

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

**SALUTE TO THE FLAG**

**A Moment of Silence was held for Vincent "Jay" Andretta III who passed away. He was the President and CEO of the Empire Merchants North LLC and a very charitable person in the community.**

**ROLL CALL BY CLERK**

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

**PUBLIC COMMENT**

Mr. John Iannotti inquired about the "Start Up NY" program and its effect on the proposed water bottling plant.

Supervisor Quigley stated that it offers the proposed company a fifteen year PILOT program. The first three years, the County, School and Town districts are exempt.

Mr. Tim Halpin, owner of Tim's Automotive of Kingston, wanted to express that he was in favor of some of the proposed changes in the Town Tow law. He was in favor of the increase for the application fee, but was not in favor of naming the town as on his insurance coverage as it would increase his insurance cost.

**COMMUNICATIONS**

Mr. Lynnelyn Van Wert – A letter of appreciation was read for the Town Highway Department doing an excellent job with the fall leaf pick-up.

**Retirement Award – Richard Hayner**

Mr. Richard Hayner wasn't present, but it was announced that the town would present him a plaque for his 22 years of employment with the Town.

**7:10 PM - Public Hearing for a proposed Local Law of 2014 – Chapter A194 Town Fees**

Councilman Morrow moved to open the public hearing at 7:12 PM  
2<sup>nd</sup> by Councilman Secreto

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

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CARRIED

**PUBLIC COMMENT**

There was no public comment.

Councilman Secreto moved to close the public hearing at 7:13 PM  
2<sup>nd</sup> by Councilman Brink

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

CARRIED

**Local Law #6 - Adopting the Town Fee Schedule**

**2015 Fee Schedule**

**A. Town Clerk**

**Copies of Town Code:**

- (1) Complete Code Book: fifty dollars (\$50.)
- (2) Zoning regulations: zoning books- ten dollars (\$10.), zoning maps- six dollars (\$6.), subdivision books- five dollars (\$5.).

**Town Clerk fees:**

- (1) Accident report: twenty-five cents (\$0.25) per page.
- (2) Bingo, per occasion: eighteen dollars and seventy-five cents (\$18.75).
- (3) Boat fees:
  - (a) Seasonal permit: fifty dollars (\$50.) per trailer.
  - (b) Daily permit: eight dollars (\$8.) per trailer.
- (4) Copies, per sheet: twenty-five cents (\$0.25).
- (5) Dog licenses:

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- (a) Spayed/neutered: six dollars (\$6.) per dog
- (b) Non-Spayed/Non-neutered: sixteen dollars (\$16.) per dog
- (c) Enumeration fee: five dollars (\$5)
- (d) Late fee for licenses obtained 60 days after due date: five dollars (\$5.)
- (6) Entertainment permits/ event permits, per scheduled occasion: one hundred dollars (\$100.).
- (7) Freedom of Information Act:
  - (a) Per page copy fee: twenty-five cents (\$0.25).
  - (b) For extensive searches of archive records: twenty-two dollars (\$22.) per hour.
- (8) Games of chance, per occasion: twenty-five dollars (\$25.).
- (9) Going out of business: five hundred dollars (\$500.).
- (10) Hawkers and peddlers:
  - (a) Per day: twenty-five dollars (\$25.)
  - (b) Three days: fifty dollars (\$50.)
  - (c) Per month: one hundred dollars (\$100.)
  - (d) Per year: three hundred dollars (\$300.)
- (11) Junkyard permit fee: one thousand dollars for startup (\$1,000.)  
two hundred dollars (\$200.) per year renewal.
- (12) Marriage license: Forty dollars (\$40.).
- (13) Mobile home permits (on private land for originals and replacements): fifty dollars (\$50.).
- (14) Mobile home parks, per lot permitted: five dollars (\$5.).
- (15) Pavilion permit:

April 1<sup>st</sup> to September 30th

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- (a) For resident: small pavilion – Weekend: one hundred dollars (\$100.), Weekday: fifty dollars (\$50.); large pavilion – Weekend: two hundred dollars (\$200.). Weekday: one hundred dollars (\$100.).
- (b) Nonresident: small pavilion – Weekend: one hundred-fifty dollars (\$150.) Weekday: seventy-five dollars (\$75.); large pavilion – Weekend: two hundred seventy-five dollars (\$275.) Weekday: one hundred-fifty dollars (\$150.)

October 1<sup>st</sup> to October 31<sup>st</sup>

- (a) Small pavilion - Weekend: forty dollars (\$40.), Weekday: twenty dollars (\$20.); large pavilion - weekend: eighty dollars (\$80.); Weekday: forty dollars (\$40.)
- (16) Tax bills - The fee for mailing of the notice of unpaid taxes, shall be a charge against the parcel, shall be pursuant to section 987 of Real Property Tax Law \$2.00.

**C. Building Department**

**Building Permits:**

**(1) Residential – 1 and 2 family**

**Fee**

*Value of Construction*

\$0 to \$2,000	\$12.00; permit must be obtained
\$2,001 to \$25,000	\$18.00, plus \$6.00 for each additional \$1,000 or fraction over \$2,000 to and including \$25,000
\$25,000 to \$50,000	\$150.00 for first \$25,000, plus \$5.00 for each additional \$1,000 or fraction thereof to and including \$50,000
Over \$50,000	\$270.00 for the first \$50,000 plus \$4.00 for each additional \$1,000 or fraction thereof

Along with the Building Permit fee, the Certificate of Occupancy fee will be paid.

**(2) Commercial and Multi-family Uses**

**New Construction:**

The Building permit fee will be calculated on the gross floor square foot area (based on exterior building dimensions including all walls and common-areas).

<b>Gross Sq. Ft of Buildings/Structures</b>	<b>Fee Per Sq. Ft.</b>
Up to 5,000	\$0.45 per sq. ft. or a min. of \$300
Over 5,000 up to 20,000	\$2,250.00 plus \$0.35 per sq. ft. over 5,000
Over 20,000 up to 50,000	\$7,500.00 plus \$0.25 per sq. ft. over 20,000
Over 50,000	\$15,000.00 plus \$0.15 per sq. ft. over 50,000

An escrow account will be established to cover consultant's costs as required.

See *Escrow Amounts*.

**Alterations or modification under construction:**

\$0.15 per sq. ft. of gross floor area. Minimum of \$100

An escrow account will be established to cover consultant's costs as required.

See *Escrow Amounts*.

(3) Improvement Plan Inspection Fee:

**Commercial and Multi-family residential:** Where special site conditions require full-time inspection, the additional cost will be paid by the applicant.

(4) Other inspections and fees related to building construction:

(a) Requested inspections outside of normal business hours: fifty dollars (\$50.) per hour [minimum charge: two (2) hours in addition to the permit fee].

(b) Additional plan review required by changes, additions or revisions to approved plans: forty dollars (\$40.) per hour.

(c) In the event that an application for a building permit is not approved, the applicant shall be entitled to a refund of fifty percent (50%) of the fee paid. There is no refund on approved and issued permits.

(d) Building permit extension of one year: twenty dollars (\$20.) or ten percent (10%) of the original building permit fee, whichever is larger.

(5) Certificate of occupancy: **If building permit is in effect:** fifty dollars (\$50.) for one or two family dwellings. For all others, the charge is fifty percent (50%) of building

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permit fee. **If a building permit is not in effect:** and the work is partially or completely done, then in addition to the certificate of occupancy fee and building permit fee , there will be an additional compliance fee of two hundred dollars (\$200.) for a one or two family dwelling and one thousand dollars (\$1000.) for all other uses.

(6) Temporary certificates of occupancy:

- (a) First temporary certificate of occupancy: two hundred dollars (\$200.) plus performance bond on remaining work required under site plan approval.
- (b) Second and subsequent temporary certificates of occupancy: two hundred dollars (\$200.).
- (c) No more than three (3) temporary certificates will be issued.

(7) Floodplain permits:

- (a) Flood development permit: one hundred fifty dollars (\$150.).

(8) Copy certificate of occupancy title search:

Residential Property \$ 75.00  
Commercial Property \$100.00

(9) Demolition permit: one hundred fifty dollars (\$150.) per occasion.

(10) Blasting Fee: one hundred fifty dollars (\$150.) per parcel. Permit expires 30 days after issuance

(11) Other Permits (includes inspection for certificate of compliance):

- (a) Fences - \$25
- (b) Woodstoves - \$100
- (c) Tents – Residential: No charge  
Commercial: \$10 per day with no more than 15 days within a calendar year
- (d) Fire/Burglar Installation Permit Fee for other than a 1 or 2 family residence is \$100 per install or remodel/alteration
- (e) Fuel tank removal:  
Residential Property \$ 50.00

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Commercial Property \$100.00

- (f) Roofs – based on cost of construction  
( Residential/Commercial)

- (12) Fire Inspections: As mandated by the Uniform Fire Prevention & Building Code  
For each visit, fee based on gross square footage of floor area.

<b>Size of Structure</b>	<b>Fee per Square Foot</b>
Up to 2,000 sq. ft.	\$0.0150 per sq. ft.
Over 2,000 sq. ft. but not over 5,000 sq. ft.	\$30.00 plus \$0.0125 per sq. ft. for area over 2,000 sq. ft.
Over 5,000 sq. ft. but not over 10,000 sq. ft.	\$67.50 plus \$0.0100 per sq. ft. for area over 5,000 sq. ft.
Over 10,000 sq. ft. but not over 25,000 sq. ft.	\$117.50 plus \$0.0075 per sq. ft. for area over 10,000 sq. ft.
Over 25,000 sq. ft.	\$230.00 plus \$0.0060 per sq. ft. for area over 25,000

- (13) Sign Fees:

- (a) Fixed freestanding signs:

- (1) Twenty dollars (\$20.) revised sign permit.
- (2) Twenty dollars (\$20.) each, plus five dollars (\$5.) per square foot of sign face.

- (b) Temporary and/or portable signs:

- (1) Maximum size: five by ten (5 x 10) feet; permit must be obtained by property owner.
- (2) Seventy-five (\$75) a month.

- (c) Certificate of compliance for non-occupied structures - \$15.00.

- (14) Penalty Fees:

An additional fee in the amount of \$250.00 for residential construction work or \$500.00 for commercial construction shall accompany an application for a building permit which is

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submitted to the Town of Ulster Building Department after the work contemplated by the applicant has commenced. [LL# 1 of 2014 - Adopted on 2-6-2014]

(15) Landlord Registration Fees:

(a) The one time Registration Fee is \$20.00 per unit.

(b) The Inspection Fee is as follows:

3 – 9 Units	\$100.00 plus	\$45.00 per unit
10 – 20 Units	\$200.00 plus	\$40.00 per unit
Over 20 Units	\$350.00 plus	\$20.00 per unit

**D. Planning Board Fees [Note: Refunds of site plan fees shall be limited to plans withdrawn prior to Planning Board review.]:**

(1) Site plans, residential (attached; multiple dwellings; duplex, etc.): fifty dollars (\$50.) per dwelling unit applied for, plus one hundred dollars (\$100.00) per one thousand (1,000) gross square feet of nonresidential structure.

(2) Site plans, commercial/office/individual:

(a) Three hundred dollars (\$300), plus a fee based on the gross square footage of the floor area as follows:

<b>Size of Structure In Square Feet</b>	<b>Fee per Square Foot</b>
Up to 2,000	\$0.10
Over 2,000 up to 5,000	\$200 plus \$0.15 over 2,000
Over 5,000 up to 20,000	\$650 plus \$0.17 over 5,000
Over 20,000 up to 50,000	\$3,200 plus \$0.20 over 20,000
Over 50,000	\$9,200 plus \$0.10 over 50,000

(b) Site plan for signs only: fifty dollars (\$50.), plus sign permit fee of twenty dollars (\$20.) each, plus five dollars (\$5.) per sq. ft. of sign face.

(3) Site plan renewal/extension: twenty percent (20%) of application fee.

(4) Special Use Permit: fifty dollars (\$50.) plus Site Plan fees.

(5) SEQR review [additional fee]:



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- (a) SEQR, Type II and unlisted actions: included in site plan fee except when a positive SEQR declaration is reached, in which case the fees are the same as for a Type I action.
- (b) Type I action: application fee of three hundred dollars (\$300.) plus actual expense of review (time and materials), subject to the fee limitation in 6 NYCRR Part 617.13.
  - 2% of total cost for residential;
  - ½ of 1% of total cost as provided in 6 NYCRR 617.13
- (6) Sign permit fee: Same as Site Plan.
- (7) Subdivisions:
  - (a) Sketch plan review: One hundred dollars (\$100.) for each submission to Planning Board.
  - (b) Lot line revision – no additional fee above sketch plan;
  - (c) Preliminary plat, major subdivision: Three hundred dollars (\$300.), plus two hundred dollars (\$200.) per each newly created lot.
  - (d) Preliminary plat, minor subdivision: Three hundred dollars (\$300.), plus one hundred (100.) per lot
  - (e) Recreation fee (in lieu of land) One Thousand Five Hundred dollars (\$1,000.) per dwelling unit.
- (8) Workshop: A fifty (\$50.) dollar cancellation fee will be charged to all persons making appointments to the weekly workshop sessions. This fee is to be received at the scheduling of workshop appointments and will be returned to the individual at the time of the appointment. If the appointment is not kept, the fee will be retained by the Town.

**E. Zoning Board of Appeals Fees**

**RESIDENTIAL**

- (1) Area Variance: fifty dollars (\$50.)
- (2) Use Variance: one hundred dollars (\$100.)
- (3) Public Hearing: fifty dollars (\$50.)
- (4) Sign variances: one hundred dollars (\$100.) plus public hearing - \$50.
- (5) 280-variances: two hundred fifty dollars (\$250.)
- (6) Interpretation: fifty dollars (\$50.)

- (7) Appeals from decisions of administrative officer: two hundred fifty dollars (\$250.)

COMMERICAL

- (1) Area or Use Variance: two hundred fifty dollars (\$250.)

**F. Escrow Amounts**

- (1) Upon application to the Town Board, Building Department, Planning Board or Zoning Board of Appeals for any action or approval provided by law, the applicant shall deposit with the Town an amount determined by the approving agency to be sufficient to cover the reasonable and necessary costs of engineering, planning, legal and other consulting fees incurred by the Town in connection with the inspection and review of the application, including all costs necessary to comply with the State Environmental Quality Review Act. The approving agency may require the deposit of additional amounts from time to time thereafter if necessitated by further professional consulting fees in connection with the inspection and review of an application. If such additional amount is not deposited with the Town within 20 days after the applicant is notified in writing of the requirement for such additional deposit, the approving agency may suspend its inspection and review of the application. The amount of the deposits and costs set forth herein shall be audited by the Town Supervisor.
- (2) Any portion of the deposit that is not expended during the inspection and review of the application shall be returned to the applicant upon final approval by the Town.
- (3) Should the actual consulting fees exceed the deposit made to the Town for the application, the applicant shall reimburse the Town for the difference prior to the final approval of the application. No final approval shall be granted to the applicant unless all professional consulting fees charged in connection with the inspection and review of the application have been reimbursed to the Town.
- (4) The deposits made to the Town hereunder shall be placed in an account deemed appropriate by the Town Board.

**G. Water Rates**

Bright Acres Water District water rates: first 9,000 gallons or any portion thereof in each quarter: \$58.20; 9,001 - 20,000 gallons for \$5.27 per 1,000 gallons or any portion thereof; 20,001 – 50,000 gallons for \$5.79 per 1,000 gallons or any portion thereof; 50,001 gallons and above for \$7.00 per 1,000 gallons or any portion thereof.

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Cherry Hill Water District water rates: first 5,000 gallons or any portion thereof in each quarter: \$20.00; 5,001 gallons and above for \$3.78 per 1,000 gallons or any portion thereof.

Glenerie Water District water rates: first 5,000 gallons or any portion thereof in each quarter: \$20.00; 5,001 gallons and above for \$3.19 per 1,000 gallons or any portion thereof.

Halcyon Park Water District water rates: first 5,000 gallons or any portion thereof in each quarter: \$15.00; 5,001 – 20,000 gallons for \$2.65 per 1,000 gallons or any portion thereof; 20,001 – 50,000 gallons for \$3.13 per 1,000 gallons or any portion thereof; 50,001 gallons and above for \$3.62 per 1,000 gallons or any portion thereof.

East Kingston Water District water rates: first 5,000 gallons or any portion thereof in each quarter: \$20.00; 5,001 gallons and above for \$3.51 per 1,000 gallons or any portion thereof.

Spring Lake Water District water rates: first 5,000 gallons or any portion thereof in each quarter: \$25.00. Over 5,001 gallons and above for \$5.94 per 1,000 gallons or any portion thereof.

Ulster Water District water rates: first 5,000 gallons or any portion thereof in each quarter: \$15.00. For over 5,000 gallons: \$2.59 per 1,000 gallons up to 200,000 gallons. Over 200,000 gallons: \$3.11 per 1,000 gallons or any portion thereof.

Inter – District Rates:

Sales from Ulster Water District - \$3.40 per 1000 gallons or any portion thereof  
 Sales from Cherry Hill Water District - \$3.75 per 1000 gallons or any portion thereof

**H. Water tap permit:**

**H-1 Fees:**

<u>Size of Tap (inches)</u>	<u>Fee</u>
¾	\$ 300.00
1	400.00
1 ¼	450.00
1 ½	500.00
2	700.00
4	1,000.00
6	1,500.00
8	2,200.00
10	4,000.00
12	6,000.00

Tap Fee for Glenerie Water District contract area:

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¾” Permit Fee: \$150.00 (One Hundred Fifty Dollars)

1” Permit Fee: \$250.00 (Two Hundred Fifty Dollars)

1 1/2” Permit Fee: \$350.00 (Three Hundred Fifty Dollars)

These rates apply to Glenerie Water District only. Variance due to meter cost is being included in the contract.

**H-2** The tapping of water mains or distribution pipes, the furnishing of the corporation cocks, the curb cock and the box shall be provided by the district. The cost of the above-mentioned material shall be included in the permit fee for a three-fourths inch tap. All materials for a larger tap shall be provided by owner of the property.

**H-3** Water usage studies: If prior years' records have to be removed from storage to compile request, a fee of fifteen dollars (\$15.) per hour with a two-hour minimum will have to be paid in advance via estimate to actual settled at conclusion of project.

**H-4** Turning water on after being turned off at the curb stop: twenty-five dollars (\$25.).

**H-5** Replacement of residential meters after pipe burst: eighty-five dollars (\$85.) or value of meter. Replacement of frost plate for residential meters: forty dollars (\$40.) or value of frost plate, plus value of water lost as estimated by the district superintendent.

**H-6** Reapplication for water after water has been shut off at the corporate cock: not less than one hundred dollars (\$100.).

**H-7** Quarterly commercial minimum meter charge: all districts

METER SIZE	MINIMUM GALLONS
1”	23,000
1 ½”	38,000
2”	75,000
3”-7”	100,000
8” and above	200,000

**H-8** Bulk water sales for distribution, use or consumption outside the water district: ten dollars (\$10) per thousand (1,000) gallons.

**H-9** Sprinkler Systems: Two Hundred Dollars (\$200.00) per year or Fifty Dollars (\$50.00) per quarter.

**H-10** Outside district: district rate plus twenty five percent (25%).

**I. Sewer rates**

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Ulster Sewer Improvement Area: Five thousand (5,000) gallons or any portion thereof in each quarter: ten dollars (\$10.). For over five thousand (5,000) gallons: \$1.98 per one thousand (1,000) gallons or any portion thereof.

Washington Ave Sewer District: Five thousand (5,000) gallons or any portion thereof in each quarter: \$53.10. For over five thousand (5,000) gallons: \$10.62 per one thousand (1,000) gallons or any portion thereof. Each property that is not serviced by municipal water shall be charged one hundred and fifty (\$150.00) in each quarter or for the actual use as above if the private well that services the property has a meter accessible to the Sewer District.

**J. Sewer permit fee, Ulster Sewer District, Washington Ave. District and Whittier:**

- (1) Residential: seventy-five dollars (\$75.).
- (2) Commercial: two hundred fifty dollars (\$250.).
- (3) Industrial: one thousand dollars (\$1,000.).
- (4) Wastewater discharge permit: three thousand five hundred dollars (\$3,500.).

**K. Transfer Station Fees**

**PERMITS: TOWN OF ULSTER RESIDENTS ONLY**

- Per year \$50.00
- Second permit \$40.00
- Half year \$40.00 (pro-rated on a half-year basis after July 1)
- Single day \$20.00

For Town of Ulster Residents over the age of 62 only, the following fees apply

- Per year \$35.00
- Half year \$27.50 (pro-rated on a half-year basis after July 1)
- Second permit \$22.50

**COUPONS:**

- Book of Twenty \$80.00
- One coupon \$ 4.00

**PERMITS: NON TOWN OF ULSTER RESIDENTS ONLY**

- Per year \$ 100.00
- Second permit \$ 75.00
- Half year \$ 80.00 (pro-rated on a half-year basis after July 1)
- Single day \$ 25.00

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**COUPONS:**

- Book of Twenty \$120.00
- One coupon \$ 6.00

Permits, coupon books and single coupons may be purchased with cash, check or money order at the Town Clerk's Office. Permits and coupon books may be purchased at the Transfer Station by check or money order only.

**CHARGEABLE ITEMS:**

**REFRIGERATORS, AIR CONDITIONERS AND DEHUMIDIFIERS ARE NOT ACCEPTED.**

- Appliances 5 coupons or \$ 20.00
- Bedding
  - Twin and full mattress 3 coupons or \$ 12.00
  - Box spring 3 coupons or \$ 12.00
  - Queen or larger 4 coupons or \$ 16.00
  - Box spring 4 coupons or \$ 16.00
- Couch 4 coupons or \$ 16.00
- Dresser/chest 1 coupon or \$ 4.00 per drawer space
- Folding chair 1 coupon or \$ 4.00
- Household trash 1 coupon or \$ 4.00 per 30-35 gallon bag
- Love seat 3 coupons or \$ 12.00
- Living room chair 3 coupons or \$ 12.00
- Non-upholstered chair 2 coupons or \$ 8.00
- Tires (car and pickup only) 2 coupons or \$ 8.00

**BRUSH AND CLEAN LUMBER: (No commercial landscapers are permitted to dump)**

- Must be 6" or less in diameter and 6' or less in length
- Pickup truck load 2 coupons or \$ 8.00
- 1-ton truck or larger 4 coupons or \$ 16.00

**PROPANE GAS TANK:**

- 20 pound 1 coupon or \$ 4.00

Non Town of Ulster Permit Holders are required to pay the number of coupons times \$5.00 per coupon for all items above.

**COMPOST (Remove if not in biodegradable paper bags)**

- Grass clippings and leaves, etc. No charge

**THE FOLLOWING ITEMS ARE NOT ACCEPTED:**

- Construction materials/debris
- Demolition materials/debris
- Hazardous waste

**THE FOLLOWING ITEMS ARE ACCEPTED AT NO CHARGE (Permit required)**

- Recyclable glass (only clear, green or brown)
- Bottles
- Jars
- Recyclable plastic
- Cans
- Lids
- Cardboard (MUST BE FLATTENED)
- Brown
- Gray
- Brown bags
- Magazines and junk mail
- Various types of colored printed materials
- Phone books
- Newspapers
- Electronics
- Scrap metal (MUST BE SEPARATED – STEEL/ALUMINUM/COPPER)  
Metal items only (less than 2 cu.ft.)

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

**Presentation by Dennis Larios on DeCicco Water line**

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Mr. Denis Larios, the Town Engineer, reported on Mr. DeCicco connecting to the Town's Ulster Water District as an out of district user. The town would install a water meter on its property and the line from there to Mr. DeCicco would be private. The service could be issued as an easement or Town Permit. The connection would have no adverse effect on the Township. The town board had some light discussion.

Supervisor Quigley stated he would have an out of district user agreement available at the next Town Board meeting for review and action.

**Discussion on Niagara Bottling SEQR process**

Supervisor Quigley presented the Town Board with a proposed timeline schedule of the project.

**Discussion on extending Shelter Rent Tax Agreement or equal with Seven Greens Senior Complex**

Supervisor Quigley gave a brief background of history of the tax agreement for the Seven Greens Complex. Their current agreement is due to expire after 40 years. They want a PILOT agreement to rehab the project and re-up the subsidies for their tenants.

Councilman Morrow moved to authorize the Town Supervisor to write a letter of support for Seven Greens for this project to DHCR.  
2<sup>nd</sup> by Councilman Secreto

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

CARRIED

**Motion authorizing the Supervisor to sign the MOA between the TOU and UC related to the FEMA HMGP Flood Buy-Out Program**

RESOLUTION TO ACCEPT CONVEYANCE OF REAL PROPERTY UNDER THE HAZARD MITIGATION GRANT PROGRAM

WHEREAS, the County of Ulster is charged with administering the Federal Emergency Management Agency's (FEMA'S) Hazard Mitigation Grant Program(HMGP); and

WHEREAS, pursuant to the HMGP, and in an effort to remove certain Ulster County residents from harm's way, FEMA is willing to fund 75% to 100%of eligible costs to purchase certain properties damaged or destroyed by Hurricane Irene and Tropical Storm Lee; and



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WHEREAS, a number of properties in the Town of Ulster have been deemed eligible to participate in the HMGP as follows:

282 Esopus Avenue, Kingston, New York	-	48.48-1-9
32 Sandy Road, Kingston, New York	-	48.18-1-15
58 Buckley Street, Kingston, New York	-	48.48-1-1
38 Buckley Street, Kingston, New York	-	48.48-1-3
38 Sandy Road, Kingston, New York	-	48.18-1-14
99 Brabrant Road, Kingston, New York	-	48.18-1-8

;and

WHEREAS, in order for those residents of the Town of Ulster, whose properties have been identified as eligible for participation in the HMGP, to benefit from the buyout, the Town must agree to take title to the properties; and

WHEREAS, the properties will be conveyed to the Town subject to a restriction requiring that the property be dedicated and maintained in perpetuity for uses compatible with open space, recreation, or wetlands management practices as defined in 44 C.F.R. Part 80, and no new structures will be built on the property with limited exceptions; and

WHEREAS, subsequent to the buyout and transfer of title, the County will oversee the demolition of all improvements on the properties, and the County of Ulster and/or its contractors will require access to the property for purposes of said demolition of the improvements thereon. Now therefore be it

RESOLVED, that the Town of Ulster hereby authorizes the conveyance of title from the willing sellers of the above identified properties to the Town; and be it further

RESOLVED, that the Town of Ulster hereby acknowledges and accepts the restrictions imposed by the HMGP; and be it further

RESOLVED, that the Town of Ulster hereby acknowledges the post conveyance need for the County of Ulster and/or its contractors to access the properties for purposes of demolition of the improvements thereon; and be it further

RESOLVED, that the Town of Ulster's Town Board approves and authorizes the Memorandum of Agreement (MOA) that sets forth the details of the HMGP and the conveyances, a copy of said MOA being attached to this Resolution, and be it further

RESOLVED, that the Town Supervisor of the Town of Ulster is further authorized to sign the MOA together with any and all documents or forms required to accept the conveyance; and be it further

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RESOLVED, that the Town of Ulster Supervisor and the Attorney for the Town are hereby authorized to take such further actions necessary or appropriate to accept conveyance of the subject properties; and be it further

RESOLVED, that the Town hereby authorizes and directs the County of Ulster to record the deed and conveyance documents with the Clerk of the County of Ulster; and be it further  
RESOLVED, that the Town Clerk of the Town of Ulster shall provide a certified copy of this resolution to the Ulster County Attorney.

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

**Motion to set a public hearing for a Proposed Local Law to modify Chapter 175 of the Town Tow Law on December 18, 2014 at 7:15 PM**

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

**Motion to authorize the Supervisor to sign the 2015 DWI Task Force Agreement with Ulster County STOP DWI Division**

MOTION: Councilman Kitchen  
SECOND: Councilman Secreto

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

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CARRIED

**Motion to approve change in Retiree Prescription Drug Coverage effective January 1, 2015 from First Health to United Health Care**

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

**Motion to hire a Full Time Police Officer Devon C. Dawson at a starting salary of \$38,209.00 effective December 8, 2014**

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 hire Geordan Niles as a seasonal laborer for the Sewer Department for a four week period starting on December 15, 2014 at a rate of pay of \$10.00 an hour**

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 resignation of a Part-time Police Dispatcher Bradly King**

MOTION: Councilman Kitchen  
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 set the 2015 Organizational Meeting to January 6, 2015 and the Town Board meeting on January 22, 2015**

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 hire Prowler Leak Detection Services for the Ulster Water Department to perform leak detection services to the Ulster Water District in amount not to exceed \$3,465.00**

MOTION: Councilman Kitchen  
SECOND: Councilman Secreto

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

CARRIED

**RESOLUTION AUTHORIZING TAX CERTIORARI SETTLEMENT WITH PETITIONER CHAMBERS SENIOR HOUSING, L.P. FOR PROPERTY LOCATED AT SBL: 48.49-1-20,999/1 & 48.49-1-20,999/2**

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WHEREAS, petitions have been filed by the property owner below challenging real property tax assessments on the Town's assessment roll; and

WHEREAS, petitioner's court challenges are now pending in Supreme Court, Ulster County; and

WHEREAS, the Town and property owner have reached a mutually agreeable resolution; and

WHEREAS, William F. Ryan, Jr., Esq., as Special Town Attorney handling this matter, after reviewing information on comparable properties from the Assessor's office files, believes that this settlement is reasonable and advantageous to the Town; and

WHEREAS, the Town Board has had an opportunity to review Special Town Attorney's file on this matter and has been satisfied that the proposed settlement is deemed to be just, reasonable and in the interest of the Town of Ulster;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Ulster hereby authorizes the Special Town Attorney to execute for the property listed below the following settlement on behalf of the Town and all Special Districts at revised assessments of no less than the following amounts:

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

**RESOLUTION AUTHORIZING TAX CERTIORARI SETTLEMENT WITH  
PETITIONER SAM'S REAL ESTATE BUSINESS TRUST for itself and as agent-in-fact  
for HUDSON VALLEY 2011 LLC FOR PROPERTY LOCATED AT SBL: 48.8-1-34.220**

WHEREAS, petitions have been filed by the property owner below challenging real property tax assessments on the Town's assessment roll; and

WHEREAS, petitioner's court challenges are now pending in Supreme Court, Ulster County; and

WHEREAS, the Town and property owner have reached a mutually agreeable resolution; and

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WHEREAS, Kyle W. Barnett, Esq. as Special Town Attorney handling this matter, after reviewing information on comparable properties from the Assessor's office files, believes that this settlement is reasonable and advantageous to the Town; and

WHEREAS, the Town Board has had an opportunity to review Special Town Attorney's file on this matter and has been satisfied that the proposed settlement is deemed to be just, reasonable and in the interest of the Town of Ulster;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Ulster hereby authorizes the Special Town Attorney to execute for the property listed below the following settlement on behalf of the Town and all Special Districts at revised assessments of no less than the following amounts:

SEE PROPOSED STIPULATION AND ORDER ATTACHED HERETO AND MADE A PART HEREOF.

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

**Public Comment**

Mr. Kevin Smith - Board Chair of the Woodstock Land Conservancy requested that the town do a full and complete comprehensive review and scope the whole action of the proposed water bottling project.

Mrs. Mary McNamara requested that the Town Board expand the scope to include the entire process for the proposed water bottling project.

**Executive Session for Updates on negotiations with Town of Ulster PBA Police Contract**

Councilman Morrow moved to enter into executive session at 7:40 PM  
2<sup>nd</sup> by Councilman Kitchen

Town Councilman Brink	- Aye
Town Councilman Kitchen	- Aye

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

CARRIED

The Town Attorney, Jason Kovacs, was present in the meeting.

Executive session ended at 8:06 PM

Supervisor Quigley reported that there were no actions taken during the meeting.

Councilman Sectro moved to adjourn the meeting at 8:07 PM  
2<sup>nd</sup> by Councilman Kitchen

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

CARRIED

Respectfully Submitted by  
Jason Cosenza, RMC FHCO  
Ulster Town Clerk