**ROLL CALL by Town Clerk, Suzanne Reavy:**

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

**ALSO IN ATTENDANCE:**

1. Kyle Berardi, Police Chief
2. Kathy Moniz, Building Inspector
3. Frank Petramale, Highway Superintendent
4. Nine town residents
- 5.

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

**PUBLIC DISCUSSION ON AGENDA ITEMS** –

1. Dan Furman, Riseley St  
Explanation of the Local Law under “Old Business”

Supervisor: Under 485b of NYS Real Property Tax law, Towns (by right) are capable by Resolution of granting an assessment reduction for a period stated in the statute. Under statute, paragraph 9, municipality has right to establish Incentives Board which identifies

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certain geographic areas in the town that are capable of receiving accelerated assessment reductions based upon paragraph 12 of the statute. This is a substitute for and less expensive than IDA PILOT. Will email to Furman a comparison chart showing 485b paragraph 12 exemption compared to UCIDA schedule PILOT.

**APPROVAL OF MINUTES – May 2<sup>nd</sup> & 16<sup>th</sup>**

MOTION: Councilman Brink  
SECOND: Councilman Secreto

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

*CARRIED*

**COMMUNICATIONS –**

Town Clerk reads letter from HBO location manager, stating that HBO working with NYSDOT to close Route 209 northbound lane between Route 28/Sawkill Road on Friday, June 28, between 7am-6pm.

*Supervisor:* [to Berardi] Does this reflect problem for your agency?

*Berardi:* We have done this before, nothing new.

*Supervisor:* Traffic detoured to Sawkill Road. Recommends increasing Ulster Police involvement to direct traffic to avoid backups.

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Supervisor asks for **MOTION to endorse the proposal from HBO**

MOTION: Councilman Brink

SECOND: Councilman Secreto

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

***CARRIED***

*Supervisor:* For the local community, the 200+ member cast and crew are using 1500 local hotel rooms, patronizing local places, and company paying the Town a \$1000 film permit fee.

**DEPARTMENT HEAD REPORTS**

1. Kyle Berardi, Police Chief

In the past six months, there were 8648 calls for service ( including 751 accidents; 279 arrests; 18 impaired drivers; 114 detective cases; 6 overdoses). Received support and works with other agencies; new case management system; five new AED's; ordered two new hybrid police cars for 2020 which will minimize idling time and fuel usage.

*Supervisor:* Any increase for drug possession and trafficking?

*Berardi:* Same as usual. Has seen an increase in impaired drivers.

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2. Frank Petramale, Highway Superintendent

Summer crew out everyday ; trying to keep up with grass growth; 140 lane miles to mow. New truck in service; shared service roller; new Mac on order for end of October. Parks – made and stained picnic tables and benches. Dressed up shoreline and installed culvert at Post Park. New grills at both parks. Transfer Station – UCRRA grinds up brush at no cost. Highway prepped entire area and did site work for the new salt shed. Footings will get poured; Legacy will then start the shell. Railroad Ave – 1.5’ of settlement since March and will do temporary repairs in the next month. Drainage – every road and lot were swept. Thanks other departments for assistance, Town Board and Supervisor.

**ABSTRACT OF CLAIMS**

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

June, 2019

Prepaid Bills:	\$ 255,308.38
Abstract Bills:	\$ 226,741.52
Escrow Bills:	\$ 6,685.00
Reserve:	\$ 152.81
<b>TOTAL:</b>	<b>\$ 488,887.71</b>

MOTION: Councilman Morrow

SECOND: Councilman Brink

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

*CARRIED*

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**BUDGET MODIFICATIONS**

*Presented by Councilman Secreto*

<b>General Fund:</b>	Modify Appropriation A7140.401 (Rec.Equip.Reserve) to be funded through A5110 (Approp.Reserve-Biddy Bsktbl League) plaques & artwork setup from Timely Signs	144.65
	Modify Appropriation A7140.401 (Rec.Equip.Reserve) to be funded through A5110 (Approp.Reserve-Softball League) lock for ballpark from Lowe's Home Center	8.16
<b>Highway Fund:</b>	Modify Revenue D1289 (Oth. Dept. Income) and Appropriation D5110.420 (Gas & Oil) Apr.Gas Reimb.-Oper.Funds	7,475.44
	Modify Revenue D1289 (Oth. Dept. Income) and Appropriation D5110.420 (Gas & Oil) Oil) Apr.Gas Reimb. (Ruby Fire District)	119.91
	Modify Revenue D1289 (Oth. Dept. Income) and Appropriation D5110.420 (Gas & Oil) Oil) Apr.Gas Reimb. (E.Kng.Vol.Fire Co.)	409.23
	Modify Revenue D1289 (Oth. Dept. Income) and Appropriation D5142.420 (Gas & Oil) Oil) Mar. Gas Reimb. (Town of Kng.Hwy.Fund)	527.43
	Modify Revenue D1289 (Oth. Dept. Income) and Appropriation D5110.420 (Gas & Oil) Oil) Apr. Gas Reimb. (Town of Kng.Hwy.Fund)	398.56
	Modify Revenue D1289 (Oth. Dept. Income) and Appropriation D5142.420 (Gas & Oil) Oil) Mar.Gas Reimb. (Ul.Fire Dist.#1)	133.03
	Modify Revenue D1289 (Oth. Dept. Income) and Appropriation D5110.420 (Gas & Oil) Oil) Apr.Gas Reimb. (Ul.Fire Dist.#1)	\$70.12

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	Modify Revenue D1289 (Oth. Dept. Income) and Appropriation D5110.420 (Gas & Oil) Oil) Apr.Gas Reimb. (Ul.Fire Dist.#5)	57.36
	Modify Revenue D1270 (Shared Service Charges) and Appropriation D5130.422 (Equip.Maint.) shared agreement reimb. For Lee By 8515 Paver-routine seasonal servicing, cleaning and repairs as observed and necessary-Town of Woodstock	1,781.59
	Modify Revenue D1270 (Shared Service Charges) and Appropriation D5130.422 (Equip.Maint.) shared agreement reimb. For Lee By 8515 Paver-routine seasonal servicing, cleaning and repairs as observed and necessary-Town of Hurley	1,781.59
<b>UI.Water:</b>	Modify Revenue SW1.2665 (Sale of Equipment) and Appropriation SW1.8320.250 (Meters & Hydrants) purchase of a meter from Nutraloil L, Inc. for Panessa	349.10
	Modify Revenue SW1.2680 (Insur.Recoveries) and Appropriation SW1.8320.250 (Meters & Hydrants) check from Travelers Insurance for hydrant damage - loss date 4/30/19 - Johnny Amaro	550.32
	Modify Revenue SW1.2665 (Sale of Equipment) and Appropriation SW1.8320.250 (Meters & Hydrants) meters & mxu's purchased from Elite Renovations & Remodeling for Elite Renovations	661.68
<b>Spring Lake Water:</b>	Modify Revenue SW3.2680 (Insur.Recoveries) and Appropriation SW3.8320.250  (Meters & Hydrants) check from Allstate Insur.Co.-hydrant loss 4/30/19 - insured- Douglas G. Balcom	3,202.96
<b>Glenerie Water:</b>	Modify Revenue SW6.2665 (Sale of Equipment) and Appropriation SW6.8320.250  (Meters & Hydrants) meter & mxu purchased from Joseph M. Joy for Guclua Wildwood Lane	412.53

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<b>Hwy. Salt Shed Replace. Cap.Proj.</b>	Modify Revenue HH4.5031 (Interfund Transfer) and Appropriations HH4.5197.200 (Construction) and HH4.5197.400 (Engineering) town funding expenses - Salt Shed
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**BUDGET TRANSFERS**

<b>General Fund:</b>	<b>Transfer From</b>	<b>Transfer To</b>	
	A.9040.800 Workers' Comp.	A1910.400 Unallocated Insurance	10,036.37
	A3620.404 Office Equipment	A3620.403 Office Supplies	250.00
	A5132.454 Maint.	A5132.409 Repairs & Supplies	1,200.00
	A7110.102 Parks/Grounds	A7110.426 Repairs,Construction	12,000.00
	Wages		
<b>Highway Fund:</b>	<b>Transfer From</b>	<b>Transfer To</b>	
	D.9040.800 Workers' Comp.	D.5142.437 Meal Allowances	1,667.29
	D.9040.804 Workers' Comp.	D.5142.437 Meal Allowances	1,158.77
<b>Whittier Sewer:</b>	<b>Transfer From</b>	<b>Transfer To</b>	
	SS1.8130.409 Rep. & Supplies	SS1.8130.420 Gas & Oil	507.74
<b>Ulster Sewer:</b>	<b>Transfer From</b>	<b>Transfer To</b>	
	SS2.1930.400 Judgement/Claims	SS2.8130.438 Engineer	11,151.00

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MOTION: Councilman Brink  
SECOND: Councilman Morrow

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

*CARRIED*



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**~Public Hearing Scheduled**

**7:10pm - Special Use Permit for the placement of a Mobile Home outside of a Mobile Home Park – Cindy Van Steenburg, 9 Doris Lane, Lake Katrine, NY 12449 – SBL: 39.7-3-32**

**MOTION to open the Public Hearing (7:21 pm)**

MOTION: Councilman Morrow  
SECOND: Councilman Secreto

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

*CARRIED*

**No Public Comment**

**MOTION to close the Public Hearing (7:22 pm)**

MOTION: Councilman Morrow  
SECOND: Councilman Brink

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

*CARRIED*

*Supervisor:* [to VanSteenburg family] We will take this up at the July meeting and then you can proceed.

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June 20, 2019

**New Business**

**Presentation and Acceptance of the Town Clerk's Monthly Report for the month of May 2019**

MOTION: Councilman Brink  
SECOND: Councilman Secreto

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

*CARRIED*

**Presentation and Acceptance of the Supervisor's Monthly Report for the month of May 2019**

MOTION: Councilman Secreto  
SECOND: Councilman Brink

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

*CARRIED*

**Presentation of Agreement between NYSDOT and the Town of Ulster for the Maintenance of the Empire State Trail in East Kingston**

*No action tonight – will vote in July.*

June 20, 2019

**Presentation of Resolution Authorizing the Supervisor to sign the Empire State Trail Work Agreement with the New York State Office of Parks, Recreation and Historic Preservation**  
*No action tonight.*

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

**Resolution Authorizing the Supervisor to sign the Empire State Trail Work Agreement with the New York State Office of Parks, Recreation, and Historic Preservation**

WHEREAS, pursuant to Section 3.09 of the Parks, Recreation, and Historic Preservation Law and Section 22 of the Highway Law, the State and the Town of Ulster wish to enter into an agreement for the construction, ownership, and maintenance of the Empire State Trail (“Trail”) work on the property of the Town of Ulster; and

WHEREAS, the Town of Ulster and the State acknowledge the benefits of the Trail in facilitating walking and bicycling by residents and tourists along the Trail route, including utilizing local roads that have lower traffic speeds and volumes, where possible; and

WHEREAS, the State and the Town of Ulster wish to identify the respective responsibilities of each with regard to the ownership, repair and maintenance of the Trail work; now, therefore, be it

RESOLVED, that the Town Board hereby authorizes the Town Supervisor to sign the Empire State Trail Work Agreement, a copy of which is attached to this resolution and incorporated herein; and be it further

RESOLVED, that a certified copy of this resolution be forwarded to the New York State Office of Parks, Recreation, and Historic Preservation.

June 20, 2019

**Presentation and Acceptance of the Town of Ulster 2018 Annual Financial and Operating Information filed the SEC**

*Supervisor:* Town requirement since we have publicly traded securities; disclosure document that investors rely on; is an overview of how the town is doing financially.

MOTION: Councilman Brink  
SECOND: Councilman Secreto

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

*CARRIED*

**Motion to authorize the hiring of 26 seasonal employees for the Recreation Department**

*Presented by Councilman Brink, Personnel*

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<b>Name</b>	<b>Pay Rate</b>
<b>Camp Director</b>	
Andrea Clausi (Director)	\$20.00
<b>Assistant Director</b>	
Devin Boice	\$12.50
<b>Counselors</b>	
Jack McDonough	\$11.10
Jeff Hayner	\$11.10
Aidan LoBianco	\$11.10
Sean Ryu	\$11.10
Josh Turner	\$11.10
Kailyn Lukaszewski	\$11.10
Avery Bennett	\$11.10
Jon Osborn	\$11.10
Ben Osborn	\$11.10
Sydney Bonewit	\$11.10
Shannon Bonewit	\$11.10
Alyssa Finno	\$11.10
Kassadi Williams	\$11.10
Christian Traver	\$11.10
Kyla Kruger	\$11.10
Amber Serrano	\$11.10
Travis Williams	\$11.10
Kennedy Engelhardt-Kesick	\$11.10
JT Perry	\$11.10
Thomas Heavey	\$11.10
Brynn Allen	\$11.10
Rachel Auriemma	\$11.10
Bradley Hack	\$11.10
Megan Taylor	\$11.10
Jon Loughlin	\$11.10

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MOTION: Councilman Morrow  
SECOND: Councilman Secreto

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

*CARRIED*

**Motion to authorize the hiring of one seasonal employee for the Sewer Department**  
Owen Davis: \$12.00/hour; start date 6/24/19; requested by Vincent Maggiore.

MOTION: Councilman Morrow  
SECOND: Councilman Secreto

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

*CARRIED*

**Motion to authorize the hiring of a Part Time Court Clerk for the Town Justice Court**

Judith Horvers: start date 7/1/19

MOTION: Councilman Secreto  
SECOND: Councilman Morrow

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

*CARRIED*

**Motion to authorize the hiring of a Part Time Police Officer**

Willis Williamson: start date 7/1/19; \$21.61 hour; requested by Chief Berardi

MOTION: Councilman Morrow  
SECOND: Councilman Secreto

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

*CARRIED*

**Resolution to Enforce Provisions of Chapter 96 of Town Code (Grass, Weeds & Noxious Vegetation) against Real Property at 40 Norma Court, 106 Petticoat Lane and 101-899 Enterprise Drive, Kingston, NY**

*Supervisor*: Issues with private property owners. Three properties have risen to this level. Property will have maintenance done by Town Highway Department and will be billed onto the tax bills if not reimbursed by property owners.

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**Resolution of the Town Board**  
**TOWN OF ULSTER**

**Resolution to Enforce Provisions of Chapter 96 of Town Code (Grass, Weeds & Noxious Vegetation) against Real Property at 40 Norma Court, 106 Petticoat Lane and 101 – 899 Enterprise Drive, Kingston, NY**

Whereas, the owner and/or tenants of the real properties at 40 Norma Court, 106 Petticoat Land and 101 – 899 Enterprise Drive have been found by the Town of Ulster Building Inspector to be in violation of Town Code Sections 96-1 and 96-2; and

Whereas, the Town of Ulster Building Inspector has sent notice by certified mail to the last known address of the owners of 40 Norma Court, 106 Petticoat Land and 101 – 899 Enterprise Drive; said notice advised the owners of said properties that the Town would have to charge the owners the maintenance costs if the Town was forced to maintain the property at 40 Norma Court, 106 Petticoat Land and 101 – 899 Enterprise Drive due to the owners' refusal to maintain the property; and

Whereas, the owners of 40 Norma Court, 106 Petticoat Land and 101 – 899 Enterprise Drive were unable to maintain the property pursuant to Chapter 96 of the Town Code; and

Whereas, the Town of Ulster Building Inspector has filed a formal assessment of the charges with the Town of Ulster Town Clerk, who has presented the formal assessment of the charges to the Town of Ulster Town Board, now, therefore, be it

RESOLVED, that said formal assessment of the charges is based on the presentation and report submitted to the Town of Ulster Town Board; and

BE IT FURTHER RESOLVED, the owners of 40 Norma Court, 106 Petticoat Land and 101 – 899 Enterprise Drive have not complied with Chapter 96 of the Town Code; and

BE IT FURTHER RESOLVED, that the Town shall cause the removal of all garden waste, fallen tree limbs and shall cut and continue to cut the grass to a height not to exceed 6 inches, and any continued maintenance thereafter if the premises at 40 Norma Court, 106 Petticoat Land and 101 – 899 Enterprise Drive continue not to be properly maintained; and

BE IT FURTHER RESOLVED, that the charges shall be sent to the owners of said property for reimbursement; and



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BE IT FURTHER RESOLVED, that if said costs and disbursements are not reimbursed within thirty (30) days of the bill, said charges shall be added to the next state, county and town tax bill pursuant to the provisions of Section 96-5 of the Town Code and shall become a lien against the property and filed with the Ulster County Clerk and the Ulster County Commissioner of Finance; and

BE IT FURTHER RESOLVED, that the Highway Department or an appointed contractor is authorized to cut and continue to cut the grass to a height not to exceed 6 inches and to remove and continue to remove all garden waste and fallen tree limbs, solid waste, debris and litter.

MOTION: Councilman Morrow

SECOND: Councilman Secreto

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

*CARRIED*

*Old business:*

**Motion to set a Public Hearing for: Local Law\_\_\_of 2019: A Local Law to Establish an Industrial and Commercial Incentive Board for Thursday, July 18th at 7:10 PM**

MOTION: Councilman Morrow

SECOND: Councilman Secreto

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

*CARRIED*

June 20, 2019

**Resolution granting Site Plan Approval and a Special Use Permit for AJR Masonry, 2372 – 2468 US Route 9W, Lake Katrine, SBL 39.12-1-26**

**RESOLUTION**  
**TOWN OF ULSTER TOWN BOARD**  
**SEQRA Negative Declaration**  
**Site Plan and Special Permit Approval**

*Al Riozzi dba AJR Masonry*  
2372-2468 U.S. Route 9W  
S-B-L: 39.12-1-26

**WHEREAS**, the applicant – *Al Riozzi dba AJR Masonry c/o Scott Lane, P.E.*, – seeking Site Plan and Special Permit approval to develop a *Contractors Storage Yard* on the subject site, which is situated within the HC-Highway Commercial 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 Town Board since the Proposed Action involves more than 2,500 sf of new building area; and

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

- *Written Narrative* prepared by Scott Lane, P.E., for AJR Masonry, Inc., dated April 9, 2019;
- *Consent Form* signed by Al Riozzi (Owner) consenting to the filing of the application dated 3/26/19;
- *Application for Site Plan Review* prepared by Scott Lane, P.E., (Agent) dated March 26, 2019;
- *Short EAF Part 1* prepared by Scott Lane, P.E., dated March 26, 2019;
- *Sketch Site Plan* prepared by Scott Lane, P.E., dated March 26, 2019;
- *Site Plan* prepared by Scott Lane, P.E., dated April 9, 2019; and revised May 14, 2019; and
- *NYS Office of Parks, Recreation and Historic Preservation No Impact Letter* dated May 13, 2019.

**WHEREAS**, the Town of Ulster Town Board is the Lead Agency for this *Unlisted Action-Coordinated Review* having circulated its Notice of Intent to serve as Lead Agency pursuant to 6NYCRR Part 617 of State Environmental Quality Review (SEQR) Law; and

**WHEREAS**, this matter was referred to the Ulster County Planning Board (UCPB), which issued a required modifications in a decision letter dated June 5, 2019 as follows: 1) Review and approval of the proposed well land septic facilities by the Ulster County Department of Health will be required, if not already completed, 2) The applicant will need to coordinate with NYSDOT to obtain a commercial driveway/highway access permit, 3) Any outdoor storage of

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materials or equipment locations will need to be indicated on the site plan. The materials of the surface the materials are placed upon, and details regarding any enclosures of these locations, will also need to be indicated with typical details provided, and 4) As a condition of approval, any existing outdoor storage left on the site should be removed prior to construction; and

**WHEREAS**, upon review of the Ulster County Planning Board's letter, the Town Board determined that Required Modifications (RM) No. 1 and 2 would be conditions of approval, RM No. 3 was moot since the applicant is building the garage to store things inside, and RM No. 4 would be addressed by requiring the applicant to move any remaining outdoor storage inside the new building within 30 days of receiving a Certificate of Occupancy; and

**WHEREAS**, this matter was referred to the NYS Office of Parks, Recreation Historic Preservation, which in a letter dated May 13, 2019 concluded that no archeological or historic resources will be affected by the undertaking; and

**WHEREAS**, the applicant has addressed all the technical comments of the Town Planner and Town Designated Engineer's Brinnier & Larios, P.C.; and

**WHEREAS**, the contractor storage yard requires a Special Permit, which required the Town Board to hold a public hearing; and

**WHEREAS**, the Town Board held the required public hearing for the Special Permit request on June 6, 2019 and closed the public hearing; and

**WHEREAS**, based upon the Town of Ulster Planning Board's and Town of Ulster's Town Board's through review of the SEQRA Short EAF Part 1 and Part 2 (prepared by the Town Planner); along with supporting Site Plan drawings, and detailed studies cited above and condition of full compliance with all applicable regulations concerning development on the project site; has determined the Proposed Action would not have any potentially large impacts due to the project design and mitigation measures, which were designed into the Proposed Action; and

**WHEREAS**, the Town of Ulster Planning Board has referred this matter to the Town Board with a recommendation to issue a SEQRA Negative Declaration and to grant Site Plan and Special Permit approval.

**NOW THEREFORE BE IT RESOLVED**, the Town of Ulster Town Board hereby issues a SEQRA Negative Declaration and grants Site Plan and Special Permit approval for the above referenced action subject to the conditions, limitations and restrictions set forth below:

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1. Compliance with applicable zoning and building laws, rules and regulations;
2. Compliance with all representations made by the applicant;
3. Compliance with site plan, design plans and all details as cited herein;
4. The applicant secures Ulster County Department of Health approval for proposed well and septic prior to construction;
5. The applicant secures NYSDOT approval of driveway design prior to construction;
6. Within 30 days of securing a Certificate of Occupancy for the proposed building, the applicant shall move any remaining outdoor storage inside the new building,
7. Compliance with all applicable regulations concerning development on the subject site; ;
8. The Town's consulting planner 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
9. All fees, including consultant fees, shall be paid.

MOTION: Councilman Brink

SECOND: Councilman Secreto

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

*CARRIED*

**TOWN OF ULSTER TOWN BOARD MEETING (12)**

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**Resolution referring Douglas Kleeschulte c/o Durling Realty, LLC dba Scrub-a- Dub Car Wash, 640 Washington Ave. (NYS Route 28) SBL 48.14-1-18.100 to the Ulster County Planning Board for review**

*Supervisor:* A result of the Town Planning Board meeting, we have been referred a site plan to refer to the Ulster County Planning Board for review.

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

**Referral to the Ulster County Planning Board**

**Douglass Kleeschulte c/o Durling Realty, LLC dba Scrub-a-Dub Car Wash**

640 Washington Avenue (NYS  
Route 28) S-B-L: 48.14-1-18.100

**WHEREAS**, the applicant – Douglas Kleeschulte c/o Brinnier & Larios, PC – is seeking Site Plan approval to develop a car wash on the subject site, consisting of a 3,300 square-foot car wash with access from an existing access driveway abutting the Quick Chek establishment and configuration that would allow vehicles going through the car wash to re-enter the Quick Chek store or to exit via the existing access driveway onto NYS Route 28; 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 Town Board since the Proposed Action involves more than 2,500 sf of new building area; and

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

- ❑ *Site Plan Consent Form* signed by representative with Durling Realty, LLC dated 2/25/2019;
- ❑ *Application for Site Plan Review* signed by Douglass Kleeschulte, dated 2/25/2019;
- ❑ *Short EAF Part 1* prepared by Douglass Kleeschulte, dated 2/25/2019;
- ❑ *Existing Conditions Sheet* prepared by Brinnier & Larios, P.C., dated 2/2019; revised May 1, 2019;
- ❑ *Site Layout Plan* prepared by Brinnier & Larios, P.C., dated February 2019; revised June 5, 2019;
- ❑ *Grading Plan* prepared by Brinnier & Larios, P.C., dated February 2019; revised June 5, 2019;
- ❑ *Utility Plan* prepared by Brinnier & Larios, P.C., dated February 2019; revised June 5, 2019;
- ❑ *Landscaping Plan* prepared by Brinnier & Larios, P.C., dated May 1, 2019;
- ❑ *Lighting Plan* prepared by Brinnier & Larios, P.C., dated May 1, 2019;

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- ❑ *Details* prepared by Brinnier & Larios, P.C., dated February 2019, revised May 1, 2019;
- ❑ *Pavement Markings/Signage Plan* by Brinnier & Larios, P.C., dated June 5, 2019; and
- ❑ *Town of Ulster ZBA Decision* granting Area Variance for Front Yard Setback, dated April 10, 2019.

**WHEREAS**, the Town of Ulster Town Board is the Lead Agency for this *SEQRA Type II Action* having circulated its Notice of Intent to serve as Lead Agency pursuant to 6NYCRR Part 617 of State Environmental Quality Review (SEQR) Law; and

**WHEREAS**, with the revised submission, the Planning Board found the application was sufficiently complete for referral to the Ulster County Planning Board (UCPB) and referred this matter to the Town Board with a recommendation to refer it to the Ulster County Planning Board, [subject to the applicant providing sign specifications](#).

**NOW THEREFORE BE IT RESOLVED**, the Town of Ulster Town Board, based upon the above and its own review of the application materials, refers this matter to the Ulster County Planning Board.

MOTION: Councilman Secreto

SECOND: Councilman Brink

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

*CARRIED*

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**Resolution authorizing Purchase of Beacon AMA Water Meters under Local Law to Allow purchasing for Best Value – Bright Acres Water District – 43 Meters, not to exceed \$15,000**

*Supervisor:* John Rose (Water Superintendent) gave presentation yesterday to Town Board. Aggregating and transferring information to the cloud. Monitor this meter data collection. Rose would like to upgrade 43 meters in the Bright Acres water district.

**Resolution of the Town Board**

**TOWN OF ULSTER**

**Resolution Authorizing Purchase of Beacon AMA Water Meter Starter Kit and Supporting Software and Technical Assistance under the Local Law to Allow Purchasing of the Best Value**

**WHEREAS**, the Town adopted Local Law #3 of 2013 entitled “A Local Law to Allow Purchasing of the Best Value”, and

**WHEREAS**, the Town Board authorized the standardization of Water Meters based upon the Sensus Water Meter at the May 3, 1988 Town Board meeting; and

**WHEREAS**, the Town Water Department has determined a need to examine an alternate to the use of Sensus Water Meters based upon technological changes that have taken place since 1988 in the data collection aspect of meter reading,

**WHEREAS**, the Town Water Department has conducted a review of various alternate water meters and data collection systems suitable for deployment in the Town’s Water Districts including obtaining quotes for new equipment,

**WHEREAS**, the Town Water Superintendent makes a recommendation to purchase for a test deployment in the Bright Acres Water District the Beacon AMA Meter and Reader System from Badger Meters,

**WHEREAS**, Badger Meter has advised the Town of Ulster that Schmidt’s Wholesale, Inc. of Monticello, N.Y. is there exclusive regional distributor covering the Town of Ulster,

**RESOLVED**, that the Town Board authorizes the purchase by the Town Water Department of the equipment under the Town’s Best Value Law in an amount not to exceed \$15,000.00.

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MOTION: Councilman Morrow  
SECOND: Councilman Brink

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

*CARRIED*

**Addition:**

*Supervisor:* Last week received phone call that a 200+ person party was at Post Park without a reservation/permit. Asking:

**Town Board to authorize the posting of signs in English and Spanish that use of pavilion is subject to reservations at the Town Clerk's office. Place signs at park entrance at gate**

MOTION: Councilman Secreto  
SECOND: Councilman Brink

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

*CARRIED*



June 20, 2019

**PUBLIC COMMENT** –

1. Regis Obijiski, 170 Ledge Rd

Question regarding Empire State Trail – unable to make meeting last night in city of Kingston. Understands this is a done deal. Is DOT open to suggestions?

Town Clerk reads letter regarding Empire State Trail from Nora Budziak, Town resident (attached).

*Supervisor:* Frank Petramale and Supervisor attended meetings. The trail is set. Promoted by State agencies for quick completion and use of existing trails. Both men made suggestions to avoid sections of Route 32/heavy traffic. Supervisor had conversation with Dennis Doyle (UC Planning Board) regarding connecting town parks and was told trail is set for expediency. Other conversations with Mark Tiano of DOT and Nora Budziak. Tiano states their intention is to use as much existing right of way as possible and expediency in order to open next year.

*Councilman Secreto:* Problem is the private property that the trail would go through.

*Supervisor:* This is a problem we encountered before – right of way acquisition, legal process, and time.

2. John Iannotti, 121 Sunrise Ave

Requests clarification on “Incentive Board”. Is developer precluded from a PILOT after accepts assessment reduction?

*Supervisor:* Yes, it is one or the other. Not both.

*Iannotti:* If the town grants temporary reduction in assessment, does that have any impact does that have school district and county assessment same property?

*Supervisor:* Each taxing body has a requirement to adopt this program on its own to affect the taxes it receives from assessments.

*Iannotti:* Towns could be the lowest of the three.

*Supervisor:* What years were you on the Board?

*Iannotti:* 1994-2000.

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*Supervisor:* During that time, the Town adopted a Resolution and assessment reduction schedule (485b paragraph 7); school district and County also adopted resolutions same manner. That is how the assessor presently gives reduction assessments outside of the PILOT for commercial developments that exceed \$50,000 in basis.

**~ End of Public Comment**

**MOTION to adjourn (7:46 pm):**

MOTION: Councilman Morrow

SECOND: Councilman Brink

Town Councilman Brink	-Aye
Town Councilman Kitchen	-Excused
Deputy Supervisor Morrow	-Aye
Town Councilman Secreta	-Aye
Supervisor Quigley	-Aye

*CARRIED*

Respectfully Submitted by Suzanne Reavy  
Ulster Town Clerk