

TOWN OF ULSTER TOWN BOARD MEETING  
SEPTEMBER 19, 2024

**MEETING HELD IN PERSON and VIRTUALLY (ZOOM AND FACEBOOK LIVE)**

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

**SALUTE TO OUR FLAG**

**ROLL CALL by Town Clerk, Suzanne Reavy:**

TOWN COUNCILMAN CLAYTON VAN KLEECK  
TOWN COUNCILMAN ROCCO SECRETO  
TOWN COUNCILWOMAN ANNA HAYNER  
TOWN COUNCILWOMAN MARYANN DEGROODT  
SUPERVISOR JAMES E. QUIGLEY 3<sup>rd</sup>

**ALSO IN ATTENDANCE:**

1. Kyle Berardi, Police Chief
2. Frank Petramale, Highway Superintendent
3. Jason Kovacs, Town Attorney
4. Tosca Sweeney, Comptroller
5. Warren Tutt, Building Inspector
6. Bill Kemble, Daily Freeman
7. Fifteen+ in-person attendees

**ADDITIONS OR CHANGES TO AGENDA – None**

**PUBLIC DISCUSSION ON AGENDA ITEMS – None**

**COMMUNICATIONS – None**

**SUPERVISOR’S STATEMENT:**

Regarding article in the Daily Freeman that disclosed a 9/11/24 cyber incident in the town offices. Three computers operating three networks: police department, general administrative, and the justice court. On 9/11/24, 7am were notified not to turn our computers on since the main server had been penetrated. We were unclear of situation. Certain that police department server was safe. Court was instructed to contact the Office of Court Administration. Town has cyber insurance and immediately notified agencies – Ulster County emergency services and information technology, city of Kingston, bank, homeland security, FBI, engaged Booz & Allen to do network recovery, which is completed. We are in recovery process now. Investigation continues. Not able to point to where this came from.

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**DEPARTMENT HEADS' STATEMENTS**

Building Department, Warren Tutt

Office backups are hard copies/paper. We are moving forward and have found workarounds with help of town clerk. All reviews are done on paper copies. Business as normal.

Police Department, Kyle Berardi

Glad that police department is separate from the town hall. Operations were maintained. UC Information Services misinformation led to a short interruption with records management. Never lost data and completely operational. Did speak to NYSP to assure them that connections are secure. Did not make any reports to the federal government, the supervisor did.

*Supervisor:* Consultants and lawyers indicate that law enforcement allows forensic studies to be done and communication is made when criminal charges are to be filed.

Highway Department, Frank Petramale

Lost databases and work orders. They are slowly coming back, back to 2022. Biggest impact was on fuel system. Right now purchasing via credit card at retail locations. Hoping to have it up and running tomorrow.

Town Clerk/Tax Collector, Suzanne Reavy

BAS software is set to be reinstalled with a backup tomorrow. We have an 11:30 am appointment. Laserfiche, our digital filing cabinet for all town records, was restored this afternoon back to 2022. One million records recovered. Tax collection software will be restored next week. We have financial records backups that we retain for seven years. Our emails and town website were unaffected.

Comptroller, Tosca Sweeney

First thing we did coming in to work on 9/11 was call the different agencies, as supervisor said. Supervisor and I have been working side by side on accounts payable, making sure vendors are paid on time, manual entries, checks put through the printer, deposits are being done. Supervisor working with Peggy to ensure payroll will be on time. Keeping items separated in yellow binders for when financial system is back up and running. Keeping track of deficiencies if this were ever to happen again, ensuring preparation. Saving documents for at least six years plus one. No

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Supervisor Office, Jim Quigley

Today, town insurance carrier agreed to pay for activation of financial system in the cloud at vendor's location – Enterprise system hosted by KVS going forward. Restoring data set from December, 2023. Have been provided general ledger packet to be imported through the end of August, 2024. There is a gap in accounts payable. Daunting task. Most critical departments are water and sewer. They are in the middle of a quarterly billing cycle 2500 billing accounts. We have put a work-around in place. We have proof of concept for one district. Waiting for software representative to return from a trip.

**New Business:**

**Presentation and Acceptance of the Town Clerk's Monthly Report for the month of August 2024 (2024-M-292)**

MOTION: Councilman Secreto  
SECOND: Councilwoman Hayner

Town Councilwoman DeGroot	- Yes
Town Councilwoman Hayner	- Yes
Town Councilman Secreto	- Yes
Town Councilman Van Kleeck	- Yes
Supervisor Quigley	- Yes

*CARRIED*

**Motion to Authorize the Supervisor to sign the Engagement Letter with Mullen & Coughlin, LLC for Legal Services (2024-M-293)**

MOTION: Councilman Van Kleeck  
SECOND: Councilwoman Hayner

Town Councilwoman DeGroot	- Yes
Town Councilwoman Hayner	- Yes
Town Councilman Secreto	- Yes
Town Councilman Van Kleeck	- Yes
Supervisor Quigley	- Yes

*CARRIED*

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**Motion to authorize Matt Sabia of the Assessor's Office to attend the 2024 NYSAA Fall Conference, September 23<sup>rd</sup> -26<sup>th</sup>, Fairport, NY (2024-M-294)**

MOTION: Councilman Secreto  
SECOND: Councilwoman Hayner

Town Councilwoman DeGroot	- Yes
Town Councilwoman Hayner	- Yes
Town Councilman Secreto	- Yes
Town Councilman Van Kleeck	- Yes
Supervisor Quigley	- Yes

*CARRIED*

**Old Business:**

**Resolution Granting a Special Use Permit for Sage Cannabis, 268 Forest Hill Drive, Kingston, SBL 48.13-3-16.100 (2024-R-295)**

**TOWN OF ULSTER TOWN BOARD RESOLUTION AND DECISION**  
**GRANTING SITE PLAN APPROVAL AND SPECIAL USE PERMIT**  
**APPROVAL**

IN THE MATTER OF THE APPLICATION OF SAGE HOLDCO, INC. D/B/A SAGE CANNABIS FOR THE ADAPTIVE RE-USE OF THE GEODESIC DOME PREMISES FOR A COMMERCIAL RETAIL CANNABIS DISPENSARY:

WHEREAS, on April 26, 2024 Sage Holdco, Inc., d/b/a Sage Cannabis, hereinafter referred to as the "Applicant", made\_ Application to the Town of Ulster Town Bard and the Town of Ulster Planning Board pursuant to the town of Ulster Site Plan Law, the Town of Ulster Zoning Law and associated provisions of Section 274-a and 274-b of the Town Law of New York State for Site Plan Approval and Special Use Permit Approval of a commercial adaptive re-use development project known as the "Sage Cannabis Retail Dispensary"; and,

WHEREAS, the Town of Ulster Planning Board, the Town of Ulster Town Board and the Ulster County Planning Board, and their collective consultants have reviewed the Application aforesaid; which Application is seeking Site Plan and Special Use Permit Approvals for adaptive re-use of the existing geodesic dome commercial premises located at 268 Forest Hill Drive,

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Ulster, New York 12402, together with utilization of existing parking and additional site appurtenances; and,

WHEREAS, the improved lands comprising the proposed project consist of 0.845 acres and said lands are zoned Highway Commercial [HC] under the Town of Ulster Zoning Law, wherein the proposed use is permitted pursuant to site plan and special use permit reviews. The project site is further identified as: [S/B/L Number 48.13-3-16.100]; and,

WHEREAS, the project site is currently owned by Peacebomb Realty Holdings, LLC and said lands were formerly occupied by a commercial brewing establishment and the facility is presently in a physical condition which will not require additional building expansion of any kind; and,

WHEREAS, pursuant to the Zoning Law of the Town of Ulster and the Site Development Plan Law of the Town of Ulster, the Town of Ulster Town Board possesses authority to approve the Site Plan and issue a Special Use Permit for the proposed project; and,

WHEREAS, following initial review/recommendation by the Town of Ulster Planning Board, the project was duly classified as an Unlisted Action by the Town of Ulster Town Board pursuant to the State Environmental Quality Review Act [SEQRA] of New York State and coordinated environmental review was undertaken for circulation of a Short Environmental Assessment Form, Part 1, Application documents, maps and related addenda with the Town of Ulster Town Board, as one of two involved agencies, as well as various interested agencies, as follows:

- ❑ Town of Ulster Town Board [Discretionary Reviews]
  - Site Plan Approval.
  - Special Use Permit Approval.
  - SEQRA [6 NYCRR Part 617 et. seq.]; and,
- ❑ New York State Office of Cannabis Management
  - Adult-Use Retail Dispensary License [Discretionary Review].

WHEREAS, the following additional interested agencies have participated in the review of the project to date [Ministerial Reviews]

- i . Town of Ulster Zoning Board of Appeals.
- ii . Ulster County Planning Board.
- iii . Town of Ulster Building Inspector.
- iv . Town of Ulster Highway Department.
- v . Ulster County Health Department.
- vi . Town of Ulster Police Department.
- vii . Town of Ulster Fire Department.
- viii . United States Fish and Wildlife Service.
- ix . Town of Ulster Planning Board.

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WHEREAS, the Town of Ulster Town Board, having reviewed the proposed project at length with its consulting engineer, consulting planner, consulting attorney and with additional examination of the project by involved/interested agencies, has issued a Negative Declaration [hereinafter "Negative Declaration"], as of August 15, 2024, for the Sage Cannabis Retail Dispensary Project [said Negative Declaration is incorporated herein by reference hereto as if fully set forth at length]; and,

WHEREAS, the materials and documentation submitted of record as part of the Sage Cannabis Retail Dispensary Project have been detailed within the Negative Declaration aforesaid as follows; to wit:

- ❑ Application.
- ❑ Authorization.
- ❑ SEQRA Short EAF.
- ❑ Agricultural Data Statement.
- ❑ Project Narrative.
- ❑ SEQRA Notice of Intent to Serve as Lead Agency.
- ❑ SEQRA Addendum.
- ❑ Deed.
- ❑ Maps.
- ❑ Revised Maps.

WHEREAS, the Maps/Plans for the Project have been duly submitted to the Town of Ulster Town Board as part of the continuing Special Use Permit review:

- Cover Sheet.
- Zoning Conditions Plan.
- Site Plan.
- Existing Conditions Plan.
- Erosion and Sediment Control Plan.
- Construction Details.
- Revised Site Plan.

WHEREAS, the Application aforesaid has further been vetted by the Town of Ulster Planning Board Planner, David Church, AICP, by way of Project Review Notes, said reviews being incorporated herein by reference, as it set forth at length; and,

WHEREAS, pursuant to Section 239- of the General Municipal Law of New York State, the Town of Ulster Planning Board referred a full statement of the proposed action to the Ulster County Planning Board and the Ulster County Planning Board issued its Recommendations following its August 7, 2024 meeting; and,

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WHEREAS, the said Ulster County Planning Board Recommendations have all been followed and employed by the Applicant as detailed and depicted upon the site plan maps and determined of record; and,

WHEREAS, a duly noticed public hearing on the Project was held by the Town of Ulster Town Board on July 18, 2024 and there were no written or oral comments of any kind offered by the public, involved agencies or interested agencies; and,

WHEREAS, the Town of Ulster Town Board finds that the foregoing issues have all been adequately addressed, as set forth herein, and that overruling the Ulster County Planning Board is not required; and,

WHEREAS, the Town of Ulster Planning Board issued its Recommendation to approve the Sage Cannabis Project to the Town of Ulster Town Board at its September 10, 2024 meeting by way of 5-0 vote; and,

WHEREAS, the members of the Town of Ulster Town Board have read this Resolution and Decision, know the contents thereof and desire to adopt and issue said document as the Decision Granting Special Use Permit Approval to the Applicant's Project for a retail Cannabis facility; and,

WHEREAS, the Town board hereby ratifies and adopts the Site Plan Elements and Special Use Permit Elements under Sections

190-35 and 190-41 through 190-46 of the Town of Ulster Zoning Law and as analyzed, within the SEQRA Negative Declaration aforesaid as follows:

A Additional Findings Ratification: Special Use Permit:

i. No Detrimental effects by re-establishment of a retail facility use will be visited on other uses within the HC Zoning District and/or with respect to adjacent properties.

- The proposed use is in harmony with the orderly development of the HC zoning district and the location/use of all on-site facilities will not discourage appropriate development and use of adjacent lands.
- Reasonable fire, emergency and police access are available at the project site and no hazards will be posed by the project.
- The proposed use meets the bulk requirements, landscaping requirements and parking requirements under the Town of Ulster Zoning Law.

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- The location, size, nature and intensity of operations of the use, site layout and access to streets is adequate to provide for the safety of pedestrians and vehicles to and from the use.

b. Additional Findings Ratification: Site Plan:

- The existing structures on site are compatible with surrounding structures.
- The landscaping, buffering, plantings and setbacks show upon the Site Plan Maps provide for reasonable compatibility with and protection of adjacent uses.
- The Site Plan conforms with the provisions of the Town of Ulster Site Plan Law and Local Law No 2 of 2024.
- The proposed project is adequate for traffic and accessways so that vehicular circulation between the project site, street and adjacent properties is safe.
- Off-street parking and loading and interior circulation will provide for safe accessibility to all services.
- Lighting is sufficient for the project. The drainage, private well water and sewage disposal system are adequate for the proposed use and meet Ulster County Health Department Standards.
- Handicapped accessibility is provided.
- Conservation of energy, to the extent practicable, is accommodated by the project.
- Interior site circulation, parking and loading facilities are adequate to provide for vehicular and pedestrian safety.
- The nonresidential use of the subject premises will not interfere with the quiet enjoyment of neighboring residential lands.
- Mitigation measures employed for safety, security, aesthetics and compatibility of uses are all practical and adequate for the proposed retail use.

NOW THEREFORE, BE IT RESOLVED, that pursuant to Sections 274-a and 274-b of the Town Law of New York State, the Town of Ulster Zoning Law, and in consideration of the administrative review of the Application, the Town of Ulster Town Board hereby grants Site Plan Approval and Special Use Permit Approval to the Sage Cannabis Retail Dispensary, subject to the following conditions subsequent:

A. Compliance with the Town of Ulster Planning Board September 10, 2024 Recommendations to the Town of Ulster Town Board as follows:

- Follow any Town of Ulster Highway Superintendent comments.
- Follow any Fire Department comments.
- Follow all Ulster County Planning Board Recommendations.
- Maintain City View Terrace as private land in the event of any future fee ownership upon Deed conveyance to the Applicant by the Town of Ulster.
- Remain compliant with the Town of Ulster Zoning Law.
- Representation of native grass on the Site Plan.
- Compliance with Approved Site Plan.



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- Provide a copy of the facility Safety Plans to the Town of Ulster.
- Minor Site Plan changes of a ministerial nature may take place at the site subject to review and approval by the Town of Ulster Consulting Engineer, the Town of Ulster Highway Superintendent and the Town of Ulster Building Inspector.
- Payment of all Town of Ulster fees.

B. Building Permit Issuance Conditions:

- Payment of any and all outstanding Review escrow Fees, or any other necessary fees, as required pursuant to the Town of Ulster Code.
- Submittal of Final Site Plan Maps by the

Project Engineer for review, dating and approval by the Town of Ulster Town Board.

- Filing of this Resolution/Decision within the Offices of the Town of Ulster Clerk.
- Payment of all required Building Permit fees to the Town of Ulster.

The foregoing conditions are all to be completed prior to issuance of any Building Permit by the Town of Ulster.

C. Certificate of Occupancy Permit Conditions:

- Approval of the project signage by the Town of Ulster Building Inspector.
- Completion of the onsite parking improvements and other site plan elements prior to occupancy.
- Imposition of hours of operation as follows:

i. Monday to Saturday: 9:00am to 9:00pm.

ii. Sunday: 10:00am to 6:00pm.

- The inclusion of all safety and security measures at the Project site, as detailed of record.
- Provide a copy of the facility Safety Plan to the Town of Ulster.
- Proof of approval by the New York State Office of Cannabis Management by way of License issuance for the retail dispensary shall be provided to the Town Board.
- Approval of the project signage by the Town of Ulster Building Inspector.

Completion of the onsite parking improvement and other site plan elements prior to occupancy.

- Imposition of hours of operation as follows:

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i. Monday to Saturday: 9:00am to 9:00pm.

ii. Sunday: 10:00am to 6:00pm.

- ❑ The inclusion of all safety and security measures at the Project site, as detailed of record.
- ❑ Continuing Consistency with the Town of Ulster Planning Board Recommendations, as set forth in this Resolution.

The forgoing conditions are to be completed prior to the issuance of a Certificate of Occupancy, as stated, by the Town of Ulster; and,

BE IT FURTHER RESOLVED, that the Sage Cannabis Retail Dispensary Project is deemed to be in conformance with all Review Standards set forth within the Town of Ulster Zoning Law; and,

BE IT FURTHER RESOLVED, that the Town Board has duly examined the relevant areas of environmental concern under SEQRA, taken a hard look at the same, and issued its written elaboration for the grant of a Negative Declaration, which determination of environmental non-significant adverse effects is hereby ratified; and, \

BE IT FURTHER RESOLVED, that pursuant to Sections 274-a and 274-b of the Town Law of New York State and the Town of Ulster Zoning Law, the Town of Ulster Town Board hereby adopts and issues this Resolution/Decision upon the vote thereupon and the signature of the Town Supervisor herewith; and,

BE IT FURTHER RESOLVED, that the Town Board hereby determines that the Applicant shall adhere to all applicable New York State and Federal Regulations which govern the use, sale, and disposition of cannabis within and upon the subject premises; and

BE IT FURTHER RESOLVED, that as an express condition of Site Plan Approval and Special Use Permit Approval, there shall be no on-site consumption of cannabis, or cannabis derived

products at any time, as only the on-site retail sale of cannabis products is being permitted under this Approval.

BE IT FURTHER RESOLVED, that the Town of Ulster To Board hereby grants the Site Plan Approval and Special Use Permit Approval pursuant to all conditions as set forth within this Resolution/Decision.

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MOTION: Councilman Secreto  
SECOND: Councilwoman DeGroot

ROLL CALL VOTE:

Town Councilwoman DeGroot	- Yes
Town Councilwoman Hayner	- Yes
Town Councilman Secreto	- Yes
Town Councilman Van Kleeck	- No
Supervisor Quigley	- Yes

*CARRIED*

**Resolution Granting a Special Use Permit for The Joint Cannabis Dispensary,  
1221 Ulster Ave, Kingston, SBL 48.7-1-24.100 (2024-R-296)**

**RESOLUTION**  
**TOWN OF ULSTER TOWN BOARD**  
**The Joint, Cannabis Dispensary, 1221 Ulster Avenue**  
**SBL 48.7-1-24.100, ZONE: RC**  
**Special Use & Site Plan**

**WHEREAS**, Applicant and owner – Sonny Patel, Saumik Kingston, LLC d/b/a The Joint -- proposes to operate an Adult-Use Retail Cannabis Dispensary within an existing, commercial structure on an approximate 1.89 acre parcel fronting Ulster Avenue; and,

**WHEREAS**, this application proposes a use permitted by special use and site plan approval as a Cannabis Retail Dispensary under Town of Ulster Local Law 2 of 2024; and,

**WHEREAS**, the materials submitted in support of this special use and site plan application include:

- Two-page project narrative prepared by Joseph Minuta, RA, Minuta Architecture, dated 05/03/2024
- Completed Application for Special Use / Site Plan submitted by Sonny Patel, Saumik Kingston, LLC, dated 05/03/2024
- Signed authorization from Sonny Patel, dated 05/02/2024

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- Sign Permit Application, dated 05/02/2024
- Application for Building Permit, Saumik Kingston, LLC, dated 05/02/2024
- Completed Short Environmental Assessment Form Part 1 with EAF Mapper Summary Report, and with Environmental Site Remediation Database Search Details, signed by Sonny Patel, dated 05/02/2024
- Site Plan for The Joint Cannabis Dispensary consisting of nine (9) sheets prepared by Minuta Architecture, dated 05/03/2024, as follows:
  - Sheet T-1, Title Sheet
  - Sheet G-1, General Notes
  - Sheet S-1, Architectural Site Plan
  - Sheet S-2, Signage, Details & Specifications
  - Sheet A-1, Existing Layout
  - Sheet A-2, Proposed Layout
  - Sheet A-3, Existing & Proposed RCP Plan
  - Sheet A-4, Proposed Electrical Plan, Side Elevation & Proposed Light Spec
  - Sheet A-5, Details, Wall Types, Door Schedule, Door & Frame & Plumbing Riser Diagram; and,

**WHEREAS**, the Town Board of the Town of Ulster has final special use and site plan approval authority in coordination with and based on recommendations from the Town of Ulster Planning Board; and,

**WHEREAS**, the applicant has submitted a complete Special Use and Site Plan application to the Town of Ulster Town Board and Planning Board including a submitted State Environmental Quality Review Act (SEQRA) Short Environmental Assessment Form, Part 1; and,

**WHEREAS**, the Town Board, in coordination with the Planning Board, previously determined the Town Board was lead agency and typed the application as Type II requiring no further environmental impact assessment; and,

**WHEREAS**, this application is exempt from referral to the Ulster County Planning Board as per that Board's Land Use Referral Guide; and,

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**WHEREAS**, on July 18, 2024 the Town Board opened and closed a public hearing on this application and initiated a 30-day comment period for written comments. During the public hearing and comment period no comments were received; and,

**WHEREAS**, the Planning Board considered all of the application materials submitted by the applicant in support of the Proposed Action, and at their June 11, 2024 meeting said Planning Board had no substantive comments or conditions for approval of this application pending any public hearing comments; and,

**WHEREAS**, the Town Board of the Town of Ulster has reviewed all information and documentation referenced above, and has considered all relevant comments along with the comments from Town consultants and staff; and,

**NOW THEREFORE BE IT RESOLVED**, the Town Board grants Conditional Site Plan approval for the Proposed Action subject to the conditions, limitations and restrictions set forth below.

1. Compliance, as shown on signed plans, with any additional comments as may be provided from the Town Superintendent of Water, Superintendent of Sewer, or Town Engineer;
2. Compliance with any and all comments from the Town of Ulster Fire District No. 5 regarding access, vehicle circulation and any other emergency services matters;
3. Compliance with applicable zoning and building laws, rules and regulations.
4. Compliance with all representations made by the applicant;
5. Compliance with documentation, site plan, design plans and all details as cited herein;
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: Councilwoman DeGrootd

SECOND: Councilman Secreto

ROLL CALL VOTE:

Town Councilwoman DeGrootd	- Yes
Town Councilwoman Hayner	- No
Town Councilman Secreto	- Yes
Town Councilman Van Kleeck	- No
Supervisor Quigley	- Yes

*CARRIED*

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**Resolution Granting Access to the Town Video Camera System to the Town of Ulster Justice Court**

*Supervisor:* Presentation only. There was a requirement to put this resolution on the floor. Not enough time to be reviewed by the board members.

**Resolution Awarding Contract for Site Lighting Improvements at Orlando Street Softball Field (2024-R-297)**

*Supervisor:* Town went out to bid; town engineers put bid packet together. One bidder responded – J&J Sass, with a \$159,000 bid.

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

**Resolution Awarding Contract for Waterline Extension to RUPCO Project**

WHEREAS, The Town Board desires to install site lighting improvements at the Orlando Street Softball Field, and;

WHEREAS, the project is being supported, in whole or in part, by federal assistance listing number 21.027 awarded to the County of Ulster by the U.S. Department of the Treasury (ARPA funds);

WHEREAS, Brinnier and Larios, P.C., Profession Engineers and Land Surveyors, Kingston, New York, has been retained to prepare engineering plans, specifications, and contract documents for the project, and;

WHEREAS, on or about August 15, 2024, the Town Board of the Town of Ulster authorized the solicitation of bids pursuant to General Municipal Law 103, to install site lighting improvements at the Orlando Street Softball Field in the Town of Ulster; and

WHEREAS, one (1) bid package was duly received by the Town of Ulster in response to the bid solicitation authorized under the August 15, 2024 Resolution; and

WHEREAS, said timely bids received were opened on May 29, 2024 at the Town of Ulster Town Hall, 1 Town Hall Drive, Lake Katrine, New York and where a list can be referenced on the Canvass of Bids form produced by Brinner & Larios, P.C.; and

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WHEREAS, Brinner & Larios, P.C. has conducted due diligence and review of the specifications of the timely bid packages; and

WHEREAS, the bid responses have been reviewed carefully by the Town Board; now, therefore be it

RESOLVED, that the Town of Ulster Town Board hereby awards the successful bid for site lighting improvements at the Orlando Street Softball Field, to J & J Sass Electric, Inc., of Kingston, New York, at a bid price of \$159,000.00, subject to entering into a contract for said work; and it is further

RESOLVED, that the Town of Ulster Supervisor is authorized to execute the necessary documentation to enter into a contract for the work awarded herein.

MOTION: Councilman Secreto

SECOND: Councilman Van Kleeck

Town Councilwoman DeGroot	- Yes
Town Councilwoman Hayner	- Yes
Town Councilman Secreto	- Yes
Town Councilman Van Kleeck	- Yes
Supervisor Quigley	- Yes

*CARRIED*

***End of Agenda***

***Supervisor asks Councilman Van Kleeck to speak about recent EMS services meeting.***

*Councilman Van Kleeck:* Everett Erichsen (UC Emergency Services) put together a meeting with emergency services and towns of Hurley, Rosendale, Kingston, Ulster, to discuss ambulance service concerns. If towns were to go independently, it would cause a deeper problem. We are interested as well as other towns. Trying to move on this in a timely manner; we believe a cooperative effort with four towns that could well be served in a joint effort. Regionally now, ultimately someday a county-wide program.

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**PUBLIC COMMENT:**

1. Caylin Sanders, Glenerie Blvd. resident  
Re: Glenerie Boulevard and neighboring lands, safety.  
Reads from prepared material (ATTACHED)
  
2. Linda Fallon, Glenerie Blvd. resident  
Re: 338 Glenerie Blvd., Viviani residence  
Reads from prepared material (ATTACHED)
  
3. Joyann Simmons, Glenerie Blvd. resident  
Provides photos to the town board of 338 Glenerie Blvd. He is burning building materials.  
Materials are 95 years old. Called the police. Tired of coming here.

*Supervisor* – to Jason Kovacs: Are there any motions we can make?

*Kovacs*: Served him and commenced a lawsuit last month. By the time it expired, he had not answered. We will file an “order to show cause” The goal of the order to show cause is to get a court order, authorizing the town to clean up and/or demolish the structures on the property.

Supervisor asks building inspector to prepare the materials – the same type of document we prepared with the burned down church in East Kingston.

**MOTION to Enter Executive Session 7:40 pm for Collective Negotiations  
Pursuant to Article 14 Civil Service Law (2024-M-298)**

MOTION: Councilman Van Kleeck

SECOND: Councilman Secreto

Town Councilwoman DeGroot	- Yes
Town Councilwoman Hayner	- Yes
Town Councilman Secreto	- Yes
Town Councilman Van Kleeck	- Yes
Supervisor Quigley	- Yes

*CARRIED*



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***RETURN from Executive Session 7:59 pm — Nothing to Report/No Action Taken***

**MOTION to adjourn 7:59pm (2024-M-299)**

MOTION: Councilwoman Hayner

SECOND: Councilman Secreto

Town Councilwoman DeGroot	-Yes
Town Councilwoman Hayner	-Yes
Town Councilman Secreto	-Yes
Town Councilman Van Kleeck	-Yes
Supervisor Quigley	-Yes

*CARRIED*

Respectfully Submitted by Suzanne Reavy  
Ulster Town Clerk

## Ulster County Town Board Meeting 09/19/2024

1. The camps were a Commercial use in a Residential Zone by Special Permit.
  - a. Is the Special Permit still valid? Mr. Quigley, when I asked you at a Town Board Meeting months ago, you emphatically assured me that the Special Permit and the Commercial Use no longer existed. If that is the case, then why is Mr. Viviani busy working on all the cabins since he received his 30 days to respond to the Court Action that condemned two cabins?
  - b. What were Mr. Viviani's choices on how to respond by 30 days? Mr. Viviani responded by rushing to finally do the work. Was Mr. Viviani informed that his Special Permit for a Commercial Use expired? In which case how could he"
  - c. We can only assume the Town must have a plan with issued permits for the current ongoing construction. And it's being supervised by the Building Department with approvals before construction is covered up.

We care because we live next door and will personally suffer if this Site is detrimental to the value of our home or the use is a menace. We can't know because no one will be straight with us to tell us what is going on – too many contradictions. I don't think we're alone in not trusting Mr. Viviani to make the right choices without supervision.

The Town of Ulster Zoning Code Article XI regarding Special Permits for non-conforming uses says, *"The proposed use shall be located, sized and of a character that will harmonize with the orderly development of the area in which located. It shall not be detrimental to the site or **adjacent properties**. Buffers, open spaces or restrictions on operations may established as a requirement for approval."*

Linda Fallon/Joyann Simmons  
318 Glenerie Blvd.  
Town of Ulster

Read by  
C. Sanders  
9-19-24

September 19, 2024

Recently neighbors filled out a survey about their top concerns. I have drilled those down to themes and will speak about three of them here tonite in order of priority and address others at a later date.

Based on the town inspector's comment last week that Central Hudson will be filing for their certificate occupancy soon we have questions on issues of safety, either not addressed or rectified thus far.

These are our 3 questions:

1. Will Central Hudson be replanting all the trees that are not only plotted in their approved site plans but were presented to the public as a 150 ft. lush border around the site's perimeter to mitigate noise, light and runoff to our neighborhood? I refer you to the public plans and documents that exist on Central's Hudson's training center website and invite you to contrast those visually with current on-the-ground conditions.

2. As you know we met with Bread Alone about our concerns over the shared site pond with Central Hudson and the additional overflow once they expand. They have promised the community additional plantings to try and mitigate their run-off impact. Although we've been lucky this year with one-off weather events, the risk for multi-day storms, saturation, flooding and freezing increases every year.

The fact is that the site pond still has issues even before Bread Alone's project starts or is complete, and Central Hudson has admitted their retention basins don't work. How will Central Hudson be readdressing their site or the site pond's infrastructure to mitigate overflow and flooding northward towards our homes?

3. CSX train engineers have referred to the section of track from the site pond up to our homes as "mushy." Their own engineers have acknowledged that Central Hudson proceeded to deforest 23-acres without addressing the inadequate infrastructure to handle their additional runoff under the CSX tracks. What will be done by Central Hudson to take responsibility and to assure us that this additional runoff will not precipitate a train derailment in our front yards?

Per the Town Board's policy we do not expect nor do we wish to engage this evening but rather, prefer verbal or written responses at the next meeting.

Thank you,  
Caylin Sanders  
Esopus Creek Neighbors  
Town of Ulster  
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