

**TOWN OF ULSTER TOWN BOARD MEETING (14)**

---

July 21, 2016

**~~ PUBLIC HEARING SCHEDULED: 7:15 PM—Local Law No \_\_\_ of 2016: A Local Law Regulating Certain Solar Energy Systems and Equipment within the Town of Ulster ~~**

**CALLED TO ORDER BY CHAIRMAN QUIGLEY at 7:01 PM**

**SALUTE TO THE FLAG**

**ROLL CALL BY CLERK, Suzanne Reavy:**

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

**ALSO IN ATTENDANCE:**

1. Jason Kovacs, Town Attorney
2. Frank Petramale, Highway Superintendent
3. Vincent Maggiore, Sewer Dept Superintendent
4. James Maloney, Assessor
5. Detective Sergeant (UPD) Kyle Berardi
6. Three solar energy advisors
7. 17 Town residents

**ADDITIONS OR CHANGES TO AGENDA** - None

**PUBLIC DISCUSSION ON AGENDA ITEMS:** None

**APPROVAL of Minutes (June 2 and June 16<sup>th</sup>):**

MOTION: Councilman Brink  
SECOND: Councilman Secreto

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

**CARRIED**

**TOWN OF ULSTER TOWN BOARD MEETING (14)**

July 21, 2016

**COMMUNICATIONS:** Suzanne Reavy reads letter received from Whittier resident, James Brodhead, 7/12/16, directed to Highway Superintendent, Frank Petramale, and staff. Applauds Highway Department for their continuous efforts taking care of our roads.

**ABSTRACT OF CLAIMS**

*Presented by Councilman Brink.* Bills previously reviewed by both Brink and Councilman Secreto.

**2016 Vouchers**

Prepaid Bills:	\$238,341.30
Abstract Bills:	\$595,276.95
Escrow Acct:	\$3,395.00
Reserve Acct:	\$1,580.76
Total:	\$838,594.01

MOTION: Councilman Secreto  
SECOND: Councilman Morrow

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

*CARRIED*

**BUDGET MODIFICATIONS**

*(Presented by Councilman Brink)*

<b>DECEMBER 2015 - TRANSFERS</b>				
<b>GENERAL FUND:</b>	<b>Transfer From</b>	<b>Transfer To</b>		
	<b>A.3120.100 Police Wages</b>	<b>A9015.800 P&amp;F Retirement</b>		43,614.00
	<b>A.3120.105 Holiday Pay</b>	<b>A9015.800 P&amp;F Retirement</b>		3,484.00
	<b>A.3120.420 Gas &amp; Oil</b>	<b>A9015.800 P&amp;F Retirement</b>		13,314.00

**TOWN OF ULSTER TOWN BOARD MEETING (14)**

July 21, 2016

<u><b>JULY 2016 TRANSFERS</b></u>				
<b>General Fund:</b>	<b>Transfer From</b>		<b>Transfer To</b>	
	<b>A.1990.400 Contingency</b>		<b>A.1410.400 Computer Tech</b>	100.00
	<b>A.1990.400 Contingency</b>		<b>A1910.400 Unallocated Insur.</b>	3,803.00

<b>General Fund:</b>	<u><b>JULY 2016</b></u>	
	<b>Modify Appropriation A7140.401 (Rec.Equip.Reserve) to be funded through A5110 (Approp.Reserve-Football League) Greg Maisch - Feb.-May mileage reimb.</b>	<b>177.12</b>
	<b>Modify Appropriation A7140.401 (Rec.Equip.Reserve) to be funded through A5110 (Approp.Reserve-Football League) Ron Holloway-reimb.post cards and June mileage</b>	<b>247.31</b>
	<b>Modify Appropriation A7140.401 (Rec.Equip.Reserve) to be funded through A5110 (Approp.Reserve-Softball League) water - Orlando St. Ballfield</b>	<b>45.00</b>
	<b>Modify Appropriation A7140.401 (Rec.Equip.Reserve) to be funded through A5110 (Approp.Reserve-Softball League) softballs,scorebooks,lime paint - BSN Sports</b>	<b>741.00</b>
	<b>Modify Appropriation A7140.401 (Rec.Equip.Reserve) to be funded through A5110 (Approp.Reserve-Softball League) electric - Orlando St. Ballfield</b>	<b>370.33</b>
<b>Highway Fund:</b>		

**TOWN OF ULSTER TOWN BOARD MEETING (14)**

July 21, 2016

	<b>Modify Revenue D1289 (Oth. Dept. Income) and Appropriation D5110.420 (Gas &amp; Oil) May Gas Reimb. - Oper.Funds</b>	<b>5,733.49</b>
	<b>Modify Revenue D1289 (Oth. Dept. Income) and Appropriation D5110.420 (Gas &amp; Oil) May Gas Reimb. (Ruby Fire Dist.)</b>	<b>97.20</b>
	<b>Modify Revenue D1289 (Oth. Dept. Income) and Appropriation D5110.420 (Gas &amp; Oil) May Gas Reimb. (Ulster Fire Dist.#5)</b>	<b>32.82</b>
	<b>Modify Revenue and Appropriations: D.1289 (Oth.Dept.Income)</b>	<b>20,726.33</b>
	<b>D5110.100 (Wages)</b>	<b>9,382.98</b>
	<b>D5130.200 (Equipment)</b>	<b>11,101.35</b>
	<b>D.5110.441 (Stone-Shale)</b>	<b>242.00</b>
	<b>Reimb. From Ul. Water for water main replacement - Leggs Mill Road</b>	
<b>Ulster Water:</b>	<b>Modify Appropriation SW1.8320.400 (Engineering Services) to be funded through SW1.5990 (Approp.Fund Bal.) for professional services and preparation of bid documents for construction of a new South Water Tank</b>	<b>84,500.00</b>
<b>East Kng. Water:</b>	<b>Modify Appropriation SW7.8320.409 (Repairs &amp; Supplies) to be funded through SW7.5990 (Approp.Fund Bal.) for contractual expenses</b>	<b>750.00</b>

**TOWN OF ULSTER TOWN BOARD MEETING (14)**

July 21, 2016

<b>Whittier Sewer:</b>	<b>REVISION - June 2, 2016 Budget Modification</b>	
	<b>Reduce - SS1.5990 (Approp. Fund Bal.)</b>	<b>186,998.00</b>
	<b>Reduce - SS1.9950.900 (Interfund Transfer, Cap. Proj.)</b>	<b>186,998.00</b>
 <b>Whittier Sewer:</b>	 <b>Modify Revenue SS1.5799 (Estimated Proceeds of Obligations) and Appropriation</b>	
	<b>SS1.9950.900 (Interfund Transfer, Cap .Proj.) payment to Grant St. Construction</b>	
	<b>Inv.#6 - Primary Clarifier Replacement</b>	<b>186,998.00</b>
 <b>Special Districts:</b>		
<b>Lighting</b>	<b>Modify Appropriations (SL.5182) to be funded through SL.5990 (Approp.Fund Bal.)</b>	
	<b>SL1.5182.400 Albany Ave. Lighting</b>	<b>624.00</b>
	<b>SL2.5182.400 East Kingston Lighting</b>	<b>280.00</b>
	<b>SL3.5182.400 Kraus Farm Lighting</b>	<b>320.00</b>
	<b>SL4.5182.400 Elmendorf Lighting</b>	<b>100.00</b>
	<b>SL5.5182.400 Whittier Lighting</b>	<b>200.00</b>
	<b>SL6.5182.400 Spring Lake Lighting</b>	<b>70.00</b>
	<b>TOTAL</b>	<b>1,594.00</b>
 <b>Whittier Sewer</b>	 <b>Modify Revenue HWS.5031 (Interfund Transfer) and Appropriation HWS.8110.400</b>	
<b>Cap. Proj.:</b>	<b>(Engineering) payment to Brinnier &amp; Larios - Engin.Servs. - Inv.#12 - Primary Clarifier Replacement</b>	
	<b>Clarifier Replacement</b>	
	 <b>Modify Revenue HWS.5031 (Interfund Transfer) and Appropriation HWS.8110.200</b>	
	<b>(Construction) payment to Zoro Tools for hand rails and steps - Primary Clarifier Replacement</b>	

TOWN OF ULSTER TOWN BOARD MEETING (14)

July 21, 2016

<b>General Fund:</b>	<b>Modify Appropriation A7140.401 (Rec.Equip.Reserve) to be funded through A5110 (Approp.Reserve-Football League) Greg Maisch - Feb.-May mileage reimb.</b>	<b>177.12</b>
	<b>Modify Appropriation A7140.401 (Rec.Equip.Reserve) to be funded through A5110 (Approp.Reserve-Football League) Ron Holloway-reimb.post cards and June mileage</b>	<b>247.31</b>
	<b>Modify Appropriation A7140.401 (Rec.Equip.Reserve) to be funded through A5110 (Approp.Reserve-Softball League) water - Orlando St. Ballfield</b>	<b>45.00</b>
	<b>Modify Appropriation A7140.401 (Rec.Equip.Reserve) to be funded through A5110 (Approp.Reserve-Softball League) softballs,scorebooks,lime paint - BSN Sports</b>	<b>741.00</b>
	<b>Modify Appropriation A7140.401 (Rec.Equip.Reserve) to be funded through A5110 (Approp.Reserve-Softball League) electric - Orlando St. Ballfield</b>	<b>370.33</b>
<b>Highway Fund:</b>	<b>Modify Revenue D1289 (Oth. Dept. Income) and Appropriation D5110.420 (Gas &amp; Oil) May Gas Reimb. - Oper.Funds</b>	<b>5,733.49</b>
	<b>Modify Revenue D1289 (Oth. Dept. Income) and Appropriation D5110.420 (Gas &amp;</b>	

**TOWN OF ULSTER TOWN BOARD MEETING (14)**

July 21, 2016

	<b>Oil) May Gas Reimb. (Ruby Fire Dist.)</b>	<b>97.20</b>
	<b>Modify Revenue D1289 (Oth. Dept. Income) and Appropriation D5110.420 (Gas &amp; Oil) May Gas Reimb. (Ulster Fire Dist.#5)</b>	<b>32.82</b>
	<b>Modify Revenue and Appropriations: D.1289 (Oth.Dept.Income)</b>	<b>20,726.33</b>
	<b>D5110.100 (Wages)</b>	<b>9,382.98</b>
	<b>D5130.200 (Equipment)</b>	<b>11,101.35</b>
	<b>D.5110.441 (Stone-Shale)</b>	<b>242.00</b>
	<b>Reimb. From Ul. Water for water main replacement - Leggs Mill Road</b>	
<b>Ulster Water:</b>	<b>Modify Appropriation SW1.8320.400 (Engineering Services) to be funded through SW1.5990 (Approp.Fund Bal.) for professional services and preparation of bid documents for construction of a new South Water Tank</b>	<b>84,500.00</b>
<b>East Kng. Water:</b>	<b>Modify Appropriation SW7.8320.409 (Repairs &amp; Supplies) to be funded through SW7.5990 (Approp.Fund Bal.) for contractual expenses</b>	<b>750.00</b>
<b>Whittier Sewer:</b>	<b>REVISION - June 2, 2016 Budget Modification Reduce - SS1.5990 (Approp. Fund Bal.)</b>	<b>186,998.00</b>
	<b>Reduce - SS1.9950.900 (Interfund Transfer, Cap. Proj.)</b>	<b>186,998.00</b>

**TOWN OF ULSTER TOWN BOARD MEETING (14)**

July 21, 2016

<b>Whittier Sewer:</b>	<p><b>Modify Revenue SS1.5799 (Estimated Proceeds of Obligations) and Appropriation</b>  <b>SS1.9950.900 (Interfund Transfer, Cap .Proj.) payment to Grant St. Construction</b>  <b>Inv.#6 - Primary Clarifier Replacement</b></p>	<p><b>186,998.00</b></p>
<b>Special Districts: Lighting</b>	<p><b>Modify Appropriations (SL.5182) to be funded through SL.5990 (Approp.Fund Bal.)</b></p> <p>SL1.5182.400 Albany Ave. Lighting</p> <p>SL2.5182.400 East Kingston Lighting</p> <p>SL3.5182.400 Kraus Farm Lighting</p> <p>SL4.5182.400 Elmendorf Lighting</p> <p>SL5.5182.400 Whittier Lighting</p> <p>SL6.5182.400 Spring Lake Lighting</p>	<p><b>624.00</b></p> <p><b>280.00</b></p> <p><b>320.00</b></p> <p><b>100.00</b></p> <p><b>200.00</b></p> <p><b>70.00</b></p>
	<b>TOTAL</b>	<b>1,594.00</b>
<b>Whittier Sewer Cap. Proj.:</b>	<p><b>Modify Revenue HWS.5031 (Interfund Transfer) and Appropriation HWS.8110.400</b>  <b>(Engineering) payment to Brinnier &amp; Larios - Engin.Servs. - Inv.#12 - Primary Clarifier Replacement</b>  <b>Clarifier Replacement</b></p> <p><b>Modify Revenue HWS.5031 (Interfund Transfer) and Appropriation HWS.8110.200</b>  <b>(Construction) payment to Zoro Tools for hand rails and steps - Primary Clarifier Replacement</b></p>	

MOTION: Councilman Secreto  
 SECOND: Councilman Morrow



**TOWN OF ULSTER TOWN BOARD MEETING (14)**

---

July 21, 2016

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

*CARRIED*

**NEW BUSINESS**

**PRESENTATION** of Local Law No \_\_\_\_\_ of 2016 – A Local Law Providing for the Adoption of a New Chapter \_\_\_ of the Town Code [Hydrant Law]  
(Presented by Jason Kovacs: Requested by Water Department; Stiffer penalties for unauthorized use of fire hydrants; Next month setting a Public Hearing)

**PRESENTATION** and **ACCEPTANCE** of the Town Clerk’s Monthly Report for June, 2016:

MOTION: Councilman Morrow  
SECOND: Councilman Secreto

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

*CARRIED*

**PRESENTATION** and **ACCEPTANCE** of the Supervisor’s Report for June, 2016:  
(*To be published on the Town Website*)

MOTION: Councilman Brink  
SECOND: Councilman Morrow

**TOWN OF ULSTER TOWN BOARD MEETING (14)**

---

July 21, 2016

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

*CARRIED*

**PRESENTATION** and **ACCEPTANCE** of the 2015 Financial Reports for the Town Clerk's Office and the Justice Court:

*(To be published on the Town Website)*

MOTION: Councilman Morrow

SECOND: Councilman Secreto

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

*CARRIED*

**PRESENTATION** and **ACCEPTANCE** OF THE 2015 Financial Reports for the Town:

*(To be published on the Town Website)*

MOTION: Councilman Brink

SECOND: Councilman Secreto

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

*CARRIED*

**TOWN OF ULSTER TOWN BOARD MEETING (14)**

---

July 21, 2016

**PRESENTATION** and **ACCEPTANCE** of the Town of Ulster 2015 Annual Financial and Operating Information filed with the SEC (Securities Exchange Commission):  
(*To be published on the Town Website*)

MOTION: Councilman Secreto  
SECOND: Councilman Morrow

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

*CARRIED*

**RESOLUTION** to initiate SEQR Unlisted Action-Coordinated Review of Apollo Group, LLC dba All Space Storage, 1693 Ulster Avenue, Lake Katrine, NY, SBL# 39.19-3-24:  
(*additional set of storage buildings*)

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

**Referral to Town Board**  
**Declaration of Intent to Serve as Lead Agency**  
*Apollo Group, LLC dba All Space Storage*  
1693 Ulster Avenue (U.S. Route 9W)  
S-B-L: 39.19-3-24

**WHEREAS**, the applicant – *Apollo Group, LLC dba All Space Storage* – is seeking *site plan amendment approval* for the construction of 4 storage buildings totaling 26,400 square feet, along with the construction of associated access drives, site lighting and stormwater treatment facilities on the subject site, which is located at 1693 Ulster Avenue; and

**WHEREAS**, the Proposed Action is Phase 2 of a Master Plan that received a *SEQRA Negative Declaration* and was subsequently approved by the Town of Ulster Town Board in April of 2014; and

**TOWN OF ULSTER TOWN BOARD MEETING (14)**

---

July 21, 2016

**WHEREAS**, pursuant to Chapter 145 of the Town Code, the Proposed Action is subject to Site Plan review and approval by the Town of Ulster Town Board since the Proposed Action involves more than 2,500 sf of new building area; and

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

- *Written Narrative for All Space Storage* by Kenneth Casamento, Principal dated 6/27/16;
- *Site Plan Amendment Application* by Jason Page – Apollo Group, LLC dated 6/27/16;
- *Site Plan Consent Form* prepared by Jason Page – Apollo Group, LLC dated 6/27/16;
- *Amended Site Plan Cover Sheet* prepared by LRC Group, Engineering dated 6/28/16;
- *Topographic Survey* prepared by Vincent P. Ausfeld, P.L.S, dated November 7, 2013;
- *Amended Site Plan Allspace (Phase II)* prepared by LRC Group, Engineering dated 6/28/16;
- *Site Plan Sheet* prepared by LRC Group, Engineering dated 6/28/16;
- *Grading & Drainage Plan Sheet* prepared by LRC Group, Engineering dated 6/28/16;
- *Erosion & Sediment Control Plan Plan* prepared by LRC Group, Engineering dated 6/28/16;
- *Lighting Plan Sheet* prepared by LRC Group, Engineering dated June 28, 2016;
- *Truck Turning Plan* prepared by LRC Group, Engineering dated June 28, 2016; and
- *Detail Sheet* prepared by LRC Group, Engineering dated June 28, 2016.

**WHEREAS**, the Proposed Action is an *Unlisted Action* pursuant to the New York State Environmental Quality Review Act (SEQRA) regulations 6 NYCRR Part 617 and subject to environmental review; and

**WHEREAS**, Involved Agencies include the Town of Ulster Town Board and NYSDEC (General Permit for Construction Activities, SWPPP and SPDES Permit); and

**WHEREAS**, Interested Agencies include the Town of Ulster Planning Board, Ulster County Planning Board and NYSDOT.

**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	-Excused
Town Councilman Morrow	-Aye

**TOWN OF ULSTER TOWN BOARD MEETING (14)**

---

July 21, 2016

Town Councilman Secreto -Aye  
Supervisor Quigley -Aye

*CARRIED*

**RESOLUTION** to declare Lead Agency Status for Romeo Chevrolet Buick GMC, LLC (dba Romeo KIA Dealership):

## **Resolution of the Town Board**

---

### TOWN OF ULSTER

#### **Resolution to Declare Lead Agency Status**

Date: July 21, 2016

WHEREAS, the Town of Ulster Planning Board and its consultant planner have reviewed an application by Romeo Chevrolet Buick GMC, LLC (dba Romeo KIA Dealership) seeking Site Plan and Special Permit approval to develop an automotive sales and service center on the subject site, through the construction of a 19,000 square-foot (s.f.) KIA automobile dealership building along with associated parking, access, landscaped areas and utility infrastructure; and

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

- Project Narrative prepared by George M. Turner Jr., Project Manager for Chazen dated 4/27/2017;
- Site Plan Consent Form by Leonard Romeo, Member, Romeo Chevrolet, LLC 4/26/16;
- Site Plan Application by Romeo KIA, signed by Leonard Romeo, dated April 26, 2016;
- Short Form EAF for Romeo KIA prepared by The Chazen Companies dated April 27, 2016;
- Map of Survey prepared by Donald Brewer, P.L.S., dated February 9, 2016; and
- Sketch Plan for Romeo KIA Dealership prepared by The Chazen Companies dated April 27, 2016.

WHEREAS, the Town of Ulster Town Board has the authority to approve the Site Plan and Special Permit application since more than 2,500 SF of new gross floor area is proposed; and

**TOWN OF ULSTER TOWN BOARD MEETING (14)**

---

July 21, 2016

WHEREAS, the Town of Ulster Planning Board, upon review of the SEQR Short EAF Part 1 determined the Proposed Action was an Unlisted Action pursuant to 6 NYCRR Part 617 of State Environmental Quality Review (SEQR) Law; and

WHEREAS, the Planning Board determined other Involved Agencies include: NYSDEC, NYSDOT, and the Ulster County Highway Department; and

WHEREAS, Interested Agencies include the Town of Ulster Planning Board, UCPB and New York State DEC for consultation regarding Threatened and Endangered Species; and

WHEREAS, the Town of Ulster Planning Board, at its May 10, 2016 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; and

WHEREAS, on May 19, 2016, the Town of Ulster Town Board passed a Resolution to seek Lead Agency status pursuant to the State Environmental Quality Review Act (hereinafter "SEQR"); and

WHEREAS, the Town Clerk has served by mail a "Notice of Intent to Establish Lead Agency" to all of the required involved or interested Agencies; and

WHEREAS, none of the involved or interested agencies have objected to the Town of Ulster Town Board's intent to serve as Lead Agency within the required thirty (30) day period.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ulster, New York, that it does hereby establish itself as the Lead Agency for the SEQR review regarding the application by Romeo Chevrolet Buick GMC, LLC (dba Romeo KIA Dealership) seeking Site Plan and Special Permit approval to develop an automotive sales and service center on the subject site, through the construction of a 19,000 square-foot (s.f.) KIA automobile dealership building along with associated parking, access, landscaped areas and utility infrastructure.

MOTION: Councilman Morrow

SECOND: Councilman Secreto

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

*CARRIED*

**TOWN OF ULSTER TOWN BOARD MEETING (14)**

July 21, 2016

**RESOLUTION** awarding Contract TU-161 for the construction of the Brigham Lane Water Extension:

**RESOLUTION OF THE TOWN BOARD**

**TOWN OF ULSTER  
Ulster County, New York**

**July 21, 2016**

**Whereas**, The Town Board has previously secured funding through the Community Development Block Grant program for the Brigham Lane Water Extension, Installation of Water Mains and Appurtenances, Contract TU-161, and

**Whereas**, regulatory approval has been obtained for the plans, specifications and increase to the service area; and

**Whereas**, Bids for Contract TU-161 were duly advertised, and

**Whereas**, Seven Bids were received on June 15, 2016 at 2:00 P.M., and the results were as follows:

Leo Boice & Sons, Inc.	\$ 665,070.50
Casale Construction Services	\$ 678,565.00
Grant Street Construction	\$ 718,000.00
Evergreen Mountain	\$ 789,965.00
Arold Construction, Inc.	\$ 891,900.00
Gallo Construction Corp.	\$ 908,102.34
J. Mullen and Sons, Inc.	\$1,135,412.00

and **Whereas**, the lowest qualified bidder is Leo Boice & Sons, Inc. In the amount of \$665,070.50., and

**Whereas**, the Town Board desires to keep the project within the CDBG Grant total for construction, requiring certain reductions in the project scope and quantities.

**Therefore, bit it resolved** as follows:

The Town of Ulster award the Contract to Leo Boice & Sons, Inc. of Kingston in the amount of \$ 665,070.50; and

The Town of Ulster approves a credit change order in the amount of \$165,425.84, thus reducing the contract total to \$ 499,644.66.

By Order of the Town Board, Town of Ulster, this 21st day of July, 2016.

**TOWN OF ULSTER TOWN BOARD MEETING (14)**

---

July 21, 2016

MOTION: Councilman Secreto

SECOND: Councilman Brink

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

*CARRIED*



**TOWN OF ULSTER TOWN BOARD MEETING (14)**

---

July 21, 2016

**RESOLUTION** transferring \$30,000 from the Landfill Closure Reserve to the Brigham Lane Water Extension Capital Project:

**RESOLUTION OF THE TOWN BOARD, TOWN OF ULSTER PURSUANT TO § 6-c OF THE GENERAL MUNICIPAL LAW TO TRANSFER MONIES FROM THE LANDFILL CLOSURE RESERVE FUND TO BUILDINGS RESERVE FUND FOR THE PAYMENT OF EXPENSES RELATED TO THE BRIGHAM LANE WATER EXTENSION PROJECT**

WHEREAS on August 9, 1988, pursuant to § 6-f of the General Municipal Law as, amended, the Town Board of the Town of Ulster did establish a Capital Reserve Fund known as the "LANDFILL CLOSURE RESERVE FUND" to finance the closing of the Town's landfill; and

WHEREAS monies have been deposited in a bank account known as the Landfill Closure Reserve Fund; and

WHEREAS the Supervisor was authorized to invest from time to time the monies of said fund pursuant to § 6-f of the General Municipal Law on authorization of the board pursuant to § 6-c of the General Municipal Law; and

WHEREAS the Town of Ulster, by deed dated May 18, 1993 conveyed the Town Landfill to the Ulster County Resource Recovery Agency which has assumed responsibility for costs of closing and capping the Town Landfill; and

WHEREAS the money deposited in the Landfill Closure Reserve Fund is no longer needed for this purpose and may be transferred to another capital account pursuant to the authority vested in General Municipal Law § 6-c; and

WHEREAS it is proposed to transfer monies from the Landfill Closure Reserve Fund to the Buildings Reserve Fund as follows: THIRTY THOUSAND (\$30,000.00) DOLLARS from said fund for contractor expenses related to the construction of the Brigham Lane Water Extension Capital Project; now

BE IT RESOLVED that the Supervisor of the Town of Ulster be and he is authorized to transfer monies from the Landfill Closure Reserve Fund to the Buildings Reserve Fund in the sum of THIRTY THOUSAND (\$30,000.00) DOLLARS from said fund for the purpose of paying contractor expenses related to the construction of the Brigham Lane Water Extension Capital Project; and it is further

RESOLVED that this resolution is subject to a permissive referendum.

July 21, 2016

**TOWN OF ULSTER TOWN BOARD MEETING (14)**

---

July 21, 2016

MOTION: Councilman Brink  
SECOND: Councilman Secreto

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

*CARRIED*

**MOTION** to authorize to pay to Ulster County the sum of \$17,388.55 for the 2015 Ulster Business Complex LLC Tax Cert Settlement on behalf of the Ulster Library District (\$2,175.58) and the Ulster Fifth Fire District (\$15,212.97) with said sums to be repaid to the Town by the Special Districts by October 1, 2016:

MOTION: Councilman Morrow  
SECOND: Councilman Secreto

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

*CARRIED*

**MOTION** to authorize the signing of an Amended Agreement for the Expenditures of Highway Moneys under Section 284 of the Highway Law for 2016:

MOTION: Councilman Brink  
SECOND: Councilman Secreto

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

*CARRIED*

**TOWN OF ULSTER TOWN BOARD MEETING (14)**

---

July 21, 2016

**MOTION** to authorize the Supervisor to sign the 2016 Summer Recreation Contract with Ulster County Youth Bureau:

MOTION: Councilman Secreto

SECOND: Councilman Morrow

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

*CARRIED*

**MOTION** to authorize the Supervisor to sign Municipal Advisors Services Agreement with Munistat Services, Inc.:

MOTION: Councilman Morrow

SECOND: Councilman Secreto

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

*CARRIED*

**MOTION** to accept Taylor Glass's resignation for the Assessor's Office:

MOTION: Councilman Secreto

SECOND: Councilman Morrow

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

*CARRIED*

**TOWN OF ULSTER TOWN BOARD MEETING (14)**

---

July 21, 2016

**MOTION** to accept Gary Russell's (full time Dispatcher) resignation from the Police Department:  
(Presented by Councilman Morrow, Personnel)

MOTION: Councilman Brink  
SECOND: Councilman Secreto

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

*CARRIED*

**MOTION** to authorize the hiring of one full time W/W Maintenance Worker for the Sewer Department:  
(Presented by Councilman Morrow, Personnel)

Zachary Williams: non-competitive; Union; Local 17; start date 7/22/16 ; rate 13.05/hour; Grade 5; recommended by Vincent Maggiore.

MOTION: Councilman Secreto  
SECOND: Councilman Brink

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

*CARRIED*

**MOTION** to authorize the changing of Water/Sewer Account Clerk's position from part time to intermediate:  
(presented by Councilman Morrow, Personnel)

Kathleen Siracusano – 20 hours to 34 per week; \$14.00/hour; competitive; Union.

**TOWN OF ULSTER TOWN BOARD MEETING (14)**

---

July 21, 2016

MOTION: Councilman Brink  
SECOND: Councilman Secreto

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

*CARRIED*

**MOTION** to authorize Planning Board members to attend 2016 Planning and Zoning Summer School, July 29<sup>th</sup> in Hyde Park, NY:

MOTION: Councilman Morrow  
SECOND: Councilman Secreto

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

*CARRIED*

---

**PUBLIC HEARING: Local Law No \_\_\_ of 2016: A Local Law Regulating Certain Solar Energy Systems and Equipment within the Town of Ulster**

**Explanation** per Jason Kovacs: The use of solar in our Town and across NY State has increased. Currently no zoning laws regarding solar farms and solar equipment. This proposed local law is to promote and encourage the use of solar energy and for the safety of Town of Ulster residents.

**MOTION** to open the Public Hearing (7:23 PM)

MOTION: Councilman Morrow  
SECOND: Councilman Brink

**TOWN OF ULSTER TOWN BOARD MEETING (14)**

---

July 21, 2016

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

*CARRIED*

**1. Jeff Irish (Hudson Solar) 5 Bollenbecker Road, Rhinebeck:**

Designs solar electric systems in the area for 15 years (over 1,000); has some ideas for improving and adding to the law as it is written currently, specifically the definition and the safety. Would be glad to have a conversation with Town Attorney, Jason Kovacs, regarding rewording of the law.

**2. Anne Waling (Zoning Manager, Cypress Creek Renewables) Plattsburgh, NY:**

Read the law, thinks that the ordinances are well thought out; asks to consider language regarding tree clearing if the site is 50% wooded; make things discretionary to the Planning Board. Would be willing to submit written comments to Jason Kovacs for his review.

**3. Anthony Sicari (NY State Solar Farm), Modena, NY:**

Great the way it is worded. Only comment he has asks for accommodation with a site that is hidden/tucked away, would like consideration that the 50% be exceeded to approx. 60%. Would be willing to highlight items in the law and submit to the Town Attorney. At Supervisor's request, submit rewording and propose language that adheres to what he spoke about.

---

No further comments

*Supervisor Quigley:* Written Comments will be accepted for 30 days, directed to the Town of Ulster Town Clerk's Office.

**MOTION** to close the Public Hearing (7:34 PM)

MOTION: Councilman Brink  
SECOND: Councilman Secreto

Town Councilman Brink	-Aye
Town Councilman Kitchen	-Excused
Town Councilman Morrow	-Aye
Town Councilman Secreto	-Aye

**TOWN OF ULSTER TOWN BOARD MEETING (14)**

---

July 21, 2016

Supervisor Quigley -Aye

*CARRIED*

---

**MOTION** to authorize the Planning of the Hillside Terrace Water Line:  
*(not for the construction – just the planning)*

MOTION: Councilman Brink  
SECOND: Councilman Secreto

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

*CARRIED*

**MOTION** to authorize an inventory of the Lighting Districts and the appropriation of funds to pay for it:

MOTION: Councilman Secreto  
SECOND: Councilman Morrow

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

*CARRIED*

**MOTION** to authorize the filing of CFA Application for Katrine Lane:

MOTION: Councilman Brink  
SECOND: Councilman Secreto

**TOWN OF ULSTER TOWN BOARD MEETING (14)**

---

July 21, 2016

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

*CARRIED*

**PRESENTATION** of Annual Fund Balance Policy Compliance Statement for Year-End December 31, 2015:

Town Board adopted a Fund Balance Policy for setting the recommended balance of monies that the Town would maintain in the unencumbered fund balance in each of the Town's Operating Funds:  
Year Ending 2015:

	<u>Balance:</u>	<u>Recommended Balance</u>	<u>Excess</u>
1. <b>General Fund:</b>	\$1,393,901.00	\$801,000	+\$592,000

Supervisor requests a motion to reserve \$322,303 to pay the cost related to the tax certiorari judgement the Town received from Tech City.

Supervisor requests a motion to transfer to capital reserve \$250,000 to be used for the possible re-roofing of the Town Hall building.

MOTION: Councilman Morrow

SECOND: Councilman Brink

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

*CARRIED*



**TOWN OF ULSTER TOWN BOARD MEETING (14)**

July 21, 2016

	<u>Balance</u>	<u>Recommended Balance</u>	<u>Excess</u>
2. <b>Highway Department</b>	\$219,238	\$397,000	none

Supervisor requests a motion to reserve \$151,614 for the cost of the Tech City settlement

MOTION: Councilman Brink  
SECOND: Councilman Secreto

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

*CARRIED*

	<u>Balance:</u>	<u>Recommended Balance</u>	<u>Excess</u>
3. <b>Ulster Water Dist</b>	\$418,164	\$212,000	+\$205,000

Supervisor Quigley requests a motion to reserve \$68,800 for their portion of the Tech City settlement

MOTION: Councilman Brink  
SECOND: Councilman Morrow

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

*CARRIED*

**4. Halcyon Park/Bright Acres/Cherry Hill/Spring Lake/East Kingston Water/Whittier Sewer Districts**

Each District has capital projects scheduled for the future; Supervisor Quigley requests a motion for these funds to remain in the unencumbered fund balance and we will return to them at a later date for appropriations.

**TOWN OF ULSTER TOWN BOARD MEETING (14)**

July 21, 2016

MOTION: Councilman Brink  
SECOND: Councilman Secreto

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

*CARRIED*

	<u>Balance:</u>	<u>Recommended Balance</u>	<u>Excess</u>
5. <b>Ulster Sewer District</b>	\$616,366	\$178,000	+\$438,000

Supervisor Quigley requests a motion to reserve \$103,520 for their portion of the Tech City settlement.

MOTION: Councilman Secreto  
SECOND: Councilman Brink

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

*CARRIED*

	<u>Balance:</u>	<u>Recommended Balance</u>	<u>Excess</u>
6. <b>Washington Ave Sewer District</b>	\$60,588	\$15,700	+\$44,000

Supervisor Quigley requests a motion that this fund balance remain in the unencumbered fund balance.

MOTION: Councilman Brink  
SECOND: Councilman Secreto

## TOWN OF ULSTER TOWN BOARD MEETING (14)

---

July 21, 2016

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

*CARRIED*

*Supervisor Quigley:* At the end of the year, the Town had \$3M in the unencumbered fund balance. Our max which should have been in the unencumbered is \$1.7M; we have now segregated money that the Town has due to Tech City – tax certiorari or planned capital improvements. These numbers indicate that the Town is in a healthy financial position. We do face challenges as the Tech City buildings are being demolished and the Hudson Valley Mall is in a state of flux.

### CONCLUSION OF SCHEDULED AGENDA

### **PUBLIC COMMENT**

1. **Town Resident, John Kaiser (822 Neighborhood Rd):** Safety concerns about Neighborhood. He and his wife live in Town 39 years. Neighborhood Rd has more activity, traffic over the years. Now that Sawkill Rd bridge is closed, more traffic as Neighborhood is used as the detour. Large tractor trailers, flatbed trucks, commuters. School starts soon and concerned that children/walkers will be affected by this traffic and those not abiding by the 30 MPH speed limit. Thinks that Seremma Court is a great access road and thought that would be used as the detour. Is there anything that the Town Board can do to approach the County to look at Seremma Court as the detour>  
*Supervisor:* Speed dolly set up on Neighborhood Rd currently. Recommendation from Dennis Doyle at the County Planning Board, that it would be received better if the Town Board make a motion to reconsider the detour routes that have been set up. Has an email that Doyle sent to the County Highway Commissioner, indicating that the Town has asked for a review of and redirection of the detour to Seremma Court. Asks the Town Board for a motion authorizing the Supervisor to convey to the County that the Town Board's collective feeling is that the detour should be rerouted to Seremma Court if possible.

*Councilman Morrow:* I'll make that motion. We should express to the County that, in the future, if there needs to be a detour using the Town roads, the Town Board, Highway Dept and Police Dept should be consulted prior to arbitrarily using one of our roads.

**MOTION** authorizing the Supervisor to convey to the Ulster County Highway Dept that the Sawkill Road bridge detour be rerouted to Seremma Court and future detours

**TOWN OF ULSTER TOWN BOARD MEETING (14)**

July 21, 2016

affecting Town roads require prior consultation with the Ulster Town Board, Town of Ulster Highway Dept, and the Town of Ulster Police Department.

MOTION: Councilman Morrow

SECOND: Councilman Secreto

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

*CARRIED*

*Supervisor Quigley:* (To Mr. Kaiser) We will take this to the County on Monday. In the meantime if you have any concerns, please contact Det. Sgt. Berardi.

*Kaiser:* Thank you.

**2. Town Resident, Richard Graff (325 Stickles Terr):**

Requesting Neighborhood Watch sign installed on his street. Recent break ins and they are a tightknit community. Neighbors are in agreement for the sign.

*Supervisor Quigley:* The rules require that you put together a neighborhood watch committee and you provide evidence to the Town that you have “x” number of neighbors that have signed on. I will send to you information provided by the Town Attorney, regarding an active neighborhood watch community in effect before sign installation. I asked Det Sgt Berardi to research the amount of calls in your neighborhood and the number was?

*Berardi:* Half dozen calls for service in two years.

*Supervisor:* Indicate to your neighbors to call the Town of Ulster Police if you have problems, we need to know about them.

**3. Town Resident, Frank Rittie, Jr. (East Kingston) :**

Questions when the roads are going to be repaved since the water line installation – not safe for cars.

Also almost half of hydrants have been recalled. Water tank out of service.

*Supervisor:* Mixing device put into E. Kingston water tank initially, using PVC pipes. Two winters ago, cold weather, water froze and ice ripped the pipes off of the wall. The tank was recently repaired and should be back online within the next week. New anchoring system for internal mixing. Regarding hydrants: E. Kingston the most recent district

**TOWN OF ULSTER TOWN BOARD MEETING (14)**

---

July 21, 2016

constructed and most number of hydrants affected by the recall. In the next month or two, the manufacturer will most likely send out a crew to fix those hydrants.

*Rittie:* What about the roads?

*Frank Petramale:* We are aware of the situation and slowly working our way across.

*Supervisor:* John St may be the last road to pave because there are issues with water lines.

*Rittie:* Ok.

**4. Town Resident, Teri Quarantino (965 Flatbush Rd):**

More people using Charles Rider Park, which is great. Believes usage rules are needed to be posted at the park. Boats have hard time coming in to dock/boat launch when fisherman are there with their lines in. Children are running on the dock. Some parents do not supervise their children. Some jet skis are tied to the dock. There needs to be a sign and rules.

*Supervisor:* May I have volunteers to work on rules to be posted at Rider Park? We have a set of rules set by the DEC.

*Secreto:* This is parental.

*Morrow:* Who is going to enforce these rules?

*Supervisor:* We will take this into consideration for next year, but now we can work on a set of rules.

*Quarantino:* I am worried about the Town's liability.

*Supervisor:* Let the record reflect that Mr. Morrow and Mr. Brink will work on a set of rules for Rider Park.

Supervisor Quigley calls for **MOTION** to adjourn the meeting at 8:05 PM

MOTION: Councilman Morrow

SECOND: Councilman Brink

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

**CARRIED**

Respectfully Submitted by Suzanne Reavy  
Ulster Town Clerk