

TOWN OF ULSTER TOWN BOARD MEETING (6)

March 21, 2019

~ Public Hearings Scheduled:

7:10pm - Local Law of 2019: A Local Law Amending Section 171 of the Town Code of the Town of Ulster

7:20pm -Mobile Home placement at 114 North Drive, Saugerties, NY, SBL#39.7-10-7.100

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 3rd -

ALSO IN ATTENDANCE:

1. Jason Kovacs, Town Attorney
2. Kyle Berardi, Police Chief
3. Frank Petramale, Highway Superintendent
4. Kathy Moniz, Building Inspector
5. Seven town residents

ADDITIONS OR CHANGES TO THE AGENDA— None

PUBLIC DISCUSSION ON AGENDA ITEMS— None

TOWN OF ULSTER TOWN BOARD MEETING (6)

March 21, 2019

APPROVAL OF MINUTES – February 7 and February 21

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 –

1. Letter from Anne Olin of Parkinson’s Disease Support Group of the Mid-Hudson Valley thanks the Town Board for naming April as, “Parkinson’s Awareness Month” in the Town of Ulster.
2. Letter read from John Kaiser, 882 Neighborhood Road, directed to Police Chief Berardi: concerns about emerging traffic and road use on Neighborhood Road. Increase in commercial traffic including large commercial trucks, highway haulers, and sanitation trucks. Proposes designating Neighborhood Road as local traffic only and not allow commercial traffic.

Jason Kovacs: suggests we direct concerns to the NYSDOT and look for their guidance. Opinion is that their response will state that this is a home rule.

Supervisor: Asks for:

MOTION to authorize the Town Clerk to send a letter to NYSDOT Region 8 Traffic Engineer to request assistance in the matter of commercial traffic on Neighborhood Road in the Town of Ulster

TOWN OF ULSTER TOWN BOARD MEETING (6)

March 21, 2019

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

ABSTRACT OF CLAIMS

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

March, 2019

Prepaid Bills:	\$ 290,096.60
Abstract Bills:	\$ 240,277.62
Escrow Bills:	\$ 10,710.00
Reserve:	\$ 360.00
TOTAL:	\$ 541,444.22

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

TOWN OF ULSTER TOWN BOARD MEETING (6)

March 21, 2019

Final Bills, 2018

Prepaid Bills:	\$
Abstract Bills:	\$ 2,323.47
Escrow Bills:	\$ -
Reserve:	\$ -
TOTAL:	\$ 2,323.47

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

TOWN OF ULSTER TOWN BOARD MEETING (6)

March 21, 2019

BUDGET MODIFICATIONS

Presented by Councilman Secreto

March, 2019

General Fund:	Modify Appropriation A7140.401 (Rec.Equip.Reserve) to be funded through A5110 (Approp.Reserve-Biddy Basketball) refereeing servs. (2/19/19) Paul Remick	60.00
	Modify Appropriation A7140.401 (Rec.Equip.Reserve) to be funded through A5110 (Approp.Reserve-Biddy Basketball) refereeing servs. (2/19,2/21,2/25,2/26-3/5/19) Andrea Clausi	300.00
	Modify Appropriation A9950.900 (Transfer,Cap.Project-Salt Shed) to be funded through A5990 (Approp.Fund Balance) town funding expenses-Salt Shed	10,000.00
Highway Fund:	Modify Revenue D1289 (Oth. Dept. Income) and Appropriation D5142.420 (Gas & Oil) Jan. Gas Reimb.-Oper.Funds	5,967.03
	Modify Revenue D1289 (Oth. Dept. Income) and Appropriation D5142.420 (Gas & Oil) Oil) Jan. Gas Reimb. (Ruby Fire District)	96.98
	Modify Revenue D1289 (Oth. Dept. Income) and Appropriation D5142.420 (Gas & Oil) Oil) Jan. Gas Reimb. (E.Kng.Vol.Fire Co.)	318.88
	Modify Revenue D1289 (Oth. Dept. Income) and Appropriation D5142.420 (Gas & Oil) Oil) Feb. Gas Reimb. (E.Kng.Vol.Fire Co.)	350.48
	Modify Revenue D1289 (Oth. Dept. Income) and Appropriation D5142.420 (Gas & Oil) Oil) Jan. Gas Reimb. (Ul.Hose #5))	37.92
	Modify Revenue D1289 (Oth. Dept. Income) and Appropriation D5142.420 (Gas & Oil)	

TOWN OF ULSTER TOWN BOARD MEETING (6)

March 21, 2019

	Oil) Jan. Gas Reimb. (Ul.Fire Dist.#1)	26.45
	Modify Revenue D1289 (Oth. Dept. Income) and Appropriation D5142.420 (Gas & Oil) Oil) Feb. Gas Reimb. (Ul.Fire Dist.#1)	34.04
Ulster Water:	Modify Appropriation SW1.8340.200 (Truck) to be funded through SW1.5990 (Approp.Fund Bal.) bal. of payment due - Van Bortel Ford - 2019 F-350XL Super Cab with Utility Body	18,253.09
Hwy. Salt Shed Replace. Cap.Proj.	Modify Revenue HH4.5031 (Interfund Transfer) and Appropriation HH4.5197.400 (Engin.Servs.) town funding expenses - Salt Shed	10,000.00

March, 2019 - Transfers

	Transfer From	Transfer To	
Halcyon Pk Water:	SW2.1910.400 Unalloc. Insur.	SW2.9030.800 Soc.Sec.	149.18
Spring Lake Water:	Transfer From SW3.1910.400 Unalloc. Insur.	Transfer To SW3.9030.800 Soc.Sec.	149.18
Bright Acres Water:	Transfer From SW4.1910.400 Unalloc. Insur.	Transfer To SW4.9030.800 Soc.Sec.	149.18
Cherry Hill Water:	Transfer From SW5.1910.400 Unalloc. Insur.	Transfer To SW5.9030.800 Soc.Sec.	149.18
Glenerie Water:	Transfer From SW6.1910.400 Unalloc. Insur. SW6.9730.700 B.A.N.-Int.	Transfer To SW6.9030.800 Soc.Sec. SW6.9795.700 Interfund Loan-Int.	149.18 69.05

TOWN OF ULSTER TOWN BOARD MEETING (6)

March 21, 2019

East Kingston Water:	Transfer From	Transfer To	
	SW7.1910.400 Unalloc. Insur.	SW7.9030.800 Soc.Sec.	145.35
Whittier Sewer:	Transfer From	Transfer To	
	SS1.1910.400 Unalloc. Insur.	SS1.9030.800 Soc.Sec.	145.35
	SS1.1910.400 Unalloc. Insur.	SS1.9795.700 Interfund Loan-Int.	104.00
Wash.Ave.Sewer:	Transfer From	Transfer To	
	SS3.1910.400 Unalloc. Insur.	SS3.9030.800 Soc.Sec.	143.44

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

SWEARING IN OF PROMOTED OFFICERS FOR THE POLICE DEPARTMENT

Sergeant Joseph Garvila and Detective Sergeant Robert Sykes

TOWN OF ULSTER TOWN BOARD MEETING (6)

March 21, 2019

~Public Hearing: 7:10pm - Local Law _____ of 2019: A Local Law Amending Section 171 of the Town Code of the Town of Ulster

Supervisor: This comes at the request of Assessor, James Maloney, this local law was introduced at a prior meeting. This allows suspensions of deadlines for exemption applications relating to aged exemptions filed in the Town Assessor's office. Times when extenuating circumstances when applications cannot be submitted timely.

Town Board has dispensed with the normal process that was instituted for the passage of laws, given that we have had late submission of exemption applications.

MOTION to open the Public Hearing (7:14 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

~~ No Public Comment ~~

MOTION to close the Public Hearing (7:15 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

TOWN OF ULSTER TOWN BOARD MEETING (6)

March 21, 2019

Supervisor: Since Maloney has asked for an accelerated schedule on this law and we are required to submit it to the Secretary of State, asking for a

MOTION to accept and adopt Local Law 1 of 2019: A Local Law Amending Section 171 of the Town Code of the Town of Ulster

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

New Business:

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

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

TOWN OF ULSTER TOWN BOARD MEETING (6)

March 21, 2019

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

MOTION: Councilman Secreto
SECOND: Councilman Morrow

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

CARRIED

Motion to authorize Supervisor to sign the 2019 Agreement between the City of Kingston and the Town of Ulster regarding the use of the Athletic Facilities on Orlando Street in the Town

MOTION: Councilman Secreto
SECOND: Councilman Morrow

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 (6)

March 21, 2019

Motion to authorize the MCO/Building Inspector and Building Inspector to attend the Hudson Valley Code Enforcement Officials Education Conference April 24th-26th at the Poughkeepsie Grand Hotel, Poughkeepsie, NY

Kathy Moniz: 24 credits per year are required. Conference will cover 20 of 24 credits. For herself and Warren Tutt, CEO.

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

Motion to authorize the Highway Superintendent and Working Supervisor to attend the annual Highway School in Ithaca, NY from June 3rd-5th

Frank Petramale: Annual highway school in Ithaca. For himself and Charlie Freer, Deputy.

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

TOWN OF ULSTER TOWN BOARD MEETING (6)

March 21, 2019

Motion to authorize the hiring of nine seasonal employees for the Highway Department

Presented by Councilman Brink

1. Nick Secreto: \$12/hour

MOTION: Councilman Morrow

SECOND: Supervisor Quigley

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

CARRIED

2. Justin Kelly
3. Mark Uhl
4. Yakeem Ramsay
(all \$12/hour)

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

TOWN OF ULSTER TOWN BOARD MEETING (6)

March 21, 2019

5. Cameron Ott
6. Hunter Heppner
7. Gage Maglio
8. Brandon Williams
9. Ryan Killian
(all \$11.50/hour)

MOTION: Councilman Morrow

SECOND: Councilman Secreto

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

CARRIED

Motion to authorize the promotion of Kyle Norman to WWTPO

Presented by Councilman Morrow

\$24.18/hour; effective 3/24/19; at the request of department head, Vincent Maggiore

MOTION: Councilman Secreto

SECOND: Councilman Morrow

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 (6)

March 21, 2019

Motion to accept the retirement of Detective Sergeant Thomas effective 3/29/2019

In Good Standing

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

Motion to authorize the purchase of two 2020 Police Interceptor Hybrid SUV Patrol Vehicles from Beyer Ford under Westchester County Contract #RFB-WC-19023 in the amount of \$38,242.75 each

Chief Berardi: Requested two vehicles with a date of October, 2019. Trying to save costs on fuel.

MOTION: Councilman Brink

SECOND: Councilman Secreto

Discussion:

Councilman Secreto: Do any other Towns have them?

Berardi: City of Kingston ordered some as well.

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 (6)

March 21, 2019

Motion to authorize the purchase of five AED's for the Police Department from Your Safety Company – Zoll in the amount of \$6920.00

Chief Berardi: Comparable and compatible with equipment currently servicing the Town of Ulster. Asking the Town Board to stray from the Procurement Policy for best practice and best value.

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

Presentation of Local Law ___ of 2019, A Local Law Providing for Regulation and Licensing of Medical Transportation Services

Posted on Town Website

Supervisor: In addition to the taxi law in the Town. Coming back at the first April meeting to schedule a public hearing. Public hearing at second meeting. Consider for adoption in May. No action tonight.

TOWN OF ULSTER TOWN BOARD MEETING (6)

March 21, 2019

Old Business:

Resolution reaffirming Town of Ulster as lead agency for Ulster Hospitality LLC, Ulster Avenue, Kingston, NY, SBL: 39.82-2-7.117

Supervisor: Coming from recommendation of Town Planning Board.

RESOLUTION
TOWN OF ULSTER TOWN BOARD
SEORA Determination
Reaffirmation of Negative Declaration

Ulster Hospitality, LLC with the Consent of 1561 Ulster Properties, LLC
1615 Ulster Avenue (U.S. Route 9W)
S-B-L: 39.82-2-7.119

WHEREAS, the applicant – *Ulster Hospitality, LLC (Chet Patel) c/o Chazen Companies with the Consent of 1561 Ulster Properties, LLC (owner by Jeff Kane)* – is seeking *Site Plan and Special Permit* approval for the development of a 100-room hotel on the pad site that was reserved for a 100-room hotel on the *Overall Master Development Plan (OMDP) that was approved by the Town Board; and*

WHEREAS, pursuant to Chapter 145 of the Town Code, the Proposed Action is subject to Site Plan and Special Permit 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:

- *Consent Form* signed by Jeff Kane, 1561 Ulster Properties, LLC dated February 27, 2019;
- *Site Plan Application* by Jeff Kane, 1561 Ulster Properties, LLC dated February 27, 2019;
- *Short EAF Part 1* prepared by The Chazen Companies (Agent) dated February 27, 2019;
- *Cover Letter* prepared by Larry Boudreau, RLA GA NY, Project Manager - Chazen dated 2/27/19;
and
- *Site Plan set* prepared by Chazen Engineering & Surveying, P.C, dated February 29, 2019;

WHEREAS, the Town of Ulster Town Board issued a SEQR Negative Declaration for the approved Overall Master Development Plan (OMDP) for the MHMG-Kingston development on March 1, 2012; *and*

WHEREAS, the *Current Proposed Action* proposes a 100-room hotel for outparcel No. 2, which is consistent with the Overall Master Development Plan; and

TOWN OF ULSTER TOWN BOARD MEETING (6)

March 21, 2019

WHEREAS, the percentage of lot coverage under the *Current Proposed Action* is comparable to the approved Overall Master Development Plan for Outparcel No. 2 and more importantly, the existing overall development on site is significantly less square footage and trip generation than envisioned in the Overall Master Development Plan (see table below).

MHMG-KM Kingston, LLC		
Overall Master Development Plan	Approved	Developed or Proposed
Outparcel No. 1	83,400 sf Office	83,400 sf Office
<i>Outparcel No. 2</i>	100-room Hotel	Proposed 100-room Hotel
Outparcel No. 3	40,000 sf retail	19,067 sf retail [Tractor Supply]
Outparcel No. 4	3,000 sf restaurant	1,590 sf restaurant/3,000 sf retail
Outparcel No. 5	4,000 sf office	3,000 sf Hardees Restaurant
Outparcel No. 6	14,000 sf retail	11,710 bank/retail space

WHEREAS, the Town of Ulster Town Board has determined the Current Proposed Action would not result in any of the overall thresholds established under the original SEQR Negative Declaration be exceeded and thus no further SEQR review is required.

NOW THEREFORE BE IT RESOLVED, the Town of Ulster Town Board herby reaffirms its status as Lead Agency for this SEQRA review; and

FURTHER BE IT RESOLVED, the Town of Ulster Town Board hereby reaffirms its SEQRA Negative Declaration for the *Overall Master Development Plan (OMDP)*.

MOTION: Councilman Secreto
SECOND: Councilman Morrow

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 (6)

March 21, 2019

Motion to set a Public Hearing for April 4, 2019 at 7:10pm for a Special Use Permit for Ulster Hospitality LLC, Ulster Avenue, Kingston, NY, SBL: 39.82-2-7.117

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 Transfer from General Fund to the Highway Complex Salt Shed Capital Project the sum of \$10,000.00 for Engineering, Design and Bidding

MOTION: Councilman Secreto
SECOND: Councilman Morrow

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 (6)

March 21, 2019

~ Public Hearing: 7:20pm -Mobil Home placement at 114 North Drive, Saugerties, NY, SBL#39.7-10-7.100

Supervisor: Town law requires issuance of a special permit by the Town Board for the placement of a single purpose mobile home on a lot.

MOTION to open the Public Hearing (7:30 pm)

MOTION: Councilman Secreto
SECOND: Councilman Morrow

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

CARRIED

~~ No Public Comment ~~

MOTION to close the Public Hearing (7:31 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

TOWN OF ULSTER TOWN BOARD MEETING (6)

March 21, 2019

Supervisor: Since no one has spoken at the public hearing, asks for:

Motion to authorize the Special Use Permit under the Town Code for placement of the mobile home at 114 North Drive, Saugerties, and direct the building department to follow through with appropriate paperwork in this matter

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

PUBLIC COMMENT –

~ No Public Comment ~

MOTION to adjourn (7:32 pm):

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

Respectfully Submitted by Suzanne Reavy
Ulster Town Clerk