

**TOWN OF ULSTER TOWN BOARD MEETING (7)**

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MARCH 15, 2018

**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 3<sup>rd</sup>

**ALSO IN ATTENDANCE:**

1. Town Attorney, Jason Kovacs
2. Highway Superintendent, Frank Petramale
3. Town Assessor, James Maloney
4. Police Chief, Kyle Berardi
5. 35 audience members

**ADDITIONS OR CHANGES TO THE AGENDA—**

*Supervisor:* Addition of an item stemming from today's Police Commission meeting: a promotion to be added to the agenda regarding personnel.

**PUBLIC DISCUSSION ON AGENDA ITEMS –**

1. Laura Hartmann, 45 Birch St  
Spoke about this on 2/22 meeting. Making Town Board lead agency makes it difficult for Town Board to represent its citizens.

*Supervisor:* Specific project?

*Hartmann:* Good Energy and Cypress Creek.

*Supervisor:* RE: Cypress Creek, are you stating that the Town Board is not qualified to be lead agency?

*Hartmann:* Wants government to have best interests of residents. Can the Planning Board be the lead agency on any of these projects? Why/why not? As representative of Townofulstercitizens.org, would like to request the Town of Ulster take steps to est Conservation Advisory Council to advise the Town Board on all environmental matters.

*Supervisor:* We will take your comments under consideration.

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**APPROVAL OF MINUTES – February 1<sup>st</sup> and 15<sup>th</sup>**

MOTION: Councilman Brink  
SECOND: Councilman Morrow

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

*CARRIED*

**COMMUNICATIONS –**

1. Reminder that the Easter Egg Hunt is on March 24 at 11am at Miller Middle School.
2. Letter read from Sen George Amedore, stating that he submitted a funding request (\$1.3M) for the estimated local cost share the Kingston Water Dept is expected to cover for the NYS DOT roundabout construction project.

*Supervisor:* Town has a water contract with City of Kingston, of which the City has total control of the pricing. Town has obligation of 700,000 gallons of water per day. Every dollar of capital improvements ends up in the rate base that the Town has to pay to the City for the purchase of water for the next 85 years.

3. Reply from McCabe & Mack LLP (representing Lincoln Park DG LLC) to the Town Board's request to extend the date for delivery of the Final Scope to June 1, 2018 – request denied.

**ABSTRACT OF CLAIMS**

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

2017

Prepaid Bills:	\$ 1,375.77
Abstract Bills:	\$ -
Escrow Bills:	\$ -
Reserve:	\$ -

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**TOTAL:** \$ 1,375.77

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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*

2018, March

Prepaid Bills:	\$ 200,511.03
Abstract Bills:	\$ 279,306.20
Escrow Bills:	\$ 6,180.00
Reserve:	\$ 649.93

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**TOTAL:** \$ 486,647.16

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*

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**BUDGET MODIFICATIONS**

**DECEMBER, 2017 Transfers**

<b>General Fund:</b>	<b>Transfer From</b>	<b>Transfer To</b>	
	A1220.400 Contractual Exps.	A1220.403 Office Supplies	338.00
	A1355.401 Cataloging	A1355.403 Office Supplies	154.00
	A1410.101 Deputy Clerks Wages	A1410.401 PC Code Book	3,570.00
	A1620.407 Electric	A1620.406 Telephone	442.00
	A1620.407 Electric	A1620.409 Repairs & Supplies	87.00
	A1670.417 Printing	A1670.415 Legal Notices	41.00
	A3120.201 Police Vehs. & Prep.	A3120.200 Equipment	1,800.00
	A5132.409 Repairs & Supplies	A5132.408 Heat	570.00
<b>Highway Fund:</b>	<b>Transfer From</b>	<b>Transfer To</b>	
	D5130.491 Parts	D5130.491 Tools	20.00
	D9060.804 Hosp.&Dntl. Insur.	D9060.800 Hosp.&Dntl. Insur.	4,242.00
	D9060.804 Hosp.&Dntl. Insur.	D9060.802 Hosp.&Dntl.Insur-Retirees	336.00
<b>Whittier Sewer:</b>	<b>Transfer From</b>	<b>Transfer To</b>	
	SS1.8130.407 Electric	SS1.8130.409 Repairs & Supplies	1,285.00
<b>Ulster Sewer:</b>	<b>Transfer From</b>	<b>Transfer To</b>	
	SS2.9060.802 Hosp.&Dntl.Insur.	SS2.9060.800 Hosp.&Dntl. Insur.	2,602.00

**MARCH, 2018**

<b>General Fund:</b>		
	Modify Appropriation A7140.401 (Rec.Equip.Reserve) to be funded through A5110 (Approp.Reserve-Bddy Bsktbl) -Feb.12th-Feb.26th refereeing services Andrea Clausi	240.00
	Modify Appropriation A7140.401 (Rec.Equip.Reserve) to be funded through A5110 (Approp.Reserve-Bddy Bsktbl) Feb.6&13th 2018 refereeing services Paul Remick	120.00

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	Modify Appropriation A7140.401 (Rec.Equip.Reserve) to be funded through A5110 (Approp.Reserve-Bddy Bsktbl) t-shirts purchased from BSN Sports	85.00
	Modify Appropriation A7140.401 (Rec.Equip.Reserve) to be funded through A5110 (Approp.Reserve-Bddy Bsktbl) 3 photo plaques purchased from Timely Signs	204.93
<b>Highway Fund:</b>	Modify Revenue D1289 (Oth. Dept. Income) and Appropriation D5142.420 (Gas & Oil) Jan.Gas Reimb.-Oper.Funds	7,471.55
	Modify Revenue D1289 (Oth. Dept. Income) and Appropriation D5142.420 (Gas & Oil) Jan.Gas Reimb. (Ruby Fire Dist.)	127.93
	Modify Revenue D1289 (Oth. Dept. Income) and Appropriation D5142.420 (Gas & Oil) Jan.Gas Reimb. (Ulster Fire Dist.#1)	59.66
	Modify Revenue D1289 (Oth. Dept. Income) and Appropriation D5142.420 (Gas & Oil) Jan.Gas Reimb. (Ulster Fire Dist.#5)	102.40
	Modify Revenue D1289 (Oth. Dept. Income) and Appropriation D5142.420 (Gas & Oil) Jan.Gas Reimb. (E.Kng.Vol.Fire Co.)	628.31
<b>Highway Fund:</b>	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	
<b>Ulster Water:</b>	Modify Revenue SW1.2665 (Sale of Equipment) and Appropriation SW1.8320.250 (Meters & Hydrants) purchase of	

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Modify Revenue SW1.2665 (Sale of Equipment) and Appropriation SW1.8320.250 (Meters & Hydrants) purchase

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)

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*

**New business:**

**Presentation by Good Energy on the New York Municipal Energy Program and Community Choice Aggregation**

*Edward Carey* (President) and *Javier Barrios*, Good Energy

Background of company – National company. Serves commercial, industrial, and government. Over 200 municipalities in NJ. Doing work in Illinois, California, Massachusetts, New Jersey. Empowers municipalities; cheap price/savings  
CCA gives control over energy; evens playing field.  
Only thing being reduced on customers' bills' is supply cost – the commodity portion. Utility company remains the same. Use same infrastructure – consolidated billing.

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*Supervisor:* How many organizations are authorized in NYS to offer CCA coordination?

*Carey and Barrios:* Three. Ourselves and two associations. The program is new; their paperwork and data security was approved over a long process.

*Supervisor:* How long was the process:

*Barrios:* Close to two years.

*Supervisor:* A new entity is most likely two years behind.

*Barrios:* Possibly, if they started today.

*Carey:* Any municipality that starts with us is fast-tracked. We have enabling documents and approval.

**Presentation and Acceptance of the Town Clerk's Monthly Report for the month of February 2018**

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*

**Presentation and Acceptance of the Supervisor's Monthly Report for the months of January and February 2018**

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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*

**Motion to accept the Retirement of Sgt. Peter Palen**

*Councilman Morrow:* In good standing; effective 4/7/18

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 hire Sgt. Peter Palen as a Part Time Officer**

*Councilman Morrow:* non-competitive; PBA; Step 2; part time; \$23.36/hour; start date 3/15/18

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*



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**Motion to hire a new Police Officer (from Police Commission Meeting)**

*Councilman Morrow:*

Jonathan T. Wolf: Town of Ulster resident; recommended by Chief Berardi; competitive; Currently part time officer; Step 3; \$23.06/hour; start date 4/8/18; employed at police department since 7/2012

MOTION: Councilman Secreto

SECOND: Councilman Brink

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

*CARRIED*

**Motion to accept resignation of Part Time Officer David Kimble**

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 promote Officer Gary Short to the position of Sergeant (from Police Commission Meeting)**

*Councilman Morrow:* full time; PBA; competitive; Step 14; \$33.81/hour; start date 4/8/18; Member since Nov. 2006; recommended by Chief Berardi

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MOTION: Councilman Kitchen  
SECOND: Councilman Brink

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

*CARRIED*

**Motion to declare surplus one 2010 Dodge Charge Police Cruiser,  
VIN# 2B3AA4CT9AH302643 and to sell for scrap**

MOTION: Councilman Kitchen  
SECOND: Councilman Brink

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 the one year lease extension for the Office  
Trailers for the Police Department**

MOTION: Councilman Brink  
SECOND: Councilman Kitchen

Town Councilman Brink	-Aye
Town Councilman Kitchen	-Aye
Town Councilman Morrow	-Aye
Town Councilman Secreto	-No
Supervisor Quigley	-Aye

*DISCUSSION:*

*Councilman Secreto:* Town has been paying nearly 10 years for the trailers. Voted no on this before. Sit down as a Board and find a new place for the police to go or repair existing.

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*Supervisor:* We have an independent citizens committee, evaluated all buildings in the Town for a suitable facility. Time comes for the building of new police and town court facility. We will come back for discussion within the next 30 days to discuss this project.

*CARRIED*

**Motion to authorize the Supervisor to attend the GFOA Conference in Albany, NY March 20-23<sup>rd</sup> at a cost of \$550.00**

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*

**Motion to authorize Supervisor to sign the 2018 Agreement between the City of Kingston and the Town of Ulster regarding the use of the Athletic Facilities on Orlando Street in the Town**

*Supervisor:* One addition to paragraph eight, obligating Kingston to provide Town of Ulster additional basketball court time during biddy basketball season.

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*

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**Motion to authorize the Supervisor to sign the Medicare Prescription Drug Plan Group Billing Agreement with United Health Care Insurance Co.**

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*

**Motion to authorize the Highway Superintendent and Road Maintenance Leader to attend the annual Highway School in Ithaca, NY from June 4<sup>th</sup> – 6<sup>th</sup>**

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*

**Motion to authorize the MCO/Building Inspector and Building Inspector to attend the Hudson Valley Code Enforcement Officials Education Conference April 18<sup>th</sup>-20<sup>th</sup>, Poughkeepsie, NY**

MOTION: Councilman Brink  
SECOND: Councilman Kitchen

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 Supervisor to write Letters of Support to Senator Amedore and Assemblyman Cahill for the creation of the Safe Water Infrastructure Program (SWAP) in the 2018 – 2019 NYS Budget**

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*

**Review and Approval of Agreement for the 2018 Expenditure of Highway Monies per Section 284 of the New York State Highway Law**

*Frank Petramale:* Annual form that is completed. Will be posting target roads (drainage and blacktop) on the Town Website.

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*

MARCH 15, 2018

**Resolution declaring the Town of Ulster Town Board as Lead Agency with Respect to an Action Proposed by Uncle B's Car Wash & Quick Lube, Site Plan Approval, SBL # 48.7-1-12.110, 400 - 416 Old Neighborhood Road, Kingston, NY**

**RESOLUTION**  
**TOWN OF ULSTER TOWN BOARD**  
**Initiation of SEQR Unlisted Action-Coordinated Review**  
**Uncle B's Car Wash & Quick Lube**

S-B-L: 48.7-1-12.110

**WHEREAS**, Bart Penessa dba Uncle B's Car Wash Inc. with the consent of JBCR, LLC (Property Owner) – is seeking Site Plan approval for the construction of a mixed use commercial development consisting of a 7,992 square-foot (sf) car wash & lube with twelve (12) vacuum stations, room to stack 25 vehicles for the car wash and fourteen (14) cars for the quick lube; a 4,000 sf “bank/restaurant” building; and a 22,500 sf 3-story office building with access from Old Neighborhood Road and total on-site parking for 74 motor vehicles; and

**WHEREAS**, the proposed uses are allowed within the RC-Regional Commercial 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:

- *Cover Letter* prepared by Richard K. Tompkins, Architect, AIA dated February 26, 2018;
- *Consent Form* signed by a member of JBCR, LLC H. Jonathan Baurer, dated 2/21/18;
- *Application for Site Plan Review* prepared by JBCR, LLC dated February 21, 2018;
- *Short EAF Part 1* prepared by the applicant Bart Panessa dated March 3, 2018; and
- *Proposed Site Plan* prepared by Richard K. Tompkins, Architect, AIA dated February 26, 2018.

**WHEREAS**, the Town of Ulster Planning Board, 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 and SWPPP), Town of Ulster Highway Department (access from Old Neighborhood Road), NYSDOT (traffic circulation, drainage, sidewalks), and; and

**WHEREAS**, Interested Agencies include the Town of Ulster Planning Board (Advisory Recommendation to the Town Board), Ulster County Planning Board and U.S. Fish & Wildlife

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Service and New York State DEC for consultation regarding Threatened and Endangered Species (Northern Long-eared Bat); and

**WHEREAS**, the Town's Consulting Planner recommended to the Planning Board that the Proposed Action be referred to the Town Board for the sole purpose of initiating a SEQR *Unlisted Action-Coordinated Review* with the Town Board so named as Lead Agency; and

**WHEREAS**, the Town of Ulster Planning Board, at its March 13, 2018 meeting, referred this matter to the Town Board for the sole purpose of initiating a SEQR *Unlisted 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 an Unlisted Action-Coordinated Review and directs the Deputy Town Clerk to circulate a Notice of Intent to all Involved Agencies.

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*

MARCH 15, 2018

**Resolution declaring the Town of Ulster Town Board as Lead Agency with Respect to an Action Proposed by Angela Buzzanco, Buzzanco Timber Harvest, SBL # 39.18-1-1,2,3,4, 2050 Sawkill – Ruby Road, Kingston, NY, and set a Public Hearing for the issuance of a Special Permit – Timber Harvest under Section 190-25(E) of the Town Code for Angela Buzzanco for Thursday April 5, 2018, 7:15PM**

**RESOLUTION**  
**TOWN OF ULSTER TOWN BOARD**  
**Declaration of Lead Agency**  
**Schedule Public Hearing**  
**Buzzanco Timber Harvest**  
2050 Sawkill-Ruby Road (CR31)  
S-B-L: 39.18-1-1, 2, 3, 4

WHEREAS, the applicant – Shawn Charles with the Consent of Angela Buzzanco - has submitted a Special Permit application to allow a Timber Harvest in accordance with Section 190-25 (E) of the Town Code; and

WHEREAS, pursuant to Chapter 190-25 (E) of the Town Code, the Town Board has the authority to approve the Site Plan and Special Permit; and

WHEREAS, a public hearing must be held before taking action on the Special Permit request; and

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

- *Cover Letter* prepared by Cory J. Creagan, Forester dated March 9, 2018;
- *Site Plan Consent Form* signed by Angela Buzzanco dated February 14, 2018;
- *Application for Special Permit* prepared by Shawn Charles dated February 14, 2018;
- *SEQRA Short EAF* prepared by Shawn Charles dated February 14, 2018; and
- *Timber Harvesting Plan* prepared by Cory J. Creagan, Forester dated March 9, 2018.

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 SEQRA Short EAF Part 1 & 2) found the Proposed Action is a SEQRA *Unlisted Action* and recommended that the Town Board Declare Its Intent to be the Lead Agency; and

WHEREAS, other Involved Agencies include the NYSDEC (Best Management Practices and Consultation for Northern Long-eared Bat) and Ulster County Highway Department (Highway Access); and



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WHEREAS, Interested Agencies include the Town of Ulster Planning Board (Advisory Recommendation) and Ulster County Planning Board (NYS GML 239 l and m review); and

WHEREAS, the Town of Ulster Planning Board referred this matter to the Town Board so that it can Declare its intent to be Lead Agency for an *Unlisted Action-Coordinated Review* and circulate a Notice of Intent to all Involved Agencies; and

WHEREAS, the Town of Ulster Planning Board referred this matter to the Town Board with a recommendation that it schedule a public hearing on the applicant's Special Permit application for a Timber Harvest as described above on the above referenced site subject; and

WHEREAS, the Town of Ulster Planning Board referred this matter to the Town Board with a recommendation to refer this matter to the Ulster County Planning Board and Ulster County Highway Department for their review and recommendations on the Proposed Action.

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 Unlisted Action-Coordinated Review under SEQR and directs the Town Clerk to circulate a Notice of Intent to all Involved Agencies; and

FURTHER BE IT RESOLVED, the Town of Ulster Planning Board hereby schedules a public hearing on the applicant's Special Permit application for a Timber Harvest as described above on the above referenced site subject; and

FURTHER BE IT RESOLVED, this matter is hereby referred to the Ulster County Planning Board and Ulster County Highway Department for their review and recommendations on the Proposed Action.

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*

MARCH 15, 2018

**Resolution issuing a SEQR Determination of Non-Significance, Granting a SEQR Negative Declaration and Scheduling a Public Hearing for a Special Permit for Pietro & Mario Altomare, Ruby Estates, SBL: 39.1-5-13.2**

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

**Resolution Issuing a SEQR Determination of Non-Significance,**  
**Granting a SEQR Negative Declaration, and Scheduling a Public**  
**Hearing for a Special Permit**

SBL: 39.1-5-13.2

WHEREAS, the applicant – *Pietro & Mario Altomare* – are seeking Site Plan and Special Permit approval to increase the number of manufactured home sites in the Ruby Estates manufactured home park, which is a pre-existing non-conforming use, from 15 units to 21 units.; and

WHEREAS, the Proposed Action is subject to Site Plan and Special Permit review by the Town Board pursuant to Sections 190-25 (H) and 190-48 (K) of the Town Code and regulated pursuant to Section 114-14 of the Town Code; and

WHEREAS, pursuant to Chapter 145 of the Town Code, the Town Board has the authority to approve the Site Plan; and

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

- *Site Plan and Special Permit Application* prepared by Pietro Altomare, dated February 23, 2017;
  - *SEQR Short EAF* prepared by Pietro Altomare, dated February 23, 2017;
  - *Existing Conditions Plan* prepared by Hagopian Engineering, dated February 6, 2017;
  - *Site Plan* prepared by Hagopian Engineering, dated February 6, 2017;
  - *Fire Truck Access Plan* prepared by Hagopian Engineering, dated February 6, 2017;
  - *Water & Sewer Details* prepared by Hagopian Engineering, dated February 6, 2017;
  - *Road Details and Profiles* prepared by Hagopian Engineering, dated February 6, 2017; and
  - *Erosion Control Plan* prepared by Hagopian Engineering, dated February 6, 2017.
- 
- *Hagopian Engineering* letter dated January 2, 2018
  - *Town of Ulster Building Department* letter from David Allen, Fire Inspector dated December 20, 2017
  - *Sheets No. 1 of 5 through 5 of 5*, Proposed Project for Ruby Estates prepared by Hagopian Engineering dated December 29, 2017;
  - *Sheet No. 1 of 1, Existing Conditions for Ruby Estates* by Hagopian Engineering dated December 29, 2017
  - *Sheet No. 1 of 51, Fire Truck Access for Ruby Estates* by Hagopian Engineering dated December 29, 2017
  - January 30, 2018 email from Robert Hagopian to Joseph Mihm stating that existing sanitary sewage system and potable water system are adequately sized to accommodate service to the proposed expansion.

WHEREAS, the Planning 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

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WHEREAS, the Town Designated Engineers (TDE) Brinnier & Larios, PC reviewed a revised Site Plan Application dated January 2, 2018 and recommended “acceptance to the Planning Board the above referenced documents on the road and stormwater aspects;” 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

WHEREAS, the Town of Ulster Planning Board determined, at its regularly scheduled meeting held on the 13<sup>th</sup> day of February, 2018, that it has complied fully with the procedural requirements of Part 617 of the State Environmental Quality Review (SEQR) Law recommended that the Town Board as Lead Agency issue a SEQR Determination of non-significance and grant a *SEQR Negative Declaration* for the Proposed Action; now, therefore, be it

RESOLVED, that, based on the Environmental Record which has been prepared, the project will result in no major impacts and, therefore, will not cause significant damage to the environment. A Negative Declaration under SEQR is therefore issued for this project, and be it further

RESOLVED, after considering said application, and pursuant to the provisions of Chapter 190 of the Ulster Town Code, does hereby schedule a public hearing on April 5, 2018 at 7:20 p.m. at Town Hall, 1 Town Hall Drive, Lake Katrine, NY 12449, to determine whether the Town of Ulster Town Board shall grant a Special Permit to increase the number of manufactured home sites in the Ruby Estates manufactured home park, which is a pre-existing non-conforming use, from 15 units to 21 units.

MOTION: Councilman Brink  
SECOND: Councilman Secreto

Town Councilman Brink	-Aye
<b>Town Councilman Kitchen</b>	<b>-Abstain</b>
Town Councilman Morrow	-Aye
Town Councilman Secreto	-Aye
Supervisor Quigley	-Aye

**CARRIED**

**TOWN OF ULSTER TOWN BOARD MEETING (7)**

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MARCH 15, 2018

**Presentation of Local Law \_\_\_\_\_ of 2018: An Amendment to Town Code Section 87, Flood Damage Prevention**

For future consideration; no action taken

**Motion to set aside Policy Regarding Adoption of Local Laws dated January 4, 2018 with regard to Amendment to Town Code Section 87**

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 to set a Public Hearing for Local Law \_\_\_\_\_ of 2018: An Amendment to Town Code Section 87, Flood Damage Prevention for Thursday, April 5, 2018 at 7:10 PM**

MOTION: Councilman Kitchen

SECOND: Councilman Morrow

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

*CARRIED*

MARCH 15, 2018

Old business:

**Resolution declaring the Town of Ulster Town Board as Lead Agency With Respect to an Action Proposed By 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**

**TOWN OF ULSTER TOWN BOARD**  
**Declaring Itself Lead Agency With Respect To An Action Proposed**  
**By 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;*

**TOWN OF ULSTER TOWN BOARD MEETING (7)**

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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*; and

**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; and

**WHEREAS**, on January 8, 2018 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.

**TOWN OF ULSTER TOWN BOARD MEETING (7)**

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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*

*Supervisor:* Cypress Creek will make a community presentation the week of April 16, held at the Town Hall or Senior Center. Community can ask questions and view laid out plans. Exact time and date TBA.

**Resolution authorizing Conditional Final Site Plan Approval for Kingston Commons, LLC, SBL# 48.14-1-19 & 20, 625 & 631-669 Washington Ave., Kingston, NY**

*Supervisor:* This parcel holds the sycamore tree. The sycamore tree sits on NYS DOT right-of-way. Developer required to enter into an escrow agreement with NYSDOT for the care and maintenance of the tree. An annual inspection report is required on the health of the tree.

**RESOLUTION**  
**TOWN OF ULSTER TOWN BOARD**  
**Site Plan Amendment Approval**  
**Kingston NY Retail, LLC dba Kingston Commons**  
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 *Kingston NY Retail, LLC (Owner)* 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**, pursuant to Chapter 145 of the Town Code, the Town Board has the authority to approve the Site Plan; and

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

- *Cover Letter* prepared by Stonefield Engineering & Design, dated February 13, 2018;
- *Application for Site Plan Review* by *Kingston NY Retail, LLC*, dated February 13, 2018;
- *Site Plan Consent Form* signed by Bipin Patel, member of property owner dated 2/13/2018;
- *SEQR FULL Environmental Assessment Form* dated September 15, 2015;

## TOWN OF ULSTER TOWN BOARD MEETING (7)

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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;
- *NYSDOT Highway Work Permit Plans* by Stonefield Engineering & Design, dated September 14, 2017;
- *Cover Sheet for Plan Set* prepared by Stonefield Engineering & Design, dated 2/13/2018;
- *Existing Conditions Plan* prepared by Stonefield Engineering & Design, dated 2/13/2018;
- *Demolition Plan* prepared by Stonefield Engineering & Design, dated 2/13/2018;
- *Site Plan* prepared by Stonefield Engineering & Design, dated 2/13/2018;
- *Grading Plan* prepared by Stonefield Engineering & Design, dated 2/13/2018;
- *Drainage Plan* prepared by Stonefield Engineering & Design, dated 2/13/2018;
- *Utility Plan* prepared by Stonefield Engineering & Design, dated 2/13/2018;
- *Lighting Plan* prepared by Stonefield Engineering & Design, dated 2/13/2018;
- *ATM Lighting Plan* prepared by Stonefield Engineering & Design, dated 8/31/2015;
- *Phase I Soil Erosion and Sediment Control Plan* by Stonefield Engineering & Design, dated 2/13/2018;
- *Phase II Soil Erosion and Sediment Control Plan* by Stonefield Engineering & Design, dated 2/13/2018;
- *Soil Erosion and Sediment Control Details* by Stonefield Engineering & Design, dated 2/13/2018;
- *Landscape Plan* prepared by Stonefield Engineering & Design, dated 2/13/2018;
- *Landscaping Details* prepared by Stonefield Engineering & Design, dated 2/13/2018;
- *Construction Details* prepared by Stonefield Engineering & Design, dated 2/13/2018;
- *Proposed Floor Plan Quick Service Restaurant 1* prepared by gk&a Architects, PC dated 2/12/18;
- *Proposed Floor Plan Quick Service Restaurant 2* prepared by gk&a Architects, PC dated 2/12/18;
- *Proposed Floor Plan Retail and Bank* prepared by gk&a Architects, PC dated 2/12/18;
- *Proposed Elevations Quick Service Restaurant 1* prepared by gk&a Architects, PC dated 2/12/18;
- *Proposed Elevations Quick Service Restaurant 2* prepared by gk&a Architects, PC dated 2/12/18;
- *Proposed Elevations Retail and Bank* prepared by gk&a Architects, PC dated 2/12/18;
- *Monument Sign Detail* prepared by Stonefield Engineering & Design, dated 2/12/2018;
- *Proposed Renderings Quick Service Restaurant 1* prepared by gk&a Architects, PC dated 2/12/18;
- *Proposed Renderings Quick Service Restaurant 2* prepared by gk&a Architects, PC dated 2/12/18; and
- *Proposed Renderings Quick Service Retail and Bank* prepared by gk&a Architects, PC dated 2/12/18.

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

**WHEREAS**, the upon review of the UCPB required modifications, the Planning Board recommended that the Town Board override [some of the](#) required modifications since planting under the drip line of the Sycamore Tree would adversely affect the long-term health of the tree; and

**WHEREAS**, the Town Board is satisfied that the Site Plan provides for a detailed landscaping plan, which balances the need for aesthetic enhancements with the commercial function of the developed site; 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



**TOWN OF ULSTER TOWN BOARD MEETING (7)**

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(which memoranda are incorporated herein by reference) and the resolution by the Planning Board, which recommended granting Conditional Site Plan Amendment approval; and

**WHEREAS**, the Town of Ulster Town Board, as the Lead Agency for this Unlisted-Action Coordinated Review, granted a SEQRA Negative Declaration in 2016 for the proposed development; and

**WHEREAS**, the proposed changes to the Site Plan do not exceed any of the thresholds established in the original SEQRA Negative Declaration.

**NOW THEREFORE BE IT RESOLVED**, the Town Board hereby determines to override the required modification of the Ulster County Planning Board; and

**FURTHER BE IT RESOLVED**, the Town Board hereby reaffirms its Lead Agency Status *and confirms that there are no changes within the plans and associated documents, which would require amendment of the existing Negative Declaration or a reopening of SEQRA [6NYCRR Part 617.7(e)]*; and

**FURTHER BE IT RESOLVED**, the Ulster Town Board hereby grants Conditional Site Plan Amendment Approval to *Kingston NY Retail, LLC (Owner)* to amend the Site Plan for Kingston Commons 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. Compliance with all agreements between applicant and the Ulster County;
5. *The applicant addresses all technical comments by the Town Designated Engineers Brinnier & Larios as cited in their January 31, 2018 letter and provides a SWPPP for acceptance;*
6. *The applicant provides documentation of the escrow agreement with the NYSDOT that provides for the annual pruning and fertilization of the Sycamore Tree on Washington Avenue, which is to be done only at the direction of the NYSDOT;*
7. In order to avoid impacting the Northern Long Eared Bat summer roosting, the applicant will perform any tree removal associated with the proposed project between November 1<sup>st</sup> and March 31<sup>st</sup>;
8. 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
9. All fees, including consultant fees, shall be paid.

MOTION: Councilman Secretò

SECOND: Councilman Brink

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

**CARRIED**

MARCH 15, 2018

**Resolution establishing a Restricted Reserve for the Storm Water Management Contribution from Michael Provenzano for the maintenance of the storm water facilities in the Cedar Ridge Sub-development**

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

**Resolution Establishing a “Highway Capital Improvement Reserve Fund – Cedar Ridge Drainage” Under Section 6-c of the General Municipal Law**

The Town Board of the Town of Ulster, duly convened in regular session, does hereby resolve as follows:

Section 1. That pursuant to Section 6-c of the General Municipal Law, as amended, there is hereby established a reserve fund to be known as the “Highway Capital Improvement Reserve Fund – Cedar Ridge Drainage” (“Reserve Fund”).

Section 2. The purpose of this Reserve Fund is to accumulate moneys to finance certain improvements required to maintain the storm water drainage system of the Cedar Ridge Sub Division as established by the Parkland Conveyancing and Stormwater Management Contribution Agreement dated December 16, 2010 by and between Michael Provenzano and the Town of Ulster.

Section 3. The Supervisor is hereby directed to deposit and secure the moneys of this Reserve Fund in the manner provided by Section 10 of the General Municipal Law. The Supervisor may invest the moneys in the Reserve Fund in the manner provided by Section 11 of the General Municipal law, and consistent with any investment policy of the Town of Ulster. Any interest earned or capital gains realized on the moneys so deposited or invested shall accrue to and become part of the Reserve Fund. The Supervisor shall account for the Reserve Fund in a manner which maintains the separate identity of the Reserve fund and shows the date and amount of each sum paid into the fund, interest earned by the fund, capital gains or losses resulting from the sale of investments of the fund, the amount and date of each withdrawal from the fund and the total assets of the fund, showing cash balance and a schedule of investments, and shall, at the end of each fiscal year, render to the Town Board a detailed report of the operation and condition of the Reserve fund.

Section 4. Except as otherwise provided by law, expenditures from this Reserve Fund shall be made only for the purpose for which the Reserve Fund is established. No expenditure shall be made from this Reserve Fund without the approval of the Town Board and such additional actions or proceedings as may be required by Section 6-c of the General Municipal Law or any other law, including a permissive referendum if required by Section 6-c.

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Section 5. The sum of \$12,000 is hereby appropriated from the Highway Fund – Unallocated Fund Balance and is directed to be set aside to fund the newly created Capital Reserve.

Section 6. This Resolution shall take effect immediately.

*Supervisor:* \$12,000 that Provenzano paid to the Highway Departmentt in 2010 be set aside in restricted capital reserve for the care and maintenance of the storm water reserve facilities as it was originally intended

MOTION: Councilman Kitchen

SECOND: Councilman Brink

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

*CARRIED*

**Discussion on hosting an UC Office of Economic Development Public Information Session on Economic Development in April / May 2018 (on last meeting's Agenda and not discussed)**

*Councilman Morrow:* Excellent program for public and officials. Will help with the community, economic development, education on anything misunderstood, PILOT, etc.

MOTION: Councilman Kitchen

SECOND: Councilman Brink

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

*CARRIED*

MARCH 15, 2018

**PUBLIC COMMENT**

1. Robert Mitchell, 274 Riseley St  
Wants to change Town law to fine those who dump on private or Town property.

*Supervisor:* Will take under consideration.

2. Robert Barton, 270 Riseley St.  
Requests air quality and noise testing in Sunrise Park/Fox Run – East of the property along Riseley St and Ledge Road. Wants testing to have a standard measure, before the possible construction of Lincoln Park Grid. Also suggests videotaping (East of housing development) for evidence that there is no runoff into the neighborhood.

3. Regis Obijiski, 170 Ledge Rd  
Thanks the Town Board for requesting the extension of the Draft Scope (Lincoln Park Grid).

*Supervisor:* Did he see the reformatting of the inquiry after a message from Ms. Hartmann?

*Regis:* Yes

4. Dan Furman, 273 Riseley St.  
There is concentrated effort against this (Lincoln Park Grid). From their viewpoint, the town is holding the shovel. Before this project, he was unknown to the Town Board. Was not against the building of Kohls, Planet Fitness, etc. Quotes the Supervisor from the 1/30 issue of Kingston Times regarding an expedited approval process in Tech City: "... as long as we have this opposition we will not enjoy future development..." States that it is not true that opposition to GlidePath will not prevent future development in the Town. We are not against industry or revenue. We are against 50k gallons of diesel; smokestacks; noise.

5. Eileen Murphy, 114 Quail Drive  
RE: Good Energy. Very brief Google search reveals that such a project would reduce reliance on fossil fuels and gas. When Town reviews this proposal, asks Town to research and encourage greener business.

6. Reno Budziak, VanKeuren Hwy  
Noticed today the prep work at the baseball fields at Ulster Little League. When there is a tournament, vehicles park on both sides of the street. Would like to propose a board of directors, that a precondition is that board police the parking issue. Officiant should regulate parking and not allow a game to start until the vehicles are moved. We should not rely on our police to regulate that area.

*Supervisor:* Will talk to Little League; however, that property is school property.

## TOWN OF ULSTER TOWN BOARD MEETING (7)

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7. Laura Hartmann, 45 Birch St

When scoping documents are submitted, what is the process? What do you do with all of the questions?

*Supervisor:* Prior to March 22 at 4pm, you can submit documents to the Town Clerk's window or via email. Those documents will be aggregated with comments received along with testimony from scoping session. We will sit down with the Town Planner, who will break them up into subsections, e.g. air, visual resources, water. We will lay out all questions and summarize to try to get to the heart of the matter of what is being asked/suggested. Mr. Barton asked specifically for a test for noise to establish a baseline. There may be others who ask that question in a different way – but all asking the same thing. The Town Planner's responsibility is to synthesize the questions into specific topics to get to the major issues that are being requested, e.g. noise, safety.

*Hartmann:* Her understanding is that every question asked has to be answered, is that correct?

*Supervisor:* They have to be addressed. If the question is a repeat, we must if it is one of 15 questions asking the same thing in a different context.

8. Dan Furman

Hopes that little details are handled/included (Lincoln Park Grid). The scoping document states testing noise in the morning and afternoon. Why not test at 4am or overnight and when leaves are not on the trees?

*Supervisor:* There are two complete EIS on the internet, 1. Dover, 2. Wawayanda. Refers to them to make you aware to see what was done.

9. Cal Fish, Dutchess County

Nothing to add to scoping; however Peter Rood described the plant as "necessary". Everyone can see that as an overstatement. Necessary to ask, if the energy is cheaper, what is offset? What communities are affected intensely? For example, where is fracked gas coming from?

10. Anna Parks, 95 Fawn Hill Court

Thanks the Highway Department for removal of snow and debris during the storm last week.

**TOWN OF ULSTER TOWN BOARD MEETING (7)**

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**MOTION to adjourn (8:10 pm):**

MOTION: Councilman Kitchen

SECOND: Councilman Morrow

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