

TOWN OF ULSTER TOWN BOARD MEETING (12)  
JUNE 16, 2022

***Public Hearing Scheduled: 7:15 pm***

**2022 Small Cities Community Development Block Grant for Spring Lake Sewer District Phase 2**

**MEETING HELD IN PERSON and VIRTUALLY THROUGH ZOOM  
BROADCAST VIA FACEBOOK LIVE**

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

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

TOWN COUNCILMAN CLAYTON VAN KLEECK - *Excused*

TOWN COUNCILMAN ROCCO SECRETO

TOWN COUNCILMAN ERIC KITCHEN

TOWN COUNCILWOMAN ANNA HAYNER

SUPERVISOR JAMES E. QUIGLEY 3<sup>rd</sup>

**ALSO IN ATTENDANCE:**

1. John Rose, Water Dept Superintendent
2. Frank Petramale, Highway Superintendent
3. Warren Tutt, Building Inspector
4. Jason Kovacs, Town Attorney
5. Bill Kemble, Daily Freeman
6. Mark Blauer, Town Grant Consultant
7. Two Virtual attendees
8. Six in-person attendees after the swearing-in

**ADDITIONS OR CHANGES TO AGENDA – None**

**PUBLIC DISCUSSION ON AGENDA ITEMS – None**

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**APPROVAL OF MINUTES – May 5<sup>th</sup> and 19<sup>th</sup> (2022-M-146)**

MOTION: Councilwoman Hayner  
SECOND: Councilman Kitchen

Town Councilman Van Kleeck	-Excused
Town Councilman Secreto	-Yes
Town Councilman Kitchen	-Yes
Town Councilwoman Hayner	-Yes
Supervisor Quigley	-Yes

*CARRIED*

**COMMUNICATIONS – None**

**ABSTRACT OF CLAIMS**

*Presented by Councilwoman Hayner*

June, 2022 (2022-M-147)

Prepaid Bills:	\$	298,398.96
Abstract Bills:	\$	264,694.91
Escrow Bills:	\$	10,862.50
Reserve:	\$	2,439.65
<b>TOTAL:</b>	\$	<b>576,396.02</b>

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MOTION: Councilman Kitchen  
SECOND: Councilman Secreto

Town Councilman Van Kleeck	-Excused
Town Councilman Secreto	-Yes
Town Councilman Kitchen	-Yes
Town Councilwoman Hayner	-Yes
Supervisor Quigley	-Yes

*CARRIED*

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**DEPARTMENT HEAD REPORTS**

(Vincent Maggione gave report at last meeting. Chief Berardi excused tonight.)

1. John Rose, Water Department  
Busy three months. Finished SCADA project. Thanks water department staff. Saved the town about \$80k doing the work internally. Moving forward with meter changes in Cherry Hill/Sawkill Road area. New tower in HP district, filling it now, in service in next two weeks. 193 service calls and 82 mark outs. Has list of items for upcoming budget season and will meet with board on that.
2. Frank Petramale, Highway Department  
Bobcat built and in shipment. Sweeper on order moving along on schedule. 4x4 with chassis will be sent to T&T for bodies and plow install in August. Crews out since 2/4/22 picking up brush from ice storm, pushed work schedule back four weeks. Ground up over 1100 cubic yards of wood chips at transfer station and with assistance from UCRRA. Potholes are being patched – inundated. Paving – received \$34,000 additional from state. Working on paving list. Cost of blacktop last year \$57/ton, last week it was \$82/ton. Addressing best route. Started a large culvert project on Old Stage Rd. Appreciates support from department heads, employees, supervisor, town board. Thanks his crew and dedicated employees. We have a good group here.
3. Warren Tutt, Building Department  
Big Lots halfway through renovation; Romeo Kia foundation work, now utilities and stormwater; Central Hudson in Lake Katrine working on underground plumbing; Central Hudson substation site work on Hurley Avenue; Target interior renovations; C&C Unisex in Kingswood Plaza set to open in August; Lens Crafters to the Kings Mall; Buff City Soap moving to former Moe's; I-Park 87 working on piles in rear, addressing landscaping, should see movement on tarped piles. To date, 304 building permits, 31 other permits, 242 certificates of compliance and 36 certificates of occupancy. Jim Bruno is returned to work; Matt Molinaro has joined us; short one clerk.
4. Suzanne Reavy, Town Clerk/Tax Collector  
New deputy town clerk, Crystal Boice. We initiated and completed camp signups; starting the planning of the senior picnic to be held on 7/20; new town website launched on 3/25; tax collection ended officially today with the reconciliation appointment at UC Department of Finance. Total tax warrant \$19.7 million. We collected all but \$999,867, which constitutes .05% of the total. Thanks all departments and town board for support and open communication.
5. Supervisor Quigley, on behalf of the Assessor's Office (Miranda Bernholz)  
Grievance Day held in person and lower turnout than in the past. Two new board members are thorough and happy to have them back. State land assessments and special franchise property assessments finalized and will be roll next week. Now preparing for the first round of inspections for the new roll, including building permits. New roll should be released from UC in a few weeks. Statutory date to file tax certiorari reports will be July 1, and we expect to see several reports served on the town. We have been successful

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in supervisor's office in negotiating large settlements in the last two months, run through the board before executing documents.

Dan Baker (assessor) stated that in city of Kingston there is an exemption category for historical structures that we do not have in the town. Supervisor asked him to write a memo to the town board, explaining that and giving a recommendation on that policy.

6. James Quigley 3<sup>rd</sup> , Supervisor's Office

We handle financial and day-to-day management of the town. Annual reports are on tonight's agenda – reporting of town funds filed with state comptroller, statutory requirements that the supervisor has making a written report and presentation, and audit reports on the town as a whole are presented. Drafts are presented on the town website. The numbers are finished. Tonight revised fund balance report based on policies reflecting numbers generated by the AUD. Budget season around the corner. Supervisor, as budget officer, has statutory obligation making a presentation to the town board and clerk of a tentative town budget by September 30. Reports we have seen reflect that it will be a challenging process this year.

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***Public Hearing Scheduled: 7:15 pm***

2022 Small Cities Community Development Block Grant for Spring Lake Sewer District Phase 2

Introduction and Purpose

*Mark Blauer:* Public hearing tonight is a prerequisite for the 2022 round of consolidated funding, process for which state receives applications for funding once a year. Deadline is July 22. As part of that process, applying for the community development block grant, we are required to conduct one hearing. Required to advertise at least 10 days in advance. We advertised in the newspaper, on the bulletin board at the senior center, the front of the town hall, bulletin board at town hall, on town website, and at the post office. Documents for tonight were posted on the town website in the last few days. Documents are available here tonight as hard copies.

Program is US HUD money, appropriated by congress to the states. Office of Community Renewal gets that money and holds a competition. We are a non-entitled community, we do not get a grant each year, we must compete. WE typically compete for public infrastructure such as water and sewer. Last year 23 won out of 74 competitors. Primary consideration is that it benefit low to moderate income and serve a need such as water, sewer, storm drainage.

Project we are proposing is Spring Lake sewer district phase 2. Phase 1 was completed in 2018 and those residences can connect. This would complete the sewer district. Intention is that this project not burden the taxpayers. Grant ceiling is \$1M. Town burden will be approximately \$175,000. Submit application by end of July, and receive yes/no answer in December. We are persistent. We are willing to answer any questions and accept any comments about this project, to be included in the project notes.

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*Supervisor:* This will be the third application for this project. We have learned how to be more competitive. Actions town board has authorized: design of improvements and submission to the DEC so that we would not have a delay if we were successful in approval; environmental review steps to take including reaching out to various Indian tribes/archaeological work. Doing much work up front instead of after, using town funding from ARPA allocation with the intention of improving our scoring on the application.

**MOTION to Open Public Hearing:** 7:26 pm (2022-M-148)

MOTION: Councilman Secreto

SECOND: Councilwoman Hayner

Town Councilman Van Kleeck	-Excused
Town Councilman Secreto	-Yes
Town Councilman Kitchen	-Yes
Town Councilwoman Hayner	-Yes
Supervisor Quigley	-Yes

*CARRIED*

**Public Comment**

1. Regis Obijiski, 170 Ledge Road, Town of Ulster  
Regarding the Brinnier & Larios proposal, we have intermunicipal with City of Kingston regarding Washington Ave Sewer System?

*Supervisor:* We have an intermunicipal agreement with City of Kingston where we interconnect with the main city system, using the unused capacity previously purchased by the Washington Avenue sewer district. We paid several hundreds of thousands of dollars to city of Kingston when constructed in 2006.

*Obijiski:* We are buying 75,000 per day. Would be a shame not to use that. Would be beneficial with scoring, already connected. Wishes Mark the best of luck.

*Blauer:* We are going to show that all environmental comments have been received already. We request all of those comments. We are ready to go to contract by the end of June, 2023. Extra steps will help us.

2. Laura Hartmann, 44 Catskill Ave., Town of Ulster  
Lives in that district. Those that received sewer are very happy. Good luck.

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**MOTION to Close Public Hearing : 7:31 pm (2022-M-149)**

MOTION: Councilman Secreto  
SECOND: Councilman Hayner

Town Councilman Van Kleeck	-Excused
Town Councilman Secreto	-Yes
Town Councilman Kitchen	-Yes
Town Councilwoman Hayner	-Yes
Supervisor Quigley	-Yes

*CARRIED*

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**New Business:**

**Presentation and Acceptance of the Town Clerk's Monthly Report  
for the month of May 2022 (2022-M-150)**

MOTION: Councilman Secreto  
SECOND: Councilman Kitchen

Town Councilman Van Kleeck	-Excused
Town Councilman Secreto	-Yes
Town Councilman Kitchen	-Yes
Town Councilwoman Hayner	-Yes
Supervisor Quigley	-Yes

*CARRIED*

**Motion to authorize the hiring of two-Part Time Police Officers (2022-M-151)**

1. Joandino E. Celadon
2. Dominic Policastro

Both part time; PBA; step 2; \$27.78/hour; start date 7/1/2022; requested by Chief Berardi

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MOTION: Councilman Secreto  
SECOND: Councilman Kitchen

Town Councilman Van Kleeck	-Excused
Town Councilman Secreto	-Yes
Town Councilman Kitchen	-Yes
Town Councilwoman Hayner	-Yes
Supervisor Quigley	-Yes

*CARRIED*

**Motion to authorize the hiring of eight employees for the Recreation Department**

1. David “Chuckie” Jackson: start date 6/20/2022; \$20/hour (2022-M-152)

MOTION: Councilman Secreto  
SECOND: Councilwoman Hayner

Town Councilman Van Kleeck	-Excused
Town Councilman Secreto	-Yes
Town Councilman Kitchen	-Yes
Town Councilwoman Hayner	-Yes
Supervisor Quigley	-Yes

*CARRIED*

2. Makenna Black: start date 6/20/2022; \$18/hour (2022-M-153)

MOTION: Councilman Secreto  
SECOND: Councilman Kitchen

Town Councilman Van Kleeck	-Excused
Town Councilman Secreto	-Yes
Town Councilman Kitchen	-Yes
Town Councilwoman Hayner	-Yes
Supervisor Quigley	-Yes

*CARRIED*

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3. Makayla Kollbeck
4. Samantha Myers
5. Reina Lindhorst
6. Shannon Bonewit
7. Xavier Wachtel Fowler
8. Hayden Mitchell
9. Alexa Schulte
10. Dakota Quick

All above start date 6/20/2022; \$15/hour (2022-M-154)

MOTION: Councilman Secreto

SECOND: Councilwoman Hayner

Town Councilman Van Kleeck	-Excused
Town Councilman Secreto	-Yes
Town Councilman Kitchen	-Yes
Town Councilwoman Hayner	-Yes
Supervisor Quigley	-Yes

*CARRIED*

**Motion to authorize the Supervisor to sign Change Orders #2 and #3 for Contract #TU-211 Replacement of Potable Water Storage Tank, Halcyon Park Water District (2022-M-155)**

*Supervisor:* Contract awarded last year and project completed. Tank is in the process of being placed into service. Two changes regarding 1. Closing out the rock allowance, and 2. Change in the mixing system.

MOTION: Councilman Kitchen

SECOND: Councilman Secreto

Town Councilman Van Kleeck	-Excused
Town Councilman Secreto	-Yes
Town Councilman Kitchen	-Yes
Town Councilwoman Hayner	-Yes
Supervisor Quigley	-Yes

*CARRIED*



TOWN OF ULSTER TOWN BOARD MEETING (12)  
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**Motion to authorize payment of Payment Application #4 for Contract TU-211, Replacement of Potable Water Storage Tank in the amount of \$307,244.25, Statewide Aqua Store, Inc. (2022-M-156)**

MOTION: Councilman Kitchen

SECOND: Councilman Secreto

Town Councilman Van Kleeck	-Excused
Town Councilman Secreto	-Yes
Town Councilman Kitchen	-Yes
Town Councilwoman Hayner	-Yes
Supervisor Quigley	-Yes

*CARRIED*

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**Resolution Recognizing Juneteenth as a Holiday in the Town of Ulster (2022-R-157)**

*Supervisor:* Country recognizes June 19 as the commemorative day for the end of slavery. Federal, state, county, and city government have added this day to the holiday schedule.

**RESOLUTION OF THE TOWN BOARD      TOWN OF ULSTER**  
**Resolution Recognizing Juneteenth as a Holiday in the Town of Ulster**

WHEREAS, Juneteenth, also known as Jubilee Day and Emancipation Day, commemorates the day in 1865 when news of the Emancipation Proclamation reached Galveston, Texas – one of the most remote parts of the Confederacy; and

WHEREAS, according to reports from 1865, Union troops marched through Galveston on June 19 announcing that in accordance with the Emancipation, all slaves were free, causing celebrations to break out on Galveston; and

WHEREAS, June 19 has become a day to recognize and commemorate the end of slavery in the United States; and

WHEREAS, efforts have been made at the state and federal level to recognize Juneteenth as a national holiday for more than twenty-five years; and

WHEREAS, in June 2021, the United States Congress approved a bipartisan bill to approve Juneteenth as a federal holiday, with a unanimous vote in the U.S. Senate and a nearly unanimous vote in the U.S. House of Representatives, and the bill was signed into law by President Biden on June 17, 2021;

NOW THEREFORE BE IT RESOLVED, that the Town of Ulster Town Board recognizes June 19<sup>th</sup> or Juneteenth as an official holiday within the Town of Ulster to commemorate and celebrate the end of slavery in the United States; and

BE IT FURTHER RESOLVED, June 19<sup>th</sup> shall be a paid holiday for all Town of Ulster employees. When June 19 falls on a weekend, the holiday shall be observed on the following Monday.

MOTION: Councilwoman Hayner

SECOND: Councilman Kitchen

Town Councilman Van Kleeck	-Excused
Town Councilman Secreto	-Yes
Town Councilman Kitchen	-Yes
Town Councilwoman Hayner	-Yes
Supervisor Quigley	-Yes

*CARRIED*

**Resolution granting Conditional Site Plan Approval with Negative Declaration under SEQRA For Uncle B’s Warehouse, P-880 400-416 Old Neighborhood Road, SBL 48.7-1-12.110 (2022-R-158)**

*Supervisor:* Office to residential unit, per building inspector. No public hearing to be scheduled at this time.

**RESOLUTION**  
**TOWN OF ULSTER TOWN BOARD**  
**Uncle B’s Warehouse, P-880**  
**400-416 Old Neighborhood Road**  
**SBL 48.7-1-12.110 ZONE: RC**  
**Site Plan Amendment**

**WHEREAS**, the applicant – Uncle B’s Holdings LLC – seeks site plan approval for phase 2 of an existing mixed use development to include a warehouse use; and,

**WHEREAS**, the applicant has submitted a complete 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; and,

**WHEREAS**, the Town Board, in coordination with the Planning Board, previously determined the Town Board was lead agency, typed the application as an Unlisted Action, and initiated the coordinated review under the New York State Environmental Quality Review Act (SEQRA); and,

**WHEREAS**, this application was referred under New York State General Municipal Law 239 to the Ulster County Planning Board who returned comments as described in Referral No. 2022-094 referenced below; and,

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

Application for Site Plan Review prepared by Richard Tompkins, AIA, Mauri Architects PC, for Uncle B’s Holdings LLC dated 4/26/22

SEQRA Short Environmental Assessment Form prepared by Bart Panesa, dated 4/26/22  
memo to Geoffrey Ring from Richard K. Tompkins, AIA dated 4/26/22 summarizing project proposed

Completed owner consent and escrow agreement forms

Amended Site Plan for Uncle B’s Car Wash, most recent revision dated 4/26/22, prepared by Mauri Architects, PC and consisting of three (3) sheets as follows:

Sheet S-1 Proposed Site Plan

Sheet S-2 Proposed Landscape Plan and Planting Schedule

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Sheet S-3 Proposed Elevations

With additional documentation, dated 4/25/22 and prepared by CPL Architects and Engineers, Inc. consisting of ten (10) sheets as follows:

Sheet C-101 Utility Plan

Sheet C-201 Grading Plan

Sheet C-301 Lighting Plan

Sheet C-401 Erosion and Sediment Control Plan

Sheet C-501 Site Details

Sheet C-502 Water and Site Details

Sheet C-503 Sanitary Sewer and Stormwater Details

Sheet C-504 Stormwater Infiltrator and ESC Details

Sheet C-505 Lighting Details

Sheet C-901 Truck Turning Plan

And more recent documentation,

Sheet C-402 Erosion and Sediment Control Plan and Downspout Plan also dated 4/25/22

Sheet C-506 Erosion and Sediment Control Details dated 6/02/22

Ulster County Planning Board Referral No. 2022-094 review memo (including three (3) required modifications dated 6/01/22

Memo from Frank C. Petramale, Town of Ulster Highway Superintendent, dated 6/09/22 providing two (2) comments; and,

**WHEREAS**, the Planning Board considered all of the application materials submitted by the applicant in support of the Proposed Action, along with the comments of the Ulster County Planning Board, as well as Town consultants and staff; and,

**WHEREAS**, the Planning Board, at its regularly scheduled meeting on June 14, 2022, recommended that the Town Board make a Negative Declaration under SEQRA for this Unlisted Action based on coordinated review with the Town Planning Board and others, and recommended that the Ulster Town Board makes final review of this Application and grants Conditional Site Plan approval for the Proposed Action subject to various conditions, limitations and restrictions; now, therefore, be it

**RESOLVED**, the Town of Ulster Town Board hereby makes a Negative Declaration under SEQRA for this Unlisted Action based on coordinated review with the Town Planning Board and others; and,

**BE IT FURTHER RESOLVED** that the Town of Ulster Town Board hereby makes final review of this Application and grants Conditional Site Plan approval for the Proposed Action subject to the conditions, limitations and restrictions set forth below.

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1. Compliance with all comments via memo provided by Frank C. Petramale, Town Superintendent of Highways dated 6/09/22.
2. Compliance with any additional comments as may be provided from the Town Engineer and the Town of Ulster superintendents of Highways, Water, and Sewer.
3. Compliance with comments from the Ulster County Planning Board via review memo Referral No. 2022-094.
4. Compliance with applicable zoning and building laws, rules and regulations;
5. Compliance with all representations made by the applicant;
6. Compliance with documentation, site plan, design plans and all details as cited herein;
7. 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
8. All fees, including consultant fees, shall be paid.

MOTION: Councilman Secreto

SECOND: Councilwoman Hayner

Town Councilman Van Kleeck	-Excused
Town Councilman Secreto	-Yes
Town Councilman Kitchen	-Yes
Town Councilwoman Hayner	-Yes
Supervisor Quigley	-Yes

*CARRIED*

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**Resolution referring RUPCO, 114 Route 28, Kingston, SBL 48.14-1-24 & 27, to NYSDOT for comments on transportation matters related to NYS Route 28 corridor and authorizing submission to Ulster County Planning Board (2022-R-159)**

**RESOLUTION**  
**TOWN OF ULSTER TOWN BOARD**  
**RUPCO Site Plan**  
**114 Route 28**  
**SBL 48.14-1-24 & 27**  
**ZONE: HC**

WHEREAS, the applicant –RUPCO, seeks Site Plan approval as an eleemosynary organization and use to convert and adaptively reuse a former hotel/motel complex for assisted and supportive apartments (Action) to be reviewed using the multiple-dwelling use provisions of the Town Code; and,

WHEREAS, the applicant has submitted a complete Site Plan application to the Town of Ulster including a submitted State Environmental Quality Review Act (SEQRA) Short Environmental Assessment Form, Parts 1 & 2; and,

WHEREAS, the Town Board of the Town of Ulster has final review and approval authority for the site plan application in coordination with the Town of Ulster Planning Board; and,

WHEREAS, said Planning Board has initiated review of the Action, and the Planning Board assumes that the proposed Action will benefit from proposed new sewer and water connections still being finalized between the Town of Ulster and Ulster County; and

WHEREAS, said Planning Board, at its regularly scheduled meeting held on June 14, 2022, has recommended the Town Board declare to be Lead Agency for this Action, and the Town Board also type this Site Plan application as Type II Action under the New York State Environmental Quality Review Act (SEQRA) as per 6 NYCRR 617.5 (c) (3) and (18), being reuse of an existing commercial structure where use is permitted, and that such reuse will incorporate green infrastructure; now, therefore be it

RESOLVED, that the Town of Ulster Town Board hereby declares to be Lead Agency for this Action, and the Town Board also type this Site Plan application as Type II Action under the New York State Environmental Quality Review Act (SEQRA) as per 6 NYCRR 617.5 (c) (3) and (18), being reuse of an existing commercial structure where use is permitted, and that such reuse will incorporate green infrastructure; and be it further

RESOLVED, that the Town of Ulster Town Board hereby refers this application to the New York State Department of Transportation, Region 8 for comments on transportation matters

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related to the NYS Route 28 corridor which serves the site of the Action proposed, and also refers this matter to the Ulster County Planning Board.

MOTION: Councilman Kitchen  
SECOND: Councilman Secreto

Town Councilman Van Kleeck	-Excused
Town Councilman Secreto	-Yes
Town Councilman Kitchen	-Yes
Town Councilwoman Hayner	-Yes
Supervisor Quigley	-Yes

*CARRIED*

**Resolution to hold a Public Hearing on Thursday, July 21, 2022, for a special use permit for FALA Technologies Employee Residences, 430 Old Neighborhood Road, Kingston, SBL 48.17-1-9 at 7:10 PM (2022-R-160)**

*Supervisor:* Town code requires a public hearing.

**RESOLUTION TOWN OF ULSTER TOWN BOARD**  
**FALA Technologies Employee Residences**  
**430 Old Neighborhood Road SBL 48.17-1-9**  
**ZONE: OM SPECIAL PERMIT & SITE PLAN**

**WHEREAS**, the applicant, Fala Technologies, seeks Special Permit approval to locate an apartment on the applicant's otherwise non-residential property; and,

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

**WHEREAS**, the Ulster Town Board has final Site Plan review and approval authority for this application; and

**WHEREAS**, the Planning Board recommends that the application is a Type II Action under SEQRA and no further environmental review is required; and,

**WHEREAS**, the Planning Board recommends that the application is exempt from referral to the Ulster County Planning Board; and,

**WHEREAS**, pursuant to the Ulster Town Code, before a Special Use application may be considered by the Town Board, a public hearing is required to be held;

**NOW, THEREFORE, BE IT RESOLVED** that a public hearing be held by this Governing Body with respect to the Special Use Application at 7:10 p.m. on July 21, 2022, at the Town of Ulster Town Hall, 1 Town Hall Drive, Lake Katrine, NY 12449, and it is further

**RESOLVED** that the Town Clerk is hereby authorized and directed to cause public notice of said hearing to be given as provided by law.

MOTION: Councilman Secreto

SECOND: Councilman Kitchen

Town Councilman Van Kleeck	-Excused
Town Councilman Secreto	-Yes
Town Councilman Kitchen	-Yes
Town Councilwoman Hayner	-Yes
Supervisor Quigley	-Yes

*CARRIED*



**Resolution to Designate Town Supervisor James Quigley as Certifying Officer for the Town of Ulster Spring Lake Sewer District, Phase 2 project requested as CFA 2022 Application #117850 (2022-R-161)**

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

**Resolution to Designate Supervisor as Certifying Officer for Spring Lake Sewer District Phase II Project**

BE IT RESOLVED, that the Town of Ulster Town Board hereby designates the Town Supervisor as the Certifying Officer for the Town of Ulster's Spring Lake Sewer District Phase II CFA #117850 project.

MOTION: Councilwoman Hayner

SECOND: Councilman Secreto

Town Councilman Van Kleeck	-Excused
Town Councilman Secreto	-Yes
Town Councilman Kitchen	-Yes
Town Councilwoman Hayner	-Yes
Supervisor Quigley	-Yes

*CARRIED*

**Motion to authorize the Supervisor to renew Prime Pollution Liability Policy with Ascot Specialty Insurance Company for a three-year Policy term (2022-M-162)**

MOTION: Councilman Secreto

SECOND: Councilwoman Hayner

Town Councilman Van Kleeck	-Excused
Town Councilman Secreto	-Yes
Town Councilman Kitchen	-Absent
Town Councilwoman Hayner	-Yes
Supervisor Quigley	-Yes

*CARRIED*

**Resolution declaring Lead Agency and a Type II Action under NYS SEQRA for Kingston Realty Team, LLC, Tech City Buildings 42, 43 and 64, 90-98, 1600-1678 and 1680-1689 Boices Lane, Kingston, NY, SBL 48.7-1-29.290, 48.7-1-29.210 and 48.7-1-29.220 (2022-R-163)**

*Supervisor:* From 6/14/22 Planning Board meeting, this application was heard. Resolution declares the town board lead agency, declares the action a Type II action, grants conditional site plan approval for uses as proposed to planning board.

**RESOLUTION**  
**TOWN OF ULSTER TOWN BOARD**  
**Tech City Buildings 42, 43 & 64 Site Plans**  
**90-98, 1600-1678, & 1680-1698 Boices Lane**  
**SBL 48.7-1-29.290, 29.210, & 29.220**  
**ZONE: OM**

WHEREAS, the applicant – Kingston Realty Team LLC -- owner of the properties, proposes to use three (3) adjoining, existing commercial buildings – part of the former IBM Kingston / Tech City complex - for warehouse, distribution and light manufacturing uses (Action); and,

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

WHEREAS, the Town Board of the Town of Ulster has final review and approval authority for the site plan application in coordination with the Town of Ulster Planning Board; and,

WHEREAS, said Planning Board has initiated review of the Action, and at its regularly scheduled meeting on June 14, 2022, recommended referral of this mater to the Town Board for the purposes of SEQR review; and final approval; therefore, be it

RESOLVED, the Town of Ulster Town Board hereby declares to be Lead Agency for this Action, and the Town Board also types this Site Plan application as Type II Action under the New York State Environmental Quality Review Act (SEQRA) as per 6 NYCRR 617.5 (c) (3) and (18), being reuse of an existing commercial structure, where use is permitted, and that no further review is required under SEQRA; and be it further

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 with applicable zoning and building laws, rules and regulations;
2. Compliance with all representations made by the applicant;
3. Compliance with site plan, design plans and all details and documentation as cited above and herein;

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4. Compliance, as shown on signed maps or plans, with any comments from the Town of Ulster superintendents of Highway, Water and Sewer as well as the Town Engineer;
5. The Town's consulting planner and Building Inspector are hereby authorized to approve minor Site Plan changes of a ministerial nature, which may arise due to unforeseen circumstances in the project site development; and
6. All fees, including consultant fees, shall be paid.

MOTION: Councilman Secreto

SECOND: Councilwoman Hayner

Town Councilman Van Kleeck	-Excused
Town Councilman Secreto	-Yes
Town Councilman Kitchen	-Yes
Town Councilwoman Hayner	-Yes
Supervisor Quigley	-Yes

*CARRIED*

**Presentation of the Form of Pilot Agreement by and between the Town of Ulster, County of Ulster and for the proposed Solar Facility on Wood Road, Town of Ulster, SBL 48.14-1-1-112**

*Supervisor:* For consideration at July meeting. Same form of legal document that the town board previously approved.

**Resolution Pursuant to Section 41.00 of the Local Finance Law, Repealing Various Unissued Bond Authorizations of Certain Bond Resolutions of the Town of Ulster, Which Authorized the Issuance of Bonds to Finance Various Improvements in and for the Town (2022-R-164)**

*Supervisor:* Specifically: 1. 2019 the construction of the Halcyon Park water tank; Issuance was part of EFC application for a grant. Equity for that project is being met out of a contribution by landfill closure funds and ARPA fund allocation. 2. A considered issued bond of \$3.5M for the reconstruction of the Ulster water district south tower. After cleaning by water department and engineers' inspections, determined that town has 5-10 years of serviceable left in its life, delaying tank replacement. Requesting the town board repeal those previous resolutions.

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

**Resolution Pursuant to Section 41.00 of the Local Finance Law, Repealing Various Unissued Bond Authorizations of Certain Bond Resolutions of the Town of Ulster, Which Authorized the Issuance of Bonds to Finance Various Improvements in and for the Town**

WHEREAS, the Town Board of the Town of Ulster, New York (the "Town"), has heretofore adopted certain bond resolutions on their respective dates, authorizing the issuance of bonds to finance various projects in and for the County; and

WHEREAS, the Town Board of the Town of Ulster has determined that no additional bonds shall be hereafter issued pursuant to certain bond resolutions, and it is therefore in the best interests of the Town to repeal said certain bond resolutions;

NOW, THEREFORE, THE TOWN BOARD OF THE TOWN OF ULSTER, NEW YORK, HEREBY RESOLVES AS FOLLOWS:

Section 1. The bond resolutions of the Town of Ulster, New York, which authorized the issuance of bonds of the Town for purposes set forth in Exhibit "A" are hereby repealed, in the amounts as set forth in Exhibit "A".

Section 2. The Supervisor of the Town of Ulster is hereby authorized and directed to take any and all actions necessary to amend the Town's capital budgets, as and where necessary, to reflect the repealing said certain resolutions as set forth herein.

Section 3. This resolution shall in no way affect the validity of the liabilities incurred, obligations issued, or action taken pursuant to said bond resolutions, and all such liabilities incurred, obligations

TOWN OF ULSTER TOWN BOARD MEETING (12)  
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issued, or action taken shall be deemed to have been incurred, issued or taken pursuant to said bond resolutions referred to herein.

Section 4. This resolution shall take effect immediately.

EXHIBIT "A"

<b>Date of Resolution</b>	<b>Amount of Bond</b>	<b>Purpose</b>
February 7, 2019	\$3,480,000.00	Ulster Water District
September 5, 2019	\$762,000.00	Halcyon Park Water District

MOTION: Councilman Secreto

SECOND: Councilwoman Hayner

Town Councilman Van Kleeck	-Excused
Town Councilman Secreto	-Yes
Town Councilman Kitchen	-Yes
Town Councilwoman Hayner	-Yes
Supervisor Quigley	-Yes

*CARRIED*

**Resolution Approving a Memorandum of Agreement (“MOA”) in Connection with the Collective Bargaining Agreement with the Laborers’ International Union Local No. 17 (“Local 17”) (2022-R-165)**

*Supervisor:* New contract subject to membership vote and town board authorization. Authorizing Supervisor to sign said agreement.

**Resolution Approving a Memorandum of Agreement (“MOA”) in Connection with the Collective Bargaining Agreement with the Laborers’ International Union Local No. 17 (“Local 17”)**

WHEREAS, the Town of Ulster is a party to a Collective Bargaining Agreement with the Laborers’ International Union Local No. 17; (“Local 17”) and

WHEREAS, the existing Collective Bargaining Agreement expired on December 31, 2021; and

WHEREAS, a Memorandum of Agreement for the period beginning January 1 2022 and expiring December 31, 2025 has been negotiated and is attached hereto; and

NOW, THEREFORE, BE IT RESOLVED, that Memorandum of Agreement (MOA) between the Town of Ulster and the Laborers’ Union Local No 17 dated June 16,2022 and covering the period of January 1,2022 thru December 31 2025 is hereby approved; and

BE IT FURTHER RESOLVED, that the Town Supervisor is authorized to execute a successor Collective Bargaining Agreement which is consistent with the terms and conditions set forth in the Memorandum of Agreement (MOA).

MOTION: Councilwoman Hayner

SECOND: Councilman Kitchen

**ROLL CALL VOTE:**

Town Councilman Van Kleeck	-Excused
Town Councilman Secreto	-Abstain
Town Councilman Kitchen	-Yes
Town Councilwoman Hayner	-Yes
Supervisor Quigley	-Yes

*CARRIED*

**Presentation of the Annual Update Document (AUD) filed with the NYS Comptroller’s Office for the Town’s Financial results for the year ending December 31, 2021**

**Motion to accept the Annual Update Document filed with the NYS Comptroller’s Office for the Town Financial Results for the Year Ended December 31, 2021 as the Required Supervisors Accounting required under GML Section 30 (2022-M-166)**

MOTION: Councilman Kitchen  
SECOND: Councilwoman Hayner

Town Councilman Van Kleeck	-Excused
Town Councilman Secreto	-Yes
Town Councilman Kitchen	-Yes
Town Councilwoman Hayner	-Yes
Supervisor Quigley	-Yes

*CARRIED*

**Presentation of “Revised Draft” Fund Balance Report for the Year Ending December 2021 based upon AUD and subject to revision based upon final 2021 Audited Financial Statements**

**Presentation of the Draft of the 2021 Financial Reports for the Town Clerk’s Office and the Justice Court**  
*Approval when finalized with auditors*

**Presentation of the Draft of the 2021 Audited Financial Reports for the Town of Ulster**  
*Approval when finalized with auditors*

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**Old Business:**

**Discussion on Summer Camp**

*Councilman Secreto*: Stopped registration at 43 kids on June 10. With number of counselors we have, we had to limit the number of campers. Concluded CPR and first aid training and met with UC Dept of Health.

**PUBLIC COMMENT**

No Public Comment

**MOTION to adjourn (7:52 pm) (2022-M-167)**

MOTION: Councilman Kitchen

SECOND: Councilman Secreto

Town Councilman Van Kleeck	-Excused
Town Councilman Secreto	-Yes
Town Councilman Kitchen	-Yes
Town Councilwoman Hayner	-Yes
Supervisor Quigley	-Yes

*CARRIED*

Respectfully Submitted by Suzanne Reavy  
Ulster Town Clerk