

TOWN OF ULSTER TOWN BOARD MEETING (18)

September 19, 2019

~ Town Hall Meeting with Ulster County Executive Patrick Ryan – 6:30 pm

Full audio available online at: www.townofulster.ny.gov -> Meetings -> Town Board -> 9/19/19

~ Public Hearing Scheduled – 7:35 pm

Local Law ____ of 2019: Business Investment Exemption Law of the Town of Ulster, an adoption of NYS Real Property Tax Law Section 485 (b), Subdivision 2(a)

CALLED TO ORDER BY SUPERVISOR QUIGLEY, CHAIRMAN at 7:45 PM

SALUTE TO THE FLAG

ROLL CALL by Town Clerk, Suzanne Reavy:

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

ALSO IN ATTENDANCE:

1. Kathy Moniz, Building Inspector
2. Frank Petramale, Highway Superintendent
3. Jason Kovacs, Town Attorney
4. 29 Resident

ADDITIONS OR CHANGES TO THE AGENDA— None

PUBLIC DISCUSSION ON AGENDA ITEMS – None

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APPROVAL OF MINUTES – August 1st and 15th

MOTION: Councilman Kitchen

SECOND: Councilman Brink

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

CARRIED

COMMUNICATIONS –

1. Letter read from Bonnie Aldrich, Whittier development.
She wants speed limit changed from 30 MPH to 15 or 20 MPH.
2. Letter read from city of Kingston resident, Rich Schiafo. States that stretch of road from Main Street in East Kingston to First Avenue in Kingston is used as a dumping ground and a public health and environmental concern.

ABSTRACT OF CLAIMS

Presented by Councilman Secreto

September, 2019

Prepaid Bills:	\$ 587,096.88
Abstract Bills:	\$ 236,073.17
Escrow Bills:	\$ 9,012.50
Reserve:	\$ 440.09
TOTAL:	\$ 832,622.64

MOTION: Councilman Morrow

SECOND: Councilman Brink

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

CARRIED

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BUDGET MODIFICATIONS

Presented by Councilman Secreto

General Fund:	Modify Appropriation A7140.401 (Rec.Equip.Reserve) to be funded through A5110 (Approp.Reserve-Softball League) electric at Orlando St. Ballfield	440.09
	Modify Appropriation A7140.401 (Rec.Equip.Reserve) to be funded through A5110 (Approp.Reserve-Softball League) fencing cover from Anthem Sports for the Orlando St. Ballfield	2,004.56
	Modify Revenue A4389 (Fed.Aid-Safety) and Appropriation A3120.430 (Clothing-Cleaning) Fed. Grant-Bullet Proof Vests from DOJ Treas 310/Misc.Pay	598.88
	Modify Revenue A4389 (Fed.Aid-Safety) and Appropriation A3120.430 (Clothing-Cleaning) Fed. Grant-Bullet Proof Vests from DOJ Treas 310/Misc.Pay	1,243.52
	Modify Revenue A2665 (Sale of Equipment) and Appropriation A3120.201 (Police Veh. & Prep.) sale of 2007 Chevrolet Tahoe, Vin #1GNFK03087R404211 to Ulster County Canines, Inc.	500.00
	Modify Appropriation A9950.900 (Transfer,Cap.Proj-Salt Shed) to be funded thru A5990 (Approp.Fund Balance) Short Term Loan Advance - Salt Shed Cap.Proj.	195,000.00
	Modify Appropriation A9950.900 (Transfer,Cap.Proj-Salt Shed) to be funded thru A5990 (Approp.Fund Balance) Short Term Loan Advance - Salt Shed Cap.Proj.	100,000.00
Highway Fund:	Modify Revenue D1289 (Oth. Dept. Income) and Appropriation D5110.420 (Gas & Oil) July Gas Reimb.-Oper.Funds	7,776.25
	Modify Revenue D1289 (Oth. Dept. Income) and Appropriation D5110.420 (Gas & Oil) Oil) July Gas Reimb. (Ruby Fire District)	193.11
	Modify Revenue D1289 (Oth. Dept. Income) and Appropriation D5110.420 (Gas & Oil) Oil) June Gas Reimb. (Town of Kng.Hwy.Fund)	174.38

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	Modify Revenue D1289 (Oth. Dept. Income) and Appropriation D5110.420 (Gas & Oil) Oil) July Gas Reimb. (Ul.Fire Dist.#1)	79.29
	Modify Revenue D1289 (Oth. Dept. Income) and Appropriation D5110.420 (Gas & Oil) Oil) July Gas Reimb. (Ul.Fire Dist.#5)	25.13
Highway Fund:	Modify Revenue D1289 (Oth. Dept. Income) and Appropriation D5110.420 (Gas & Oil) Oil) July Gas Reimb. (E.Kng. Vol. Fire Co.)	322.03
	Modify Revenue D2770 (Misc.Revenue) and Appropriation D.5110.440 (Blacktop) check from Central Hudson for 2018 Gas Main Installation and Road Re-Construction Paving Project-asphalt restoration on Hinsdale St, Kiersted Ave, Savoy St, Wrentham St. and Confier Lane	45,000.00
Bright Acres Water	Modify Appropriation SW4.8320.250 (Meter&Hydrants) to be funded through SW4.5990 (Approp.Fund Bal.) for meter & hydrants expenses	11,052.00
Hwy. Salt Shed Replace. Cap.Proj.	Modify Revenue HH4.5031 (Interfund Transfer) and Appropriations HH4.5197.200 (Construction) Short Term Loan Advance - Salt Shed Cap. Proj.	100,000.00
Hwy. Salt Shed Replace. Cap.Proj.	Modify Revenue HH4.5031 (Interfund Transfer) and Appropriations HH4.5197.200 (Construction) Short Term Loan Advance - Salt Shed Cap. Proj.	195,000.00

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BUDGET TRANSFERS

General Fund:	Transfer From	Transfer To	
	A.1220.404 Payroll/Acct.Servs.	A.1220.410 Computer Technology	1,200.00
	A.1990.400 Contingency	A.1440.400 Engineering	1,000.00
	A.1990.400 Contingency	A.1620.200 Equipment	2,000.00
	A.1990.400 Contingency	A.1620.454 Maintenance	10,000.00
	A.3620.410 Computer Technology	A.3620.200 Office Equipment	300.00
	A.3620.410 Computer Technology	A.3620.403 Off. Supplies & Subscript.	500.00
	A.3620.410 Computer Technology	A.3620.404 Off. Equip. & Maint.	1,200.00
	A.1990.400 Contingency	A.5132.409 Repairs & Supplies	3,500.00
	A.1990.400 Contingency	A.5132.454 Maintenance	2,500.00
	A.7140.200 Equipment	A.7110.426 Repairs,Constr.,Equip.	1,919.00
	A.7110.427 Handicap Fish. Platfrm	A.7110.426 Repairs,Constr.,Equip.	1,000.00
	A.1990.400 Contingency	A.7110.426 Repairs,Constr.,Equip.	4,081.00
	A.7140.200 Equipment	A.7140.101 Program Personnel	2,800.00
	A.7140.200 Equipment	A.7140.400 Program Supplies	5,281.00
	A.8160.200 Equipment	A.8160.420 Gas & Oil	1,000.00
Ulster Sewer:	Transfer From	Transfer To	
	SS2.8130.200 Equipment	SS2.8130.423 Sewer Mains	25,000.00

MOTION: Councilman Morrow

SECOND: Councilman Kitchen

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

CARRIED

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~ Public Hearing Scheduled – 7:35 pm

Local Law ____ of 2019: Business Investment Exemption Law of the Town of Ulster, an adoption of NYS Real Property Tax Law Section 485 (b), Subdivision 2(a)

Supervisor: Standard exemption schedule that is in the State statute and in effect since 1970. In 1998, the Town of Ulster decided to truncate the exemption schedule to five years. In order to spur development, the Town Board is considering passing a law mirroring the State statute And same exemption schedules that Kingston City School District and Ulster County offer under 485 (b), 2(a)

MOTION to open the Public Hearing (7:50 pm):

MOTION: Councilman Kitchen
SECOND: Councilman Secreto

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

CARRIED

~ NO Public Comment ~

MOTION to close the Public Hearing (7:51 pm):

MOTION: Councilman Secreto
SECOND: Councilman Kitchen

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

CARRIED

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New Business:

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

MOTION: Councilman Kitchen

SECOND: Councilman Secreto

Town Councilman Brink	-Aye
Town Councilman Kitchen	-Aye
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 August 2019

MOTION: Councilman Kitchen

SECOND: Councilman Secreto

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

CARRIED

September 19, 2019

Presentation of Resolution Standardizing SCADA System for the Ulster Water Department

Supervisor: No action necessary. Town of Ulster water standardized on equipment with a company called AquaLogics; this Resolution formally recognizing SCADA system equipment for Ulster Water Department to be from AquaLogics

RESOLUTION OF THE TOWN BOARD
TOWN OF ULSTER

Resolution for Standardization of AquaLogics Equipment in the
Town of Ulster Water Districts

WHEREAS, the Town of Ulster has a need to stipulate a sole-source provider for the proposed SCADA Improvements for the various Town of Ulster Water Districts; and

WHEREAS, the Town of Ulster has previously completed various SCADA-type improvements to the following Town Water Districts, utilizing the equipment and services of AquaLogics: East Kingston, Glenerie, and Ulster; and

WHEREAS, in furtherance of the Town's desires to improve personnel efficiency by reducing the need to routinely visit other remote Ulster Water Districts, the following SCADA Improvements are now proposed:

Cherry Hill Water District (CHWD): Solar-powered water-level monitoring and telemetry equipment at the CHWD potable water storage tank, and Valve Control Panel (VCP) with alarms (at CHWD Master Meter Station).

Bright Acres Water District (BAWD): Solar-powered water-level monitoring and telemetry equipment at the BAWD potable water storage tank (upper), and Pump Control Panel (PCP) with alarms (at BAWD Pump Station).

Halcyon Park Water District (HPWD): Remote (not solar-powered) water-level monitoring and telemetry equipment at the HPWD potable water storage tank, and Pump Control Panel (PCP) with alarms (at HPWD Filtration Building).

Spring Lake Water District (SLWD): Remote (not solar-powered) water-level monitoring and telemetry equipment at the SLWD potable water storage tank, and Pump Control Panel (PCP) with alarms (at SLWD Pump Station).

Ulster Water District (UWD): Upgrade of the Operator Interface Unit (OIU) in the existing MTU at the UWD Main Water Treatment Plant, as well as significant modifications to the existing MTU to incorporate and integrate the extension of SCADA functions to the above referenced systems.

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WHEREAS, considering the existing SCADA improvements noted earlier, the Town of Ulster has effectively already standardized installation and use of AquaLogics equipment in the Ulster Water Districts; and

WHEREAS, due to the significant modifications that would be necessary to the existing AquaLogics MTU at the UWD Main Water Treatment Plant, the Town Engineer highly recommends AquaLogics be considered the sole-source provider for design, fabrication, installation, monitoring, and repair of the proposed SCADA Improvements for the Ulster Water Districts; and

WHEREAS, to purchase different makes or models of SCADA Improvements would similarly be inefficient and uneconomical for the reasons set forth above; and

WHEREAS, the Town Board of the Town of Ulster has determined that it is desirable to standardize these purchases, now, therefore, be it

RESOLVED, that for reasons of efficiency and economy and pursuant to the authority conferred by Subdivision 5 of Section 103 of the General Municipal Law, it is determined by this Board that there is a need for standardization in the purchase of SCADA Improvements, and it is

FURTHER RESOLVED, that the Town is authorized designate AquaLogics as the sole-source provider for the design, fabrication, installation, monitoring, and repair of the proposed SCADA Improvements for the Ulster Water Districts.

September 19, 2019

Resolution to authorize the Town Court to make application for the 2020 Court Grant with Judge Susan Kesick and Supervisor Quigley being authorized to sign the Grant Paperwork

RESOLUTION OF THE TOWN BOARD
TOWN OF ULSTER

Resolution Authorizing the Town of Ulster Justice Court to Apply for the 2019-20 Justice Court Assistance Program (JCAP)

WHEREAS, the State of New York in 1999 established the Justice Court Assistance Program (JCAP) Grant in order to provide State assistance to Town and Village Courts; and

WHEREAS, the Town Board of the Town of Ulster has determined that participation in the JCAP Grant Program is desirable, and in the public interest; and

WHEREAS, the maximum JCAP award is \$30,000.00, and may be used for a variety of purposes, including but not limited to office and security equipment, furniture, and renovations; and

NOW THEREFORE BE IT RESOLVED, that the Town Board of the Town of Ulster supports the submission of a JCAP Grant application in the amount of up to \$30,000.00 to the NYS Unified Court System; and

BE IT FURTHER RESOLVED, that the Town of Ulster hereby authorizes the Town of Ulster Justice Court to apply for the 2019-20 Justice Court Assistance Program (JCAP) Grant

MOTION: Councilman Kitchen
SECOND: Councilman Morrow

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

CARRIED

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Old business:

Resolution in Support of Kingston-Ulster Airport, Inc's application for a FAA Grant for improvements at the Airport and a SEQR Neg Dec for the Project

RESOLUTION

WHEREAS: Kingston-Ulster Airport, Inc. received a grant from the Federal Aviation Administration to pay 90% of the allowable costs incurred in accomplishing the following project at Kingston- Ulster Airport:

Remove Runway 33 Obstructions of Approx. 2.4 Acres of Trees, Removal & Replacement of a NYS Salt Storage Shed, Install Obstruction Lights on Route 199 Roadway Replacement Lighting Poles and Airport Boundary Fence in the RW 33 Approach -(Design)

WHEREAS: the New York State Department of Transportation is offering a matching grant to the federal grants for 50% of the non-federal share of eligible costs; and

WHEREAS: the New York State Department of Transportation, under Section 14h of the State Transportation Law, requires privately-owned airports to obtain local municipal support to receive New York State funding.

NOW, THEREFORE, BE IT

RESOLVED: that the Town Board of the Town of Ulster endorses the above described project for the purpose of making the project eligible for State funding;

RESOLVED: that the adoption of this Resolution shall be solely for the purposes stated herein and in no way binds the Town Board, the Planning Board and/or the Zoning Board of Appeals of the Town of Ulster to any approvals, permits and/or licenses which may be required by the applicant for future projects or work related to Kingston-Ulster Airport;

RESOLVED: it has heretofore been determined by the Town Board, under Part 617 of the State Environmental Quality Review Act (SEQR), of the State of New York, that the aforesaid project, including basic data collection, research and engineering studies, constitutes a Type II Action which will not have a significant impact upon the environment. The Supervisor of the Town of Ulster is hereby authorized to sign and date the State Environmental Quality Review form, as attached herewith; and, be it

FURTHER RESOLVED: that this Resolution shall take effect immediately.

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MOTION: Councilman Brink
SECOND: Councilman Kitchen

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

CARRIED

September 19, 2019

Resolution calling for an update to the Town's 1990 Traffic Study

RESOLUTION OF THE TOWN BOARD
TOWN OF ULSTER
Resolution Authorizing the Supervisor to Submit
Application to Ulster County Transportation Council for a
Restudy of the Town of Ulster Land Use/Transportation
Study Traffic Management Plan

WHEREAS, the Town Board of the Town of Ulster, at its regularly scheduled meeting held on June 21, 1988, authorized the undertaking of an area-wide traffic study to be prepared by Roger Creighton Associates, Inc.; and

WHEREAS, Roger Creighton Associates, Inc. delivered an area-wide report titled Town of Ulster Land Use/Transportation Study Traffic Management Plan dated January 10, 1990, which included recommendations for, inter alia, the construction of connector roads and restricted turn lanes at certain intersections in the Town of Ulster; and

WHEREAS, the Town of Ulster has substantially completed the recommended improvements as set forth in the Town of Ulster Land Use/Transportation Study Traffic Management Plan; and

WHEREAS, since the undertaking of the study in 1988-89, there has been a dramatic change in the employment levels, population, environmental conditions, socio-economic status, and development activity within the Town of Ulster that affects the use of the road system; and

WHEREAS, the Town Board of the Town of Ulster believes, based upon the Town of Ulster Land Use/Transportation Study Traffic Management Plan, the current level of submissions to and approvals granted by the Town of Ulster Planning Board, and comments and feedback from constituents, that the traffic conditions in the Town of Ulster are of a "Regional Significance;" and

WHEREAS, the Town Board of the Town of Ulster is desirous of updating the Town of Ulster Land Use/Transportation Study Traffic Management Plan dated January 10, 1990 to reflect the current conditions and to plan for the future; and

WHEREAS, the Ulster County Transportation Council periodically calls for planning projects under the Unified Planning Work Program (UPWP) that studies matters related to the Regional Transportation System; now, therefore, be it

RESOLVED, that the Town Board of the Town of Ulster authorizes the Town Supervisor to submit such applications and documents required for the restudy of the Town of Ulster Land Use/Transportation Study Traffic Management Plan dated January 10, 1990 to be considered as a project for the next UPWP.

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MOTION: Councilman Secreto

SECOND: Councilman Brink

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

CARRIED

September 19, 2019

Resolution clarifying a Resolution Setting Fees for Solar Facilities of March 7, 2019

Resolution of the Town Board
TOWN OF ULSTER
Resolution of Town Board of the Town of Ulster Adopting a Fee
Schedule for Commercial Solar Facilities and Battery Storage
Facilities

WHEREAS, the Town Board of the Town of Ulster is authorized to set all fees, deposits, and costs by resolution of the Town Board pursuant to adopted local law,

NOW, THEREFORE, BE IT HEREBY

RESOLVED, that the schedule of fees, deposits, and costs is hereby amended as set forth below, effective immediately:

Fee Schedule for Commercial Solar Facilities and Battery Storage Facilities in excess of .5 MW:

Commercial Solar Facility Planning Board Application Fee: \$1,000.00 per MW of Capacity

Commercial Solar Facility Building Permit Application Fee: \$9,000.00 per MW of Capacity

Commercial Battery Installation Planning Board Application Fee: \$1,000.00 per MW of Capacity

Commercial Battery Installation Building Permit Application Fee: \$4,500.00 per MW of Capacity

MOTION: Councilman Brink
SECOND: Councilman Secreto

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

CARRIED

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Resolution Authorizing Adoption by the Town Board of the Town of Ulster of Local Law No. ___ of 2019 - A Local Law to Establish an Industrial and Commercial Incentive Board
(Local Law 2 of 2019)

Resolution of the Town Board
TOWN OF ULSTER

Resolution Authorizing Adoption by the Town Board of the Town of Ulster of Local Law No. 2 of 2019 - A Local Law to Establish an Industrial and Commercial Incentive Board

WHEREAS, an introductory Local Law entitled “ A Local Law to Establish an Industrial and Commercial Incentive Board” was introduced before the Town Board of the Town of Ulster on June 6, 2019, and upon notice duly published and posted, a hearing was held on July 18, 2019 at 7:10 p.m., before the Town Board,

WHEREAS, public discussion was heard at such hearing concerning the merits and environmental significant of said introductory local law, and be it

RESOLVED, that the adoption of the introductory local law entitled “A Local Law to Establish an Industrial and Commercial Incentive Board” is hereby determined to be a Type II SEQR action, and be it further

RESOLVED, that the Town Board of the Town of Ulster hereby adopts said Local Law No. 2 of 2019 - A Local Law to Establish an Industrial and Commercial Incentive Board, a copy of which is attached hereto and made a part of this resolution, and be it further

RESOLVED, that the Town Clerk be, and he hereby is directed to enter said Local Law in the minutes of this meeting and in the Local Law Book of the Town of Ulster, and to give due notice of the adoption of said Local Law to the Secretary of State of New York.

LOCAL LAW NO. 2 of 2019

A Local Law to Establish an Industrial and Commercial Incentive Board

**BE IT ENACTED BY THE TOWN BOARD OF THE TOWN OF ULSTER,
IN THE COUNTY OF ULSTER, NEW YORK, AS FOLLOWS:**

§ 1. Statement of Authority

This Local Law is authorized by the New York State Constitution, the provision of the New York Municipal Home Rule Law, the provisions of the Statute of Local Governments, the relevant provisions of the Town Law of the State of New York, the laws of the Town of Ulster, and the general police power vested in the Town of Ulster to promote the health, safety, and welfare of all residents and property owners in the Town.

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- § 2. A new Chapter 25 of the Town Code entitled “INDUSTRIAL AND COMMERCIAL INCENTIVE BOARD” which would pursuant to New York State Real Property Tax Law Section 485-b authorize the Town Board to establish the Industrial and Commercial Board, as follows:

§ 25-1 Title; statutory authority.

The colloquial name of this article, which is the establishment of the Industrial and Commercial Incentive Board pursuant to New York State Real Property Tax Law § 485-b, shall be "Industrial and Commercial Incentive Board."

§ 25-2 Purpose.

This article is enacted for the purpose of establishing an advisory board entitled the "Industrial and Commercial Incentive Board" pursuant to New York State Real Property Tax Law § 485-b, Subdivision 9. The Town Board has determined that the Industrial and Commercial Incentive Board should be established and directed to present to the Town Board a plan identifying the types of businesses that should be offered limited business exemption tax credits and geographical areas in the Town where the limited business exemption tax credits and geographical areas in the Town where the limited business incentive should be offered. The Industrial and Commercial Incentive Board shall consider the planning objectives of the Town and the areas thereof within which exemptions pursuant to Real Property Tax Law § 485-b, Subdivision 9, shall be offered, the necessity of the exemption to the attraction and retention of businesses, the creation and retention of permanent private sector jobs, the need to allow the exemption to provide employment opportunities and broaden the tax base and other factors which the Industrial and Commercial Incentive Board deems relevant.

§ 25-3 Establishment; Membership; Terms; Records

- A. Membership. The Industrial and Commercial Incentive Board (“ICIB”) shall consist of five members who shall be appointed by the Town Board: one of whom shall, at the time of appointment, be a member of the Town Board of the Town of Ulster, one of whom shall, at the time of appointment, be a member of the Town of Ulster Planning Board, one of whom shall, at the time of appointment, shall serve as the Town Assessor, plus two additional persons who, at the time of their respective appointments and throughout their term of appointment, shall be electors residing within the Town of Ulster.
- B. Terms of members. The appointment of members to the ICIB shall be for terms so fixed that one member's term shall expire at the end of the calendar year in which this chapter was originally adopted. The remaining members' terms shall be so fixed that two members' terms shall expire at the end of the next calendar year thereafter and two members' terms shall expire at the end of the second year next succeeding the end of the calendar year in which this chapter was originally

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adopted. At the expiration of each member's appointment, the replacement member shall be appointed for a term equal in years to the term of the member replaced.

- C. Vacancies. If a vacancy shall occur otherwise than by expiration of a term, the Town Board shall appoint a new member for the unexpired term.
- D. Chairperson. The Town Board shall designate the chairperson thereof, and, in the absence of a chairperson, the ICIB may designate a member to serve as Acting Chairperson.
- E. Books and records. The ICIB shall designate a member to serve as recording secretary who shall be in charge of its minutes, books and records. In the absence of a recording secretary, the ICIB may designate a member to serve as acting secretary.

§ 25-4 Powers and duties.

The Industrial and Commercial Incentive Board shall have all the powers and duties set forth in Real Property Tax Law § 485-b, Subdivisions 9, 10 and 12, and such other actions deemed desirable to improve the economic climate within the Town or other factors as the Town Board may direct.

§ 25-5 Draft plan.

The Industrial and Commercial Incentive Board shall present the Town Board with a draft plan containing the information required by Real Property Tax Law § 485-b, Subdivision 9, including, but not limited to, recommendations as to the types of business that should be offered the limited business investment tax credit and recommendations as to the geographic area within the Town where the limited business investment tax credit should be offered. Such Draft Plan shall be presented within 60 days of the first meeting of the Industrial and Commercial Incentive Board.

§ 25-6 Final plan.

After consultation with the Town Board regarding the draft plan, the Industrial and Commercial Incentive Board shall make any revisions it deems appropriate to the draft plan before presenting the Town Board with a final plan complying with the provisions of Real Property Tax Law § 485-b, Subdivision 9, and this article. Such final plan shall be presented within 30 days of the completion of the consultation with the Town Board.

§ 25-7 Implementation.

Upon receipt of the final plan, the Town Board may, but shall not be required to, implement the recommendations contained in the final plan identifying the types of businesses that should be offered the limited business investment tax credit and the

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geographic areas within the Town where the business investment tax credit should be offered.

§ 25-8 Amendments.

The final plan shall be subject to periodic review as determined by the Town Board. Within 60 days of a request of the Town Board, the Industrial and Commercial Incentive Board shall present the Town Board with a draft amended plan complying with the provisions of Real Property Tax Law § 485-b, Subdivision 9, and this article. Such final amended plan shall be presented within 30 days of the completion of the consultation with the Town Board.

§ 3. Severability; Repealer.

If any section, paragraph, subdivision, clause, or provision of this local law shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision so adjudged, and the remainder of this local law shall be deemed valid and effective. Any local law, ordinance, or part thereof in conflict herewith is hereby repealed.

§ 4. Effective Date.

This Local Law shall become effective upon filing in the Office of the New York State Secretary of State.

MOTION: Councilman Kitchen

SECOND: Councilman Brink

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

CARRIED

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**Resolution Adopting Local Law ___ of 2019: A Local Law No. 9 of 1991 entitled “Zoning Local Law of the Town of Ulster, NY – Utility Structures
(Local Law 3)**

Resolution of the Town Board

TOWN OF ULSTER

**Resolution Authorizing Adoption by the Town Board of the Town of
Ulster of Local Law No. 3 of 2019 - A Local Law Amending
Local Law No. 9 of the Year 1991 entitled “Zoning Local Law of the
Town of Ulster, New York”**

WHEREAS, an introductory Local Law entitled “A Local Law Amending Local Law No. 9 of the Year 1991 entitled “Zoning Local Law of the Town of Ulster, New York” was introduced before the Town Board of the Town of Ulster on May 2, 2019, and upon notice duly published and posted, a hearing was held on June 6, 2019 at 7:10 p.m., before the Town Board,

WHEREAS, public discussion was heard at such hearing concerning the merits and environmental significant of said introductory local law, and be it

RESOLVED, that the adoption of the introductory local law entitled “A Local Law Amending Section 87-6 of Chapter 87 of the Code of the Town of Ulster” is hereby determined to be a Type II SEQR action, and be it further

RESOLVED, that the Town Board of the Town of Ulster hereby adopts said Local Law No. ___ of 2019 - A Local Law Amending Local Law No. 9 of the Year 1991 entitled “Zoning Local Law of the Town of Ulster, New York,” a copy of which is attached hereto and made a part of this resolution, and be it further

RESOLVED, that the Town Clerk be, and he hereby is directed to enter said Local Law in the minutes of this meeting and in the Local Law Book of the Town of Ulster, and to give due notice of the adoption of said Local Law to the Secretary of State of New York.

TOWN OF ULSTER

Local Law No. _____ of 2019

A Local Law Amending Local Law No. 9 of the Year 1991 entitled “Zoning Local Law of the Town of Ulster, New York”

Be it enacted by at least a majority plus one of the Town Board of the Town of Ulster, New York, as follows:

TOWN OF ULSTER TOWN BOARD MEETING (18)

September 19, 2019

1. Local Law No. 9 of the Year 1991, as amended, is amended as follows:
The Table of Use Regulations, Town of Ulster, New York shall be amended as follows:

Uses	R-60	R-30	R-10	LC	HC	RC	OM	I	TND	ROD
Utility Company Structures	S	S	S	S	S	S	R/S*	R/S*		R

2. In Zoning Districts R-60, R-30, R-10, LC, HC, and RC, utility company structures cannot be larger than 3,500 square feet in total size.
3. In Zoning Districts OM, and I, utility company structures with a total area of 3,500 square feet or less remain allowed as of right. Utility company structures with a total area of more than 3,500 square feet require a special permit of the Town Board.
4. In no event shall a utility company structure be permitted in any Zoning District of the Town of Ulster if said utility company structure requires an “Air Quality Permit” issued by the New York State Department of Environmental Conservation.
5. If any clause, sentence, paragraph, section, article or part of this Local Law shall be adjudicated in any court of competent jurisdiction to be invalid, such judgment shall not affect, impair, or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, section, article or part thereof directly involved in the controversy in which such judgment shall have been rendered, and such invalidity shall not be deemed to affect the remaining portions thereof.
6. Except as herein modified, Local Law No. 9 of the Year 1991, as amended, is hereby ratified and confirmed.
7. This Local Law shall be effective immediately and the Town Clerk and the Town Supervisor are authorized and directed to file, publish, and post the same as provided by law.

MOTION: Councilman Kitchen
SECOND: Councilman Secreto

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

CARRIED

TOWN OF ULSTER TOWN BOARD MEETING (18)

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Resolution Granting Conditional approval for Special Use and Site Plan for Ulster Hospitality, LLC, 1561 Ulster Ave., Kingston (US Route 9W), SBL: 39.82-2-7.119

Larry Boudreau, Project Manager, The Chazen Company

Kirschhoff project off of Route 9W. Working on this project since 2010. 100 key hotel, four floors, pool, no restaurant; seven lot development. Got their SEQR Neg Dec a few months ago.

Supervisor: This project came to us in 2011 with the Master Plan, we approved the uses on each parcel. Tonight we have the opportunity to ratify and approve this specific development plan.

RESOLUTION
TOWN OF ULSTER TOWN BOARD
Conditional Site Plan and Special Permit Approval
Ulster Hospitality, LLC with the Consent of 1561 Ulster Properties,
LLC, 1581 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:

- Cover Letter prepared by the Chazen Companies dated June 25, 2019;
- 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
- Title Sheet set prepared by Chazen Engineering & Surveying, P.C, dated June 26, 2019;
- Notes and Legend prepared by Chazen Engineering & Surveying, P.C, dated June 26, 2019;

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- Existing Conditions Plan prepared by Chazen Engineering & Surveying, P.C, dated June 26, 2019;
- Overall Site Plan prepared by Chazen Engineering & Surveying, P.C, dated June 26, 2019;
- Site Plan prepared by Chazen Engineering & Surveying, P.C, dated June 26, 2019;
- Grading Plan prepared by Chazen Engineering & Surveying, P.C, dated June 26, 2019;
- Utility Plan prepared by Chazen Engineering & Surveying, P.C, dated June 26, 2019;
- Landscaping Plan prepared by Chazen Engineering & Surveying, P.C, dated June 26, 2019;
- Site Details prepared by Chazen Engineering & Surveying, P.C, dated June 26, 2019;
- Stormwater Details prepared by Chazen Engineering & Surveying, P.C, dated June 26, 2019;
- Grading & Erosion Details prepared by Chazen Engineering & Surveying, P.C, dated June 26, 2019;

- Water & Sewer Details prepared by Chazen Engineering & Surveying, P.C, dated June 26, 2019;
- Landscaping Details prepared by Chazen Engineering & Surveying, P.C, dated June 26, 2019.
- Cover Letter prepared by Larry Boudreau, RLA GA NY, Project Manager - Chazen dated 8/27/19; and
- Title Sheet prepared by Chazen Engineering & Surveying, P.C, revised August 27, 2019;
- Notes and Legends prepared by Chazen Engineering & Surveying, P.C, revised August 27, 2019;
- Existing Conditions Plan prepared by Chazen Engineering & Surveying, P.C, dated June 25, 2019;
- Overall Site Plan prepared by Chazen Engineering & Surveying, P.C, revised August 27, 2019;
- Site Plan prepared by Chazen Engineering & Surveying, P.C, revised August 27, 2019;
- Grading & Erosion and Sediment Control Plan by Chazen Engineering & Surveying, P.C, revised 8/27/19;
- Utility Plan prepared by Chazen Engineering & Surveying, P.C, revised August 27, 2019;
- Landscaping Plan prepared by Chazen Engineering & Surveying, P.C, revised August 27, 2019;
- Site Details prepared by Chazen Engineering & Surveying, P.C, revised August 27, 2019;
- Stormwater Details prepared by Chazen Engineering & Surveying, P.C, revised August 27, 2019;
- Grading & Erosion Details prepared by Chazen Engineering & Surveying, P.C, revised August 27, 2019;
- Water & Sewer Details prepared by Chazen Engineering & Surveying, P.C, revised August 27, 2019;
- Landscaping Details prepared by Chazen Engineering & Surveying, P.C., revised August 27, 2019; and
- Floor Plans and Building Elevations by Mussachio Architects dated June 24, 2019.

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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, this matter was referred to the Ulster County Planning Board for GML 239 l and m review and in a letter dated August 7, 2019 they issued required modifications as follows: 1) The application indicates a 23' variance has been requested from the required 40-foot front-yard setback to install a porte-cochère on the site's street-facing side. A referral to the Ulster County Planning Board (UCPB) for the requested variance will be necessary; 2) A signage master plan and individual signage details will need to be provided for further review. All signage should conform to the standards of the Town's zoning statute; 3) The development of renderings that show how the proposed structure will fit into the site context architecturally with respect to style and building materials should be provided. The initial phases of the development, particularly with respect to the buildings along the frontage set the tone for site. The hotel development should seek to blend into that design aesthetic to reinforce the plaza's identity; 4) the use of raised cross-walks and signage to indicate pedestrian crossings throughout the complex should be completed. It is also recommended that as alternative or in addition to the mid-block crosswalk that sidewalks extending from both the north and south of the property that connect directly to the hotel without having to cross the middle of the roadway and more directly provide access to the hotels entrance should be provided; 5) A photometric plot plan for the hotel site and its associated parking areas will need to be provided to indicate it complies with the lighting levels found within the rest of the site and conforms to the Town of Ulster's lighting level standards. Lighting levels under the porte-cochère should be provided and should not exceed 20 foot-candles similar to other canopy facilities; 6) As a result of the proposed porte-cochere, updated truck turning movements to indicate emergency responders have adequate ability to serve the hotel will need to be provided for review; and

WHEREAS, upon review of the UCPB's required modifications the Planning Board found: 1) The Area Variance was referred to the UCPB; 2) signage details were submitted by the applicant and will be review by the Town Planner for compliance with the Town Code, 3) The hotel renderings complement the Overall Master Plan for the site; 4) the proposed sidewalk and cross-walk system was satisfactory; 5) a Lighting Photometric Plan was provided for the site that complies with the Town Code; and 6) a revised Fire Apparatus Access Plan was provided.

WHEREAS, the Town of Ulster Town Board held the required public hearing on the Special Permit on April 4, 2019;

WHEREAS, the Town of Ulster Planning Board referred this matter to the Town Board with a recommendation to grant Site Plan and Special Permit approval.

NOW THEREFORE BE IT RESOLVED, the Town of Ulster Town Board, based upon the above and its own review of the application materials, overrides the Ulster County Planning Board required modification with respect to sidewalks and crosswalks and finds all other "Required Modifications" were satisfied; and

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September 19, 2019

FURTHER BE IT RESOLVED, upon advisory recommendation of the Town of Ulster Planning Board, the Town of Ulster Town Board hereby grants Conditional Site Plan and Special Permit approval subject to the following 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 site plan, design plans and all details as cited herein;
4. The applicant addresses all technical revisions as required by the Town Designated Engineer and Town Planner;
5. The applicant provides details for the sign package and the Town Planner finds such details to comply with Section 190-33 of the Town Code;
6. 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
7. All fees, including consultant fees, shall be paid.

MOTION: Councilman Morrow

SECOND: Councilman Secreto

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

CARRIED

TOWN OF ULSTER TOWN BOARD MEETING (18)

September 19, 2019

Resolution granting Site Plan Amendment Approval to LHV Precast, 540 Ulster Landing Road, Kingston, SBL: 4031-1-34.100, 34.200

[currently 14,000 square foot facility; additional 3,600 square foot facility for material storage]

RESOLUTION
TOWN OF ULSTER TOWN BOARD
LHV Precast
Motion to Refer Action to Town Board
Conditional Site Plan Amendment Approval

540 Ulster Landing Road
S-B-L: 40.31-1-34.100, 34.200

WHEREAS, the applicant – *LHV Precast* – received Site Plan Amendment approval in November of 2016 to construct a 14,400 square foot (sf) addition to their existing 14,400 sf manufacturing building so they can expand their manufacturing operation at 540 Ulster Landing Road, which approval was subsequently extended by the Town Board; and

WHEREAS, the applicant – *LHV Precast* – submitted a Site Plan Amendment application to add a 3,600 square-foot addition to the north of the existing 14,400 square-foot manufacturing building, which would be in addition to the approved 14,400 sf approved expansion; 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 Consent Form* signed by James R. Willis –property owner agent - dated July 26, 2016;
- *Site Plan Application* prepared by Paul B. Jankovitz, RA, Architects/Planners dated 8/6/2019;
- *SEQR Short EAF* prepared by Paul B. Jankovitz, RA, Architects/Planners dated 8/4/2019;
- *Title Sheet* prepared by Paul B. Jankovitz, RA, Architects/Planners dated July 11, 2019;
- *General Notes* prepared by Paul B. Jankovitz, RA, Architects/Planners dated July 11, 2019;
- *Site Plan* prepared by Paul B. Jankovitz, RA, Architects/Planners dated July 11, 2019;
- *Existing Pre-cast Facility* prepared by Paul B. Jankovitz, RA, Architects/Planners dated 7/11/19;
- *Foundation Plan Building 2* by Paul B. Jankovitz, RA, Architects/Planners dated 7/11/19; and
- *Erosion Control Details* by Paul B. Jankovitz, RA, Architects/Planners dated July 11, 2019.

WHEREAS, the *Current Proposed Action* was referred to the Ulster County Planning Board pursuant to the Referral Agreement between the County and the Town; and

WHEREAS, the Ulster County Planning Board issued a No County Impact statement; and

WHEREAS, the Town Board, as the Lead Agency, upon review of the entire record (including SEQR Short EAF Part 1 & 2) finds the *Current Proposed Action* would not result in any potentially large impacts, since the 3,600 addition is being required by the EPA to address stormwater management and will mitigate potential impacts; and

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WHEREAS, the Town of Ulster Planning Board referred this matter to the Town Board with a recommendation to reaffirm its SEQRA Negative Declaration for the Current Proposed Action and to grant Site Plan Amendment Approval.

WHEREAS, the Town of Ulster Planning Board referred this matter to the Town Board with a recommendation to grant Site Plan Amendment approval.

NOW THEREFORE BE IT RESOLVED, upon advisory recommendation of the Town of Ulster Planning Board, the Town of Ulster Town Board hereby grants Conditional Site Plan Amendment approval subject to the following 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 site plan, design plans and all details as cited herein;
4. The applicant addresses any technical revisions as required by the Town Designated Engineer and Town Planner;
5. 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;
6. Compliance with all conditions placed on the original Site Plan Amendment; and
7. All fees, including consultant fees, shall be paid.

MOTION: Councilman Brink

SECOND: Councilman Morrow

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

CARRIED

September 19, 2019

Resolution requesting the Town Board to issue a SEQR Neg Dec and schedule a Public Hearing on October 3 at 7:10PM for a Special Use Permit for Central Hudson, 2229-2271 Ulster Ave, Lake Katrine, NY, SBL: 39.15-4-11

RESOLUTION
TOWN OF ULSTER TOWN BOARD
Designation as Lead Agency
SEORA Negative Declaration and Schedule Special Permit Public Hearing
Central Hudson Gas & Electric Training Center
S-B-L: 39.15-4-11 and 39.15-4-16

WHEREAS, the Applicant – Central Hudson Gas & Electric (CHG&E) – is seeking Site Plan & Special Permit approval to establish a 40,351 square-foot (sf) Training Academy that will feature offices and classrooms, a separate 31,358 sf indoor training area, and an outdoor “gas village” containing (6) 120 sf residential training buildings, (1) 800 sf commercial training building, (1) 240 an apartment training building, and simulated electric transmission and distribution pole yards along with a 41,550 sf Electric Transmission and Distribution Primary Control Center on the subject 56.51-acre site; and

WHEREAS, the Applicant is concurrently seeking Lot Line Adjustment approval to swap 1.8- acres with an adjacent parcel, which would be subject to Planning Board review; and

WHEREAS, the subject site is situated within the HC-Highway Commercial and R-30 Residential Zoning Districts; and

WHEREAS, the “School of Learning” use is permitted subject to Site Plan and Special Permit approval in both the R-30 Residential and HC-Highway Commercial Districts and the Electric Transmission and Distribution Primary Control Center “public utility,” that is situated within the HC Zoning District, is an allowed use in that zoning district subject to Site Plan approval; and

WHEREAS, the Town of Ulster Town Board has the authority (subject to a favorable recommendation from the Town of Ulster Planning Board); to approve the Proposed Action (Site Plan and Special Permit) since more than one (1) acre of land is being used and more than 2,500 square feet of new building area is proposed; and

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

- Project Narrative for CHG&E Training Center prepared by Central Hudson Gas & Electric undated;
- Consent Form signed by Peter Skelly, Member of Carraig Properties, LLC dated July 29, 2019;
- Consent Form signed by Daniel Leader, Member of Largay, LLC dated July 31, 2019;
- Application for Preliminary Subdivision Plat Approval prepared by Peter Skelly, dated July 29, 2019;

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- Application for Site Plan & Special Permit Review prepared by Peter Skelly, dated July 29, 2019;
- Full EAF Part 1,2 & 3 by Jessica D. Caserto, Director, Electric T&D Planning dated 7/30/19
- Threatened & Endangered Species Habitat Assessment by Michael Nowicki dated 7/24/19;

Civil Set

- Cover Sheet prepared by Swartz Architecture, DPC dated July 30, 2019;
- Existing Conditions Plan prepared by Brooks & Brooks Land Surveyors, PC dated March 12, 2019;
- Lot Line Revision Plan prepared by Brooks & Brooks Land Surveyors, PC dated March 12, 2019;
- Site Plan prepared by Swartz Architecture, DPC dated July 30, 2019;
- Grading Plan (South Side) prepared by Swartz Architecture, DPC dated July 30, 2019;
- Grading Plan (North Side) prepared by Swartz Architecture, DPC dated July 30, 2019;
- Utility Plan (South Side) prepared by Swartz Architecture, DPC dated July 30, 2019;
- Utility Plan (North Side) prepared by Swartz Architecture, DPC dated July 30, 2019;Erosion & Sediment Control Details prepared by Swartz Architecture, DPC dated July 30, 2019;
- Site Details prepared by Swartz Architecture, DPC dated July 30, 2019;
- Fire Department Engine Maneuvering Plan by Lawrence J. Paggi, P.E., dated August 27, 2019;
- Electrical Site Plan (North Side) by Gerard Associates, Consulting Eng., P.C., dated 8/27/19; and
- Electrical Site Plan (South Side) by Gerard Associates, Consulting Engineers, P.C., dated 8/27/19.

Architectural

- Training Academy Floor Plan prepared by Swartz Architecture, DPC dated July 30, 2019;
- Primary Control Center Floor Plan prepared by Swartz Architecture, DPC dated July 30, 2019;
- Training Academy & Primary Control Center Elevation by Swartz Architecture, DPC dated 7/30/19;
- Gas Village Floor Plan and Exterior Elevations by Swartz Architecture, DPC dated July 30, 2019;
- Annex Floor Plan prepared by Swartz Architecture, DPC dated July 30, 2019;
- Annex Exterior Elevations prepared by Swartz Architecture, DPC dated July 30, 2019; and
- Annex Exterior Elevations prepared by Swartz Architecture, DPC dated July 30, 2019.
- Stormwater Pollution Prevention Plan by Lawrence J. Paggi, P.E., dated July 2019; and
- Threatened-Endangered Species Habitat Suitability Assessment by Ecological Solutions 7/24/19.

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WHEREAS, the Town of Ulster Town Board, upon review of the application materials determined the Proposed Action was a Type 1 Action pursuant to 6 CRR-NY 617.4 (b)(6) and 6 CRRNY 617.4 (b)(10) of State Environmental Quality Review (SEQR) Law; and

WHEREAS, the Town of Ulster Town Board, Declared Its Intent to be Lead Agency for the SEQRA Type 1 Action-Coordinated Review at its August 15, 2019 meeting and circulated its notice; and

WHEREAS, a Stormwater Pollution Prevention Plan (SWPPP) dated July 2019 was reviewed by the Town Designated Engineers (TDE) Brinnier & Larios, P.C., with a finding that it adequately addressed stormwater runoff as required by NYS Stormwater Management Design Manual (NYSDEC, January 2015); and

WHEREAS, this matter was referred to the Ulster County Planning Board on August 15, 2019 and the Ulster County Planning Board reviewed this matter at its September 4, 2019 meeting; and

WHEREAS, based upon the Town of Ulster Town Board's thorough review of the SEQR Full EAF Part 1 and Report (prepared by applicant) and Full EAF Part 2 and 3 (prepared by the applicant and reviewed by the Town Planner and Planning Board); along with supporting Site Plan drawings, Stormwater Pollution Prevention Plan (SWPPP), 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.

NOW THEREFORE BE IT RESOLVED, the Town of Ulster Town Board hereby assumes its role as SEQRA Lead Agency having circulated its Notice of Intent and issues a SEQRA Negative Declaration for the Proposed Action; and

FURTHER BE IT RESOLVED, the Town of Ulster Town Board hereby schedules this matter for a Special Permit public hearing at its October 17, 2019 meeting.

MOTION: Councilman Secreto

SECOND: Councilman Kitchen

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

CARRIED

TOWN OF ULSTER TOWN BOARD MEETING (18)

September 19, 2019

Motion to authorize the Supervisor to sign the Central Hudson Confidentiality and Non-Disclosure Agreement for Access to Municipal Portal

MOTION: Councilman Morrow
SECOND: Councilman Secreto

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

CARRIED

Motion to authorize the Supervisor to sign the Form of Lease between the Town and Tarpon Towers for a land lease for a cell tower at the Ulster Water District South Tower

MOTION: Councilman Kitchen
SECOND: Councilman Brink

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

CARRIED

Motion to accept the resignation of Part Time Police Officer Keller

MOTION: Councilman Secreto
SECOND: Councilman Morrow

Councilman Morrow: In good standing; effective today.

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

CARRIED

TOWN OF ULSTER TOWN BOARD MEETING (18)

September 19, 2019

Motion to hire one part time Court Officer

Anthony Pagliaro

MOTION: Councilman Kitchen

SECOND: Councilman Secreto

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

CARRIED

Motion to authorize two Detectives to attend training, November 13th-14th in Binghamton, NY

MOTION: Councilman Morrow

SECOND: Councilman Kitchen

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

CARRIED

~ End Public Comment ~

TOWN OF ULSTER TOWN BOARD MEETING (18)

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MOTION to adjourn (8:07 pm):

MOTION: Councilman Morrow

SECOND: Councilman Kitchen

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

CARRIED

Respectfully Submitted by Suzanne Reavy
Ulster Town Clerk