

TOWN OF ULSTER TOWN BOARD MEETING (19)
SEPTEMBER 21, 2023

**MEETING HELD IN PERSON and VIRTUALLY THROUGH ZOOM
BROADCAST VIA 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 – *Excused*
TOWN COUNCILMAN ERIC KITCHEN - *Excused*
TOWN COUNCILWOMAN ANNA HAYNER
SUPERVISOR JAMES E. QUIGLEY 3rd

ALSO IN ATTENDANCE:

1. Warren Tutt, Building Inspector
2. Frank Petramale, Highway Superintendent
3. Kyle Berardi, Police Chief
4. Tosca Sweeney, Comptroller
5. Miranda Bernholz, Deputy Assessor
6. Bill Kemble, Daily Freeman
7. 11 in-person attendees

ADDITIONS OR CHANGES TO AGENDA – Supervisor adds item under “New Business”:
Police chief to sell surplus equipment.

PUBLIC DISCUSSION ON AGENDA ITEMS –

Tom Davis, Town Resident, Ulster Hose member. Thanks the town board for the local law for firefighters and ambulance workers. Helps the fire department in town with the recruitment and retention of members.

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Larry Quick, Town Resident

Regarding the 7% raise in the health insurance – the government requirement is 2%.

Supervisor: You misinterpreted. The insurance company requested an 11.5% rate increase. We negotiated down to 7%.

Quick: You should have negotiated down to 2%.

Supervisor: We wouldn't have a carrier.

APPROVAL OF MINUTES – August 3rd and August 17th (2023-M-279)

MOTION: Councilwoman Hayner

SECOND: Councilman Van Kleeck

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

CARRIED

COMMUNICATIONS – One email read from NYS Comptroller. The Town of Ulster's Fiscal Stress Monitoring System report has been completed:

Fiscal Year Ending	Fiscal Stress Score	Fiscal Stress Designation	Environmental Stress Score	Environmental Designation
2020	0	None	13.3	None
2021	0	None	6.7	None
2022	0	None	0	None

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ABSTRACT OF CLAIMS (2023-M-280)

Presented by Councilman Van Kleeck

September, 2023

Prepaid Bills:	\$	588,382.24
9/8/23 Vendor Check	\$	191,648.34
9/15/23 Vendor Check	\$	1,150.76
9/22/23 Vendor Check	\$	309,599.37
Escrow Bills:	\$	2,801.92
TOTAL:	\$	1,093,582.63

MOTION: Councilman Van Kleeck

SECOND: Councilwoman Hayner

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

CARRIED

BUDGET MODIFICATIONS (2023-M-281)

Presented by Councilman Van Kleeck

MOTION: Councilman Van Kleeck

SECOND: Councilwoman Hayner

Town Councilwoman Hayner	-Yes
Town Councilman Kitchen	-Excused
Town Councilman Secreto	-Excused
Town Councilman Van Kleeck	-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 August 2023 (2023-M-282)

MOTION: Councilman Van Kleeck

SECOND: Councilwoman Hayner

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

CARRIED

Presentation and Acceptance of the Monthly Supervisor's Report for the Month of August, 2023 (2023-M-283)

MOTION: Councilwoman Hayner

SECOND: Councilman Van Kleeck

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

CARRIED

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Motion to authorize the Supervisor to renew the Health Insurance Program for Town Employees for the December 2023 – November 2024 Policy Year with MVP Health Care at an approximate increase of 7% over the existing premiums (2023-M-284)

Supervisor: True reflection of the town is the budget, which will be presented at next meeting. The 2% target, imposed by NYS Comptroller, for the increase in taxes. We will be within the 2%. Town board should be measured by its ability to deliver a levy within the tax cap. Expense we have no control over – pension – will be increasing 40% next year. We have to consider ways to offset items like that.

Councilman Van Kleeck: Well within what is going on within the industry. Will mean cutting in other areas. Single individual prior to co-pay will cost \$737/month.

MOTION: Councilman Van Kleeck

SECOND: Councilwoman Hayner

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

CARRIED

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Motion to Authorize the Supervisor to sign the Health Reimbursement Arrangement with MVP for the Policy Year December 2023 – November 2024 (2023-M-285)

MOTION: Councilwoman Hayner
SECOND: Councilman Van Kleeck

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

CARRIED

Motion to Authorize the Supervisor to Approve the 2024 TOU renewal for Guardian Dental and Vision (2023-M-286)

MOTION: Councilwoman Hayner
SECOND: Councilman Van Kleeck

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

CARRIED

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Motion to authorize the Highway Superintendent to sign the Inter-Municipal Mutual In-Kind Services Agreement by and between the County of Ulster and the Town of Ulster for a five-year period (2023-M-287)

Petramale: Renewal of one currently in place. County recently helped us move an excavator; we help them haul blacktop. It balances out. No cost to town.

MOTION: Councilwoman Hayner
SECOND: Councilman Van Kleeck

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

CARRIED

Motion to authorize the Highway Superintendent to sell Surplus Equipment per the enclosed list (2023-M-288)

Petramale: We used to do online auction every year. Highway dept. did not do one since 2018. Authorizes us to declare items surplus.

MOTION: Councilman Van Kleeck
SECOND: Councilwoman Hayner

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

CARRIED

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Motion to authorize the Highway Superintendent to have the authority to accept or reject any bid received for surplus equipment being prepared for Auction (2023-M-289)

MOTION: Councilwoman Hayner
SECOND: Councilman Van Kleeck

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

CARRIED

Motion to authorize the Police Chief to sell Surplus Equipment of two Police Vehicles (2023-M-290)

MOTION: Councilman Van Kleeck
SECOND: Councilwoman Hayner

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

CARRIED

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Motion to authorize the Police Chief to have the authority to accept or reject any bid received for surplus equipment being prepared for Auction (2023-M-291)

MOTION: Councilman Van Kleeck
SECOND: Councilwoman Hayner

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

CARRIED

Motion to authorize the hiring of one Part Time Police Dispatcher Presented by Councilman Van Kleeck (2023-M-292)

John Mathiasen: Re-hire, previously employed here 12/2017 – 10/2022; \$21.83/hour; start 9/25/23

MOTION: Councilman Van Kleeck
SECOND: Councilwoman Hayner

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

CARRIED

Resolution for Approval for Wraparound Services of the Hudson Valley, 234 & 230 Tuytenbridge Road, Lake Katrine, SBL 39.20-1-24.220 & 24.320 (2023-R-293)

Tutt: All conditions have been satisfied.

RESOLUTION
TOWN OF ULSTER TOWN BOARD
Wraparound Services of the HV, P-909
234 & 230 Tuytenbridge Road, SBL 39.20-1-24.220 & 24.320
ZONE: R60, Site Plan

WHEREAS, applicant and owner – Wraparound Service of the Hudson Valley (formerly known as United Cerebral Palsy of Ulster County) -- proposes to convert an existing one-story residence (group home) into classroom as part of a certified Dayhab facility, to construct a new 4,600 square foot classroom addition to this existing building, and to complete associated parking, landscaping, utilities and lighting; and

WHEREAS, Dayhab use, short for day habilitation, can be defined as charitable services that assist or support individuals in developing and maintaining life skills and community integration; and

WHEREAS, eleemosynary (charitable) uses are permitted in the R60 Zoning District; and,

WHEREAS, this application follows Town Planning Board approval in June, 2023 to combine the two (2) existing lots into the single lot which is the location of this proposed site plan; and,

WHEREAS, the materials submitted in support of this site plan application include:

- Completed Application for Site Plan prepared by Richard Tompkins RA/AIA, Mauri Architects PC, dated 6/22/2023
- Signed Application and Consent Form by Gerry Donrenwend, dated 6/22/2023
- One page letter and Project Narrative, signed by Richard K. Tompkins, dated 6/23/2023

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- Short Environmental Assessment Form, Part 1, unsigned and undated
- Proposed Additions & Alterations to Wraparound Services of the Hudson Valley – Dayhab, prepared by Mauri Architects PC, dated 6/27/2023 and revised 8/29/2023 and 9/15/2023 consisting of four (4) sheets as follows:
 - S-1, Proposed Site Plan, Zoning Data Chart & Details
 - S-2, Existing Conditions Plan
 - S-3, Proposed Landscape & Lighting Plans & Details
 - S-4, Lighting Plan & Details (note – also shows building elevations)
- With additional sheets prepared by Willingham Engineering, dated 6/27/2023 consisting of four (4) sheets as follows:
 - CP-1, Civil Plan
 - CP-2, Erosion & Sediment Control Plan
 - SD-1, Site Details
 - SD-2, Erosion & Sediment Control Details
- Drainage Analysis Narrative Prepared for Wraparound Oberkirch, prepared by Willingham Engineering, dated June 2023 and revised August 2023 and September 2023, consisting of three (3) page narrative with Appendix A Soils Data (six pages), Appendix B HydroCad Analysis (thirty eight pages) and Appendix C Drainage Maps (three pages)
- Project Application Review memo (four (4) pages) submitted by David Church, AICP dated 07/05/2023
- Comment memo via email from John Rose, Town of Ulster Water Superintendent, to Megan Hay dated 07/17/2023
- Comment memo via email from Town of Ulster Sewer Department, to Town of Ulster Planning Department dated 08/01/2023
- Three-page review memo from Bruce D. Utter, PE, Praetorius and Conrad, PC, to Rory Lee, Town of Ulster Planning Board Chairman, dated 08/08/2023 and including ten (10) itemized comments

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- Two-page review memo from Bruce D. Utter, PE, Praetorius and Conrad, PC, to Rory Lee, Town of Ulster Planning Board Chairman, dated 09/11/2023 as follow up to 08/08/2023 memo and providing two (2) comments; and

WHEREAS, the Town Board of the Town of Ulster has final 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 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, 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 is exempt from referral under New York State General Municipal Law 239 to the Ulster County Planning Board given the subject site is greater than 500 feet from features that require such referral; 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 from Town consultants and staff and at said Planning Board meeting on September 12, 2023 recommended the follow actions by the Town Board; and,

NOW THEREFORE BE IT RESOLVED, the Ulster Town Board 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 Ulster Town Board 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.

1. Compliance, as shown on signed plans, with all comments via memos provided by Town of Ulster Water Superintendent, the Town of Ulster Sewer Department, and the Town of Ulster Engineer (Praetorius and Conrad, PC) as cited above;
2. Compliance, as shown on signed plans, with any additional comments as may be provided from the Town Engineer Bruce Utter;

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3. Compliance with all comments from the Ulster County Fire District No. 5 and from the Town of Ulster Highway Superintendent regarding access, vehicle circulation and any other emergency services matters;
4. Inclusion of and compliance with the Town of Ulster Planting Notes to be placed on the Site Plan map sheet S-1 and the Landscape Plan sheet S-3 cited above;
5. Compliance with applicable zoning and building laws, rules, and regulations.
6. Compliance with all representations made by the applicant;
7. Compliance with documentation, site plan, design plans and all details as cited herein;
8. 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
9. All fees, including consultant fees, shall be paid.

MOTION: Councilwoman Hayner
SECOND: Councilman Van Kleeck

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

CARRIED

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Resolution to Initiate SEQRA and refer Hurley Excavating & Landscaping, Route 28, Kingston, SBL 48.13-2-16 to the Ulster County Planning Board and schedule a Public Hearing for Special Use on Thursday, October 5, 2023 at 7:15pm (2023-R-294)

RESOLUTION
TOWN OF ULSTER TOWN BOARD
Hurley Excavating & Landscaping special use permit & site plan, P-919
Route 28, SBL 48.13-2-16
ZONE: HC

WHEREAS, the applicant – Hurley Excavating & Landscaping (Andrew Zell) -- seeks special use permit and site plan approval for a contractor storage yard. Improvements proposed to the approximate 0.602 acre parcel include a new pole building, gravel parking area and perimeter fencing. Contractor storage yard is permitted in the HC zoning district subject to site plan approval and special permit of the Town Board; and

WHEREAS, the applicant has submitted a Special Use Permit / Site Plan application to the Town of Ulster 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 special permit use in coordination with the Town of Ulster Planning Board while said Town Planning Board has final review and approval for the site plan application; and

WHEREAS, said Planning Board has reviewed the application documents submitted to date. At their September 12, 2023 meeting said Planning Board recommended the Town Board take the actions below; and now, therefore, be it

RESOLVED, that the Town Board agrees that the special use permit and site plan application is an Unlisted Action under the New York State Environmental Quality Review Act and that the Ulster Town Board determines to be Lead Agency; and be it further

RESOLVED, subject to application documentation updates provided as requested by the Town Planning Board at their September 12, 2023 meeting, the Town Board formally refers the special use permit and site plan application to the Ulster County Planning Board for review consistent with the Ulster County Planning Board Land Use Referral Guide and NYS General Municipal

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Law 239, and schedules a public hearing for this special use permit application to be held on October 5, 2023 at 7:15 p.m.

MOTION: Councilman Van Kleeck

SECOND: Councilwoman Hayner

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

CARRIED

Resolution Awarding Contract to Demolish and Remove Dormant Water Tank at 584 East Chester Street Bypass, Kingston (2023-R-295)
(Will be recycled)

Resolution Awarding Contract to Demolish and Remove Dormant Water Tank at 584 East Chester Street Bypass

WHEREAS, the Town of Ulster owns and operates a water tank at 584 East Chester Street Bypass that is no longer utilized and therefore needs to be dismantled and removed from Town property; and

WHEREAS, the Town of Ulster has received a proposal from Baroni Recycling, Inc. to demolish and remove said dormant tank at a cost of \$32,780.00; and

WHEREAS, the proposed cost of demolition and removal of the water tank will not exceed the \$35,000 threshold established by New York State General Municipal Law, therefore no public bidding is required; now, therefore, be it

RESOLVED, that the Town Board of the Town of Ulster, as the governing body of the applicable Water District, hereby awards the following contract in order to insure the proper demolition and removal of the water tank in the applicable water district:

Vendor	Date of Proposal	Cost
Baroni Recycling, Inc.	September 14, 2023	\$32,780.00

MOTION: Councilwoman Hayner
SECOND: Councilman Van Kleeck

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

CARRIED

Resolution Awarding Contract to Demolish and Remove Dormant Water Tank at 51 Dachenhausen Lane, Ruby (2023-R-296)
(Will be recycled)

Resolution Awarding Contract to Demolish and Remove Dormant Water Tank at 51 Dachenhausen Lane

WHEREAS, the Town of Ulster owns and operates a water tank at 51 Dachenhausen Lane that is no longer utilized and therefore needs to be dismantled and removed from Town property; and

WHEREAS, the Town of Ulster has received a proposal from Baroni Recycling, Inc. to demolish and remove said dormant tank at a cost of \$15,250.00; and

WHEREAS, the proposed cost of demolition and removal of the water tank will not exceed the \$35,000 threshold established by New York State General Municipal Law, therefore no public bidding is required; now, therefore, be it

RESOLVED, that the Town Board of the Town of Ulster, as the governing body of the applicable Water District, hereby awards the following contract in order to insure the proper demolition and removal of the water tank in the applicable water district:

Vendor	Date of Proposal	Cost
Baroni Recycling, Inc.	September 14, 2023	\$15,250.00

MOTION: Councilwoman Hayner
SECOND: Councilman Van Kleeck

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

CARRIED

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Old Business:

Discussion on the permanent hours for the Building and Assessor's Offices

Memo from both departments asking for permanent change to 7am-3pm to accept customers.

Councilman Van Kleeck: We would allow department heads to make adjustments as necessary to accept the public.

Motion to Make Permanent Hours at the Building and Assessor's Office 7am-3pm Starting on September 25, 2023 (2023-M-297)

MOTION: Councilwoman Hayner
SECOND: Councilman Van Kleeck

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

CARRIED

Motion to set a Public Hearing for Local Law ____ of 2023: Modification to Section 190 of the Zoning Code of the Town of Ulster – Pertaining to the Redevelopment Overlay District for Thursday, October 5, 2023 at 7:25PM (2023-M-298)

MOTION: Councilwoman Hayner
SECOND: Councilman Van Kleeck

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

CARRIED

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Motion to set a Public Hearing for Local Law _____ of 2023: A Local Law to Establish a Temporary Moratorium on New Sanitary Sewer Connections in the Ulster Sewer District or Thursday, October 5, 2023 at 7:20PM (2023-M-299)

MOTION: Councilman Van Kleeck
SECOND: Councilwoman Hayner

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

CARRIED

Resolution adopting Local Law Number 2 of 2023, A Local Law to Allow Enrolled Volunteer Firefighters and Volunteer Ambulance Workers to be eligible for a Real Property Tax Exemption Under Real Property Tax Law (RPTL466-a) (2023-R-300)

Supervisor: Concluded the legislative process. Pleased to present this.

Councilman Van Kleeck: Thanks the assessor's office.

Local Law Number 2 Of 2023 County Of Ulster A Local Law To Allow Enrolled Volunteer Firefighters And Volunteer Ambulance Workers To Be Eligible For A Real Property Tax Exemption Under Real Property Tax Law (RPTL) § 466-a

BE IT ENACTED, by the Legislature of the County of Ulster, as follows:

SECTION 1. STATUTORY AUTHORITY. The New York State Legislature has, heretofore, amended the Real Property Tax Law (RPTL) to authorize municipalities to permit enrolled volunteer firefighters and volunteer ambulance workers to be eligible for

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a real property tax exemption as is more particularly set forth in RPTL § 466-a which State statute was made effective as of December 9, 2022.

SECTION 2. LEGISLATIVE INTENT AND PURPOSE. The said RPTL § 466-a, among other things, allows for volunteers with two (2) years of qualifying service to apply for the tax exemption which will increase the number of eligible volunteers over existing law. The Legislature recognizes the role of the volunteer firefighters and ambulance workers in securing the safety and well-being of our communities. The Legislature hereby finds that it is in the best social and economic interest of the County of Ulster to encourage volunteerism for said purposes. To that end, by providing the following exemption, and by making it available to a larger pool of volunteers, it is the intent to encourage volunteerism for our various fire and ambulance companies.

SECTION 3. EXEMPTION GRANTED. A. Real property owned by an enrolled member of an incorporated volunteer fire company, fire department or incorporated voluntary ambulance service or such enrolled member and spouse residing in Ulster County shall be exempt from taxation to the extent ten percent (10%) of the assessed value of such property for County purposes, exclusive of special assessments.

A. Application for such exemption shall be filed with the Assessor having jurisdiction of the real property on or before the taxable status date on a form prescribed by the Commissioner of the New York State Department of Taxation and Finance Office of Real Property Tax Services.

B. Such exemption shall not be granted to an enrolled member of an incorporated volunteer fire company, fire department or incorporated voluntary ambulance service residing in Ulster County unless:

1. The applicant resides in the city, town or village which is served by such incorporated volunteer fire company or fire department or incorporated voluntary ambulance service;

2. The property is the primary residence of the applicant;

3. The property is used exclusively for residential purposes; provided however, that in the event any portion of such property is not used exclusively for the applicant's residence but is used for other purposes, such portion shall be subject to taxation and the remaining portion only shall be entitled to the exemption provided by this section;

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4.The applicant has served as an enrolled member with such volunteer fire company or fire department or incorporated voluntary ambulance service for a minimum of two (2) years; and

5.The incorporated volunteer fire company or fire department and incorporated voluntary ambulance service has submitted to the Ulster County Director of Emergency Communication/Emergency Management a complete list of enrolled members, with their respective dates of service for such incorporated voluntary fire company or fire department or incorporated voluntary ambulance service. The Ulster County Director of Emergency Communications/Emergency Management shall then review all potential candidates and certify those that meet the necessary criteria to be eligible for this exemption, and shall transmit the list of certified candidates to the Ulster County Real Property Tax Director no later than March 1st of each year, and the Real Property Tax Director is authorized to furnish the list of certified candidates to all local assessors in Ulster County.

C. Any enrolled member of an incorporated volunteer fire company, fire department or incorporated voluntary ambulance service who accrues more than twenty years of active service and is so certified by the authority having jurisdiction for the incorporated volunteer fire company, fire department or incorporated voluntary ambulance service, shall be granted the ten percent exemption as authorized by RPTL § 466-a for the remainder of his or her life as long as his or her primary residence is located within Ulster County.

D. Un-remarried spouses of volunteer firefighters or volunteer ambulance workers killed in the line of duty: An exemption by an enrolled member of an incorporated volunteer fire company, fire department, or incorporated voluntary ambulance service, to such deceased enrolled member's un-remarried spouse may be continued or re-instated if such member is killed in the line of duty; provided, however, that:

1.Such un-remarried spouse is certified by the authority having jurisdiction for the incorporated volunteer fire company, fire department or incorporated voluntary ambulance service as an un-remarried spouse of an enrolled member of such incorporated volunteer fire company, fire department or incorporated voluntary ambulance service who was killed in the line of duty; and

2.Such deceased volunteer had been an enrolled member for at least five years; and

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3. Such deceased volunteer had been receiving the exemption prior to his or her death.

E. Un-remarried spouses of deceased volunteer firefighters or volunteer ambulance workers: An exemption by an enrolled member of an incorporated volunteer fire company, fire department, or incorporated voluntary ambulance service may be continued or re-instated to such deceased enrolled member's un-remarried spouse; provided, however, that:

1. Such un-remarried spouse is certified by the authority having jurisdiction for the incorporated volunteer fire company, fire department or incorporated voluntary ambulance service as an un-remarried spouse of a deceased enrolled member of such incorporated volunteer fire company, fire department or incorporated voluntary ambulance service; and

2. Such deceased volunteer had been an enrolled member for at least twenty years; and

3. Such deceased volunteer and un-remarried spouse had been receiving the exemption for such property prior to the death of such volunteer.

SECTION 4. EXISTING EXEMPTIONS PRESERVED.

No applicant who is a volunteer firefighter or volunteer ambulance worker who by reason of such status is receiving any benefit under the provisions of New York Real Property Tax Law Article 4 as of December 9, 2022 shall suffer any diminution of such benefit because of the provisions of RPTL § 466-a.

SECTION 5. EXISTING LOCAL LAW REPEALED AND REPLACED Local Law No. 13-2007, adopted on 8-8-2007 and codified as Ulster County Code §§ 312-37, 312-38 and 312-39 is hereby repealed and replaced by the provisions of this local law so as to conform to the terms of RPTL § 466-a.

SECTION 6. EFFECTIVE DATE This Local Law shall take effect immediately upon filing with the Office of the Secretary of State of the State of New York, and shall apply to taxable status dates occurring on or after January 1, 2024.

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MOTION: Councilwoman Hayner
SECOND: Councilman Van Kleeck

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

CARRIED

Resolution granting Conditional Site Plan Approval Extension for Quality Housing Development Fund Company Inc. for 114 Route 28, Kingston, SBL# 48.14-1-27 and 48.14-1-24 (RUPCO) (2023-R-301)

RESOLUTION
TOWN OF ULSTER TOWN BOARD
Site Plan Approval Extension
RUPCO / Quality Housing Development Fund
SBL: 48.14-1-27 & 48.14-1-24

WHEREAS, the Town of Ulster Town Board approved an application for Site Plan Approval from RUPCO / Quality Housing Development Fund on September 1, 2022 for the purpose of an adaptive reuse of an existing motel complex for supportive housing apartments with related service;

WHEREAS, pursuant to Ulster Town Code Section 145-13(B), construction of an approved site plan shall be commenced within twelve (12) months from site plan approval; and

WHEREAS, construction of the approved site plan has not yet commenced; and

WHEREAS, RUPCO / Quality Housing Development Fund is requesting an extension of the Site Plan Approval until September 1, 2024; and

WHEREAS, the Ulster Town Board has determined it is in the best interest of the Town

TOWN OF ULSTER TOWN BOARD MEETING (19)
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of Ulster to extend the amended site plan approvals; and

WHEREAS, Ulster Town Code Section 145-14 grants the Town Board the power to vary or waive the provisions of Chapter 145, where, in its judgment, the circumstances justify such variance or waiver upon such terms and conditions as it may deem appropriate provided that such variation and/or waiver promotes the health or general welfare and orderly growth; now therefore, be it

RESOLVED, that the amended site plan approval heretofore granted on September 1, 2022, shall be amended as follows: the approval granted by the Town Board on September 1, 2022 shall be deemed to have expired unless construction begins no later than September 1, 2024; and be it further

RESOLVED, that this resolution shall take effect immediately, and any applicable extension fees are hereby waived by order of the Town Board of the Town of Ulster.

MOTION: Councilman Van Kleeck

SECOND: Councilwoman Hayner

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

CARRIED

End of Regular Agenda

TOWN OF ULSTER TOWN BOARD MEETING (19)
SEPTEMBER 21, 2023

PUBLIC COMMENT:

1. Laura Hartmann, town resident
Question – Drove through Eastern Parkway Ext. this weekend. Houses there loaded with trash. Do we have any program for low income access to the transfer station?

Supervisor: If someone comes forward, we would take it on a case by case basis.
Knows of house in question. It has been cited for violations.

~ END OF PUBLIC COMMENT ~

MOTION to adjourn (7:25 pm) (2023-M-302)

MOTION: Councilman Van Kleeck
SECOND: Councilwoman Hayner

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

CARRIED

Respectfully Submitted by Suzanne Reavy
Ulster Town Clerk