

**TOWN OF ULSTER TOWN BOARD WORKSHOP MEETING (16)**

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JULY 6, 2017

**~PUBLIC HEARING SCHEDULED 7:15 pm – Correction of Structure owned by 901 Grant Ave., LLC, 901 Grant Ave., Lake Katrine, NY ~**

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**CALLED TO ORDER BY SUPERVISOR QUIGLEY, CHAIRMAN at 07:00 PM**

**SALUTE TO THE FLAG**

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

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

**ALSO IN ATTENDANCE:**

1. Town Attorney, Jason Kovacs
2. Highway Superintendent, Frank Petramale
3. Building Inspector, Kathy Moniz
4. Deputy Town Clerk, Lauren Hommel
5. Code Enforcement Officer, Erik Hines
6. Town residents

**ADDITIONS OR CHANGES TO THE AGENDA** -- Supervisor adds a MOTION regarding Katrine Lane Sewer Extension to the end of New Business

**PUBLIC DISCUSSION ON AGENDA ITEMS** – None

**APPROVAL OF MINUTES – MAY 8TH**

MOTION: Councilman Morrow

SECOND: Councilman Secreto

Councilman Brink:	Aye
Councilman Kitchen:	Aye
Councilman Morrow:	Aye
Councilman Secreto:	Aye
Supervisor Quigley:	Aye

***CARRIED***

JULY 6, 2017

COMMUNICATIONS - None

**NEW BUSINESS**

**MOTION TO AUTHORIZE THE SUPERVISOR TO SIGN THE 2017 ULSTER COUNTY YOUTH BUREAU CONTRACT**

MOTION: Councilman Morrow

SECOND: Councilman Brink

Councilman Brink:           Aye  
Councilman Kitchen:       Aye  
Councilman Morrow:       Aye  
Councilman Secreto:       Aye  
Supervisor Quigley:       Aye

*CARRIED*

**MOTION TO AUTHORIZE CHANGE ORDER NO. 2 FOR BRIGHAM LANE WATER EXTENSION AS A CREDIT IN THE AMOUNT OF \$38,282.46**

*(Brigham Lane project is complete)*

MOTION: Councilman Brink

SECOND: Councilman Kitchen

Councilman Brink:           Aye  
Councilman Kitchen:       Aye  
Councilman Morrow:       Aye  
Councilman Secreto:       Aye  
Supervisor Quigley:       Aye

*CARRIED*

JULY 6, 2017

**MOTION TO SET A PUBLIC HEARING FOR A SPECIAL USE PERMIT TO REPLACE A SINGLE DWELLING HOME WITH A MOBILE HOME LOCATED AT 2 JUNIPER LANE, SAUGERTIES, SBL# 39.27-2-4.100**

*(SET FOR JULY 20th at 7:20 PM)*

*Kathy Moniz:* Property located at 2 Juniper was 2-story dwelling totally destroyed by fire; they requested permission to put mobile home on property. For purposes of scheduling a public hearing, Moniz asked this to be put on the agenda.

MOTION: Councilman Morrow

SECOND: Councilman Kitchen

Councilman Brink: Aye  
Councilman Kitchen: Aye  
Councilman Morrow: Aye  
Councilman Secreto: Aye  
Supervisor Quigley: Aye

*CARRIED*

**The FOLLOWING SIX MOTIONS Presented by Councilman Morrow, Personnel:**

**MOTION TO ACCEPT THE RESIGNATION OF POLICE OFFICER GUY PROPER**

*(in Good Standing)*

MOTION: Councilman Secreto

SECOND: Councilman Brink

Councilman Brink: Aye  
Councilman Kitchen: Aye  
Councilman Morrow: Aye  
Councilman Secreto: Aye  
Supervisor Quigley: Aye

*CARRIED*

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**MOTION TO ACCEPT THE RESIGNATION OF POLICE OFFICER JOHN SOLIAN, SR.**

*(In Good Standing)*

MOTION: Councilman Brink  
SECOND: Councilman Secreto

Councilman Brink: Aye  
Councilman Kitchen: Aye  
Councilman Morrow: Aye  
Councilman Secreto: Aye  
Supervisor Quigley: Aye

*CARRIED*

**MOTION TO ACCEPT THE RETIREMENT OF DETECTIVE JOHN DICKSON  
(EFFECTIVE JUNE 29; IN GOOD STANDING; 32 YEARS OF SERVICE WITH THE TOWN)**

MOTION: Councilman Kitchen  
SECOND: Councilman Secreto

Councilman Brink: Aye  
Councilman Kitchen: Aye  
Councilman Morrow: Aye  
Councilman Secreto: Aye  
Supervisor Quigley: Aye

*CARRIED*

**MOTION TO HIRE ONE FULL TIME POLICE OFFICER**

Sean Bailey: effective 7/6/17; Step 1; \$21.61/hour; union; PBA; recommended by Lt. Berardi

MOTION: Councilman Morrow  
SECOND: Councilman Secreto

Councilman Brink: Aye  
Councilman Kitchen: Aye  
Councilman Morrow: Aye

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Councilman Secreto: Aye  
Supervisor Quigley: Aye

*CARRIED*

**MOTION TO HIRE ONE PART TIME POLICE OFFICER**

Dylan Jocelyn-Peter: effective 7/7/17; \$21.61/hour; Step 1; union; currently part time in Rhinebeck and Woodstock; recommend by Lt. Berardi

MOTION: Councilman Secreto  
SECOND: Councilman Brink

Councilman Brink: Aye  
Councilman Kitchen: Aye  
Councilman Morrow: Aye  
Councilman Secreto: Aye  
Supervisor Quigley: Aye

*CARRIED*

**MOTION TO ASSIGN JOSEPH TRAPANESE FROM ROAD PATROL TO THE DETECTIVE DIVISION**

*(start date 7/7/17; recommended by Lt. Berardi; wage \$33.40/hour)*

*MOTION: Councilman Brink  
SECOND: Councilman Secreto*

*Councilman Brink: Aye  
Councilman Kitchen: Aye  
Councilman Morrow: Aye  
Councilman Secreto: Aye  
Supervisor Quigley: Aye*

*CARRIED*

JULY 6, 2017

**MOTION TO AUTHORIZE THE SUPERVISOR TO SIGN AGREEMENT WITH JOE DIAMOND FOR PHASE I ARCHAEOLOGICAL SURVEY FOR THE KATRINE LANE SEWER EXTENSION**

*Supervisor Quigley:* Town received \$750,000 Small Cities grant for the Katrine Lane Sewer Extension. Now in process of reviews under SEQRA and one type of studies that is required is an archaeological study.

Joe Diamond has done worked on projects for the Town over the past 10 years. SUNY New Paltz professor.

MOTION: Councilman Brink

SECOND: Councilman Kitchen

Councilman Brink:	Aye
Councilman Kitchen:	Aye
Councilman Morrow:	Aye
Councilman Secreto:	Aye
Supervisor Quigley:	Aye

*CARRIED*

**OLD BUSINESS**

**RESOLUTION OF LOCAL LAW \_\_\_\_\_ OF 2017, A LOCAL LAW CHANGING THE TERM OF THE OFFICE OF THE SUPERVISOR FROM TWO YEARS TO FOUR YEARS, COMMENCING ON JANUARY 1, 2018**

*Resolution authorizes this matter to be placed on Nov 7, 2017 ballot for the public to express opinions to authorize or not, this action.*

JULY 6, 2017

**LOCAL LAW NO. 1 of 2017**

**A Local Law to Extend the Term of Office for the Town Supervisor**

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

**§ 1. Title.**

This local law shall be known as the “Local Law extending the term of the Town Supervisor” in the Town of Ulster, County of Ulster, State of New York.

**§ 2. Purpose.**

The purpose of this local law is to extend the term of office for the Town Supervisor from two (2) years to four (4) years. The Town Board recognizes that the Office of the Town Supervisor is a full-time position, and the Town Board believes an extended term would bring greater continuity to the office, and thus believes that the extended term is in the public’s best interest.

**§ 3. Authority.**

This local law is enacted pursuant to the Town’s authority under Section 23 of the Municipal Home Rule Law of the State of New York.

**§ 4. Application.**

This local law shall extend the term of the Town Supervisor from two (2) years to four (4) years, such four (4) year terms shall commence as of the 1<sup>st</sup> day of January, 2018, and shall apply to the person elected to such office at the Biennial Town Election to be held on November 7, 2017, and to those elected thereafter.

**§ 5. Effective Date.**

In accordance with the provisions of the Municipal Home Rule Law of the State of New York, this local law shall not become operative or effective unless and until it shall have been approved at the next general election held within the Town of Ulster by the affirmative vote of a majority of the qualified electors of the Town of Ulster voting upon the proposition.

This local law shall take effect, if approved as electors, upon the filing with the Office of the Secretary of State.

MOTION: Councilman Brink  
SECOND: Councilman Kitchen

Councilman Brink: Aye  
Councilman Kitchen: Aye  
Councilman Morrow: Aye  
Councilman Secreto: Aye  
Supervisor Quigley: Aye

*CARRIED*

JULY 6, 2017

**RESOLUTION OF THE TOWN BOARD ACCEPTING TWO IRREVOCCABLE OFFERS OF DEDICATION OF WATER AND/OR SEWER LINES AS PUBLIC UTILITIES FOR THE SHOP RITE PLAZA, AND ACCEPTING TWO EASEMENT ACCESS AGREEMENTS**

*Jason Kovacs confirms that this comes with his recommendation and review.*

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

**Resolution of the Town Board Accepting two Irrevocable Offers of Dedication of Water and/or Sewer Lines as Public Utilities for the Shop Rite Plaza, and Accepting two Easement Access Agreements**

**Date: July 6, 2017**

**Whereas**, two Irrevocable Offers for Public Dedication for certain water and/or sewer lines has been made by CR-Kingston Associates, LLC for the Shop Rite Plaza; and

**Whereas**, the Dedications require formal action by the Town of Ulster Town Board; and

**Whereas**, in furtherance of the Offers for Public Dedication, two access easements have been offered by CR-Kingston Associates, LLC to the Town, and

**Whereas**, the Town Board of the Town of Ulster is desirous of accepting said offered easements on behalf of said Town, and

**Whereas**, the Town Board of the Town of Ulster has examined said instruments, now, therefore, be it

**RESOLVED** that the Town of Ulster Town Board does hereby

1. Accept the Offers of Dedication for the utilities as public utilities.
2. Accept the responsibility for the operation and maintenance of the utilities;
3. Authorize the Supervisor of the Town of Ulster to execute and accept the Offers to dedicate the utilities attached hereto in Schedule "A."
4. Accept two easements from CR-Kingston Associates LLC in accordance with the terms and conditions contained in said instruments and directs that the same be recorded in the Office of the Clerk of the County of Ulster.



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MOTION: Councilman Morrow  
SECOND: Councilman Brink

Councilman Brink: Aye  
Councilman Kitchen: Aye  
Councilman Morrow: Aye  
Councilman Secreto: Aye  
Supervisor Quigley: Aye

*CARRIED*

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**~PUBLIC HEARING 7:15 pm – Correction of Structure owned by 901 Grant Ave., LLC, 901 Grant Ave., Lake Katrine, NY ~**

**Explanation/Purpose:** Jason Kovacs

Building inspector inspected 901 Grant Ave; found that property is in poor condition; has serious issues regarding public safety. Under our Unsafe Building Code (Chapter 64) of the Town Code, the first step in declaring a property a public nuisance is to hold a public hearing, invite the owner and any interested parties in the property to come speak on the condition of the property.

**Actions Taken:** Kathy Moniz

Since issuing an Order to Remedy, has been in touch with property owners, asking that they, 1. Get rid of dumping, 2. Clearing of vegetation, 3. Securing of the building. Vandalism occurring. Met at the site with Lt. Berardi; listed a schedule of requests and dates to be completed. To date, landscaping cut back; dumping cleaned up; installed cameras; boarded first floor windows throughout. They have been actively following through with all demands. Receiving full cooperation from owner.

**MOTION** to open Public Hearing (7:15 PM): Councilman Secreto  
**SECOND:** Councilman Morrow

Councilman Brink: Aye  
Councilman Kitchen: Aye  
Councilman Morrow: Aye  
Councilman Secreto: Aye  
Supervisor Quigley: Aye

*CARRIED*

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**PUBLIC COMMENT:**

*Jim Cranston:* Lives in Saugerties, NY; works across the street near Grant Ave. Concern is that it will stay secure. Ongoing thing. Owner is nice but may have gotten in too far. Asks that the Town keeps an eye on things. Large building, kids were in there, watched people walk in building and not come out. After the cleaning dies down, possible that people will start going back. Owner has boarded up doors in the past.

*Supervisor:* Actions Town took in calling for this public hearing and that the Town would pursue a demolition option is very serious and we have communicated to the owner his requirement to remain vigilant in keeping the property clean and secure. Thinks the owner will maintain these standards.

*Cranston:* Did try to see if the Empire Development would have an interest in the building, but they didn't seem interested.

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*George Lithco, Jacobowitz and Gubits, LLP:* Here on behalf of the owners. They appreciate the Town's interest in remedying this project. Their goal is to complete this by August.

*John Morrow:* I'm sure our Town police will maintain surveillance of the property.

**MOTION** to close Public Hearing (7:20 PM): Councilman Secreto  
**SECOND:** Councilman Morrow

Councilman Brink:           Aye  
Councilman Kitchen:       Aye  
Councilman Morrow:       Aye  
Councilman Secreto:        Aye  
Supervisor Quigley:        Aye

***CARRIED***

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**PUBLIC COMMENT**

*Supervisor:* Regular agenda concluded. (To audience member, Leslie Lansing) – I'm sure Leslie would like to hear about the cats. Asks Town Clerk to read recent letter from UCSPCA.

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*Town Clerk:* Reads letter from Adam Saunders, Director UC SPCA, detailing results of TNR (Trap, Neuter, Release) in Sunrise Park neighborhood. Total cats trapped: 18. Total retained: 6. Total re-released: 12.

*Supervisor:* Report left out one full week of detailed report. Reports of pregnant cats from neighbors outside of this report, and we are continuing to monitor this neighborhood.

**MOTION TO ADJOURN (7:25 PM)**

MOTION: Councilman Morrow

SECOND: Councilman Kitchen

Councilman Brink: Aye

Councilman Kitchen: Aye

Councilman Morrow: Aye

Councilman Secreto: Aye

Supervisor Quigley: Aye

CARRIED

Respectfully Submitted by Suzanne Reavy  
Ulster Town Clerk