

**TOWN OF ULSTER TOWN BOARD WORKSHOP MEETING (06)**

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MARCH 3, 2022

**PUBLIC HEARING SCHEDULED:**

7:10 PM: Special Use Application for an Apartment on Non-Residential Property for EZ HVAC Apartment, P-870, 2016 Ulster Avenue, Lake Katrine, SBL 39.16-1-32

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

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

**SALUTE TO THE FLAG**

**ROLL CALL by Deputy Town Clerk, Lauren Hommel:**

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

**ALSO IN ATTENDANCE:**

1. Kyle Berardi, Chief of Police
2. Warren Tutt, Building Inspector
3. Frank Petramale, Highway Superintendent
4. Jason Kovacs, Town Attorney
5. Bill Kemble, Daily Freeman
6. Seven audience members

**ADDITIONS OR CHANGES TO AGENDA – None**

**PUBLIC DISCUSSION ON AGENDA ITEMS – None**

MARCH 3, 2022

**COMMUNICATIONS –**

Letter received 2/14/22 from town of Ulster residents, regarding asking for more information on summer camp. Community looks forward to summer camp as a viable option for children.

**New Business:**

**Presentation by Councilmember Secreto on Summer Camp 2022**

*Councilman Secreto:* June 27-Aug. 19; ages 6-12; limited to 150 town of Ulster residents first; \$400 per camper plus \$100 each additional sibling; if we reach signups for out of towners, amount is \$475 + \$125; no refunds; registration opens April 4<sup>th</sup>. Now accepting applications for counselors and CIT's ages 13,14,15. Will be on Facebook page and website.

Town will also have Easter Egg Hunt at Post Park (ages 4-10) on April 9/rain date April 10.

Says Thank You to Recreation Committee

**MOTION to Authorize Proceeding with Summer Camp with the Outline Described and Advertising for Employees and Campers (2022-M-092)**

MOTION: Councilman Kitchen

SECOND: Councilman VanKleek

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

*CARRIED*

MARCH 3, 2022

**Motion authorizing the Supervisor to sign the Application of Supervisor for Extension of Time for Collection of Taxes to the Commissioner of Finance of the County of Ulster until June 1, 2022 (2022-M-093)**

MOTION: Councilman Secreto  
SECOND: Councilwoman Hayner

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

*CARRIED*

**Discussion on purchasing new Town of Ulster Signs from Corcraft Products (2022-M-094)**

*Supervisor:* Local benefactor purchased the “Welcome to the Town of Ulster” signs in the mid-1990s. Signs showing their age. Thirty nine signs needed for \$ 3,931.00; new poles and hardware needed. Proposing an amount not to exceed \$5000.00.

MOTION: Councilman Van Kleeck  
SECOND: Councilwoman Hayner

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

*CARRIED*

MARCH 3, 2022

**Discussion on Commitments of American Rescue Plan Act Funds**

*Supervisor:* Discussion amongst Town supervisors in the County. Future discussion as to advise community what we are going to do with our allocation. The meeting materials contain individual amounts allocated to each: premium pay, public safety, infrastructure.

**Discussion on letter from Cornell Cooperative for Rider Park Boat Inspection Program – Summer 2022 (2022-M-095)**

MOTION: Councilman Secreto

SECOND: Councilman Kitchen

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

*CARRIED*

MARCH 3, 2022

**Resolution Establishing Capital Reserve Fund f/b/o Spring Lake Sewer District Under General Municipal Law Section 6-c (2022-R-096)**

*Supervisor:* Town made application to housing and community redevelopment for a grant for the construction of Spring Lake phase 2. Town was unsuccessful in obtaining grant, and comments made in the post-review suggest the town establish a capital reserve.

**Resolution of the Town Board**  
**TOWN OF ULSTER**  
**Resolution Establishing Capital Reserve Fund f/b/o Spring Lake Sewer District Under General Municipal Law Section 6-c**

The Town Board of the Town of Ulster, duly convened in regular session, does hereby resolve as follows:

SECTION 1. That there be and hereby is established a capital reserve fund for the future repairs to or improvement of the facilities of Spring Lake Sewer District (the “District”).

SECTION 2. Such fund is to be known as the “Capital Reserve Fund f/b/o Spring Lake Sewer District of the Town of Ulster.”

SECTION 3. That the estimated maximum cost of the said capital improvement(s) is unknown at the present time.

SECTION 4. Such additional sums as may hereafter be appropriated shall become part of the fund.

SECTION 5. The moneys in the fund shall be deposited in a separate bank account.

SECTION 6. The Supervisor, in his discretion, may invest the moneys in the fund in the manner provided in section 6-f of the General Municipal Law of the State of New York. Any interest earned or capital gains realized on the moneys so deposited or invested shall accrue to and become a part of the fund.

SECTION 7. No expenditure shall be made from the fund except by authorization of the Town Board of the Town of Ulster pursuant to the provisions of section 6-c of the General Municipal Law of the State of New York.

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MOTION: Councilman VanKleeck

SECOND: Councilman Kitchen

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

*CARRIED*

**Motion to accept the resignation of Part Time Police Officer Secreto (2022-M-097)**

Letter read by Councilman Secreto. Resignation effective March 7, 2022. Leaving in good standing. Accepted a position with Kingston Police.

MOTION: Councilman Kitchen

SECOND: Councilwoman Hayner

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

*CARRIED*

MARCH 3, 2022

**Resolution to Appropriate Funds from the Town’s Asset Forfeiture Fund for Purchase of K-9 Dog (2022-R-098)**

*Supervisor:* Last meeting, presentation of a new K-9.

*Chief Berardi:* Two weeks ago, traveled to CT to view new K9 and dog tested out well with trainers and vet. Naming the canine, K9 Cruise, after Chief Anthony Cruise. Begins training with four months patrol and two months narcotics school. Asking to use our asset forfeiture monies. These assets acquired during drug investigation seizures.

*Supervisor:* Fund has stood at \$16,000 since his term in office and has not been used.

**Resolution of the Town Board**  
**TOWN OF ULSTER**  
**Resolution to Appropriate Funds from the Town’s Asset Forfeiture Fund for Purchase of K-9 Dog**

**Whereas**, in 1984 the US Congress passed the Comprehensive Crime Control Act of 1984 authorizing federal officials to implement a national asset forfeiture program which included sharing forfeiture proceeds with local law enforcement agencies; and

**Whereas**, from time to time the Town of Ulster Police Department has been the recipient of forfeiture proceeds, which currently total approximately \$16,100 and are held by the Supervisor’s Office in General Fund Account number A.0230: and

**Whereas**, the Program Guidelines specify the uses by Law Enforcement Agencies of the proceeds of the Equitably Shared Property, which include the purchase of law enforcement; and

**Whereas**, the Town of Ulster Police Department has requested permission to acquire a replacement K-9 Police Dog in the amount of approximately \$9000, which has not been Budgeted for the 2022 fiscal year; therefore

**Resolved**, that the Town Board of the Town of Ulster hereby appropriates the sum of up to \$9,000 from the Town’s Asset Forfeiture Fund held in General Fund account number A.2034 as Revenue for the payment of a voucher and invoice to be charged to General Fund Account A.3121.401 for the purchase of a replacement K-9 Police Dog.

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MOTION: Councilwoman Hayner

SECOND: Councilman Kitchen

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

*CARRIED*

**Resolution Approving Ulster Police Department’s Body-Worn Camera Policy  
(2022-R-099)**

*Chief Berardi:* Late last year, acquired in-car and body cameras. This policy secures proper use and storage of the information. Policy was presented to town board and police reform committee.

**Resolution of the Town Board**  
**TOWN OF ULSTER**  
**Resolution Approving Ulster Police Department’s Body-Worn  
Camera Policy**

**Whereas**, the Town Board of the Town of Ulster (the “**Town**”) has the power to pass resolutions; and

**Whereas**, body-worn cameras are a rapidly emerging law enforcement tool that provide compelling evidence by recording events, statements, searches, and other key moments in the early stages of a case; and

**Whereas**, body-worn cameras also help to quickly resolve officer-involved incidents and debunk frivolous complaints about officer misconduct; and

**Whereas**, the Town wishes to promote accountability and transparency for citizens and officers, thereby enhancing community relationships and overall public safety; and



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**Whereas**, attached hereto as **Exhibit A** is the Ulster Police Department’s Body-Worn Camera Policy (the “**Policy**”); and

**Whereas**, the Town finds the Policy to be in the best interest of the Town, its residents, and the general public to approve the Policy.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN BOARD OF THE TOWN OF ULSTER, AS FOLLOWS:**

**Section 1. Approval**

The Body-Worn Camera Policy is hereby adopted in substantially the same form attached hereto as Exhibit A.

Introduced, moved, and adopted by the Town Board of the Town of Ulster on March 3, 2022.

MOTION: Councilman Kitchen

SECOND: Councilman Secreto

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

*CARRIED*

MARCH 3, 2022

**Old Business:**

**Motion to award bid for Water and Sewer to purchase Chemicals for 2022 (2022-M-100)**

WATER DEPT: SALT

COMPANY	PRICE	Non-Collusive Cert
<i>*US SALT</i>	<i>\$225.00/ton</i>	
CARGILL	\$250/ton	
MORTON	No Bid	

WATER & WASTEWATER DEPTS: CHLORINE

COMPANY	CYLINDER	PRICE	DEPOSIT	Non-Collusive Cert
<i>*SLACK CHEMICAL</i>	<i>150 LB</i>	<i>\$334.32</i>	<i>\$100 refundable</i>	
JCI (JONES CHEMICAL)	150 LB	\$370.00	0	

**\*AWARDED**

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MOTION: Councilman Secreto  
SECOND: Councilwoman Hayner

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

*CARRIED*

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**PUBLIC HEARING:** : Special Use Application for an Apartment on Non-Residential Property for EZ HVAC Apartment, P-870, 2016 Ulster Avenue, Lake Katrine, SBL 39.16-1-32

*Jason Kovacs:* Under town code this is permitted as a use as of right, subject to approval of a special permit by the town board. Project went through and approved by planning board. Special permit requires a public hearing. This will not have to go back to the planning board.

**MOTION to Open Public Hearing 7:21 pm (2022-M-101)**

MOTION: Councilman Kitchen  
SECOND: Councilwoman Hayner

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

*CARRIED*

Public Comment: None

MARCH 3, 2022

**MOTION to Close Public Hearing 7:21 pm (2022-M-102)**

MOTION: Councilman Secreto

SECOND: Councilman Kitchen

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

*CARRIED*

*Supervisor:* Nature of this permit is not a contentious matter.

**MOTION to Issue Special Use Permit for an Apartment on Non-Residential Property for EZ HVAC Apartment, P-870, 2016 Ulster Avenue, Lake Katrine, SBL 39.16-1-32 (2022-M-103)**

MOTION: Councilwoman Hayner

SECOND: Councilman Secreto

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

*CARRIED*

*Supervisor:* To Tutt, authorized to proceed with this project.

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MARCH 3, 2022

**PUBLIC COMMENT:**

1. Brooke Coleman, Town Resident

Re: Bright Acres and pedestrians walking on Route 28

Making suggestions for safer roadways.

Noticed a lot of trash leading to Roadway Inn. There are overhanging signs over Potter Bros. Wondering what can be done.

*Supervisor:* Police have Roadway in its sights because of activity there. Will have building department look at the rest. Your concerns do not fall on deaf ears. On 2/18/22, conference call with UC DSS, County Executive Office, Police, Building Dept, Supervisor, Legislator Cahill. Made aware of number of UCDSS-placed residents in facilities, and not a very high number of UCDSS residents. Prior conversation with UC Planner, Dennis Doyle, informed us that the UC transportation counsel is aware of the pedestrian problem, who have had discussion. They have safe streets program. They have discussed trying to identify a project and hire a consultant to design a solution to that area. This would connect with the trail near the traffic circle. The Route 28 bridge is of concern as it is narrow.

Supervisor states this is his neighborhood as well. Activities at end of Fawn Hill with construction of two houses – original planning board approvals in 1985 reserved the 50’ strip to make a connecting road to Forest Hill Drive or Route 28. This file included seven pages of petitions against that connection. Property owner’s intent is to put two houses on that parcel, and no intention or legal right to access Forest Hill Drive. That is a moot issue. He will be making application to planning board public meeting for subdivision in the near future.

There is a pending project in front of the planning board to turn Quality Inn into a permanent homeless shelter, under RUPCO. Family of Woodstock and Catholic Charities will be providing services to residents, including transportation and security. Supervisor asked RUPCO to make a presentation to the residents in this area to ask questions and understand plans.

In conjunction, Ulster County has committed \$2M of ARPA funds to provide sewer and water to the Quality Inn, which will extend to the rear of the property to connect with the temporary line. In future, we will propose a project for a permanent line to the pump station at the base of Elisa Landi Drive (approx. \$300,000 project).

*BC:* No one wants a thru-street. Aware of the water line. Is intention of the RUPCO project to pull the DSS residents and place them there.

*Supervisor:* Was not guaranteed that. One suggestion we made to conference call, is that when they assigned people to the facility is to provide free transportation. No assurances that individuals will take the bus.

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2. Mrs. Payman, Town Resident

Lived Bright Acres 47 years. Aware of water problem. Paid for a bond when Sabino owned it. Still paying for that. Any way that we can find out how long this will go on?

*Supervisor:* Makes a recommendation to view the budget and financial statements on the town website. The revenue of selling water is approx. \$18,000, the cost for service is \$80,000. The difference must be made up through the taxes. Bonds were paid off five years ago for the \$100,000 borrowed in 1997. Problem is that the town is locked into a 99 year agreement with the city of Kingston, at the price determined by city of Kingston. Have tried to increase water sales to people outside of the district, including two on Oak Ridge Terrace and one on Forest Hill Drive. Hope that we can expand once we get the permanent line under Rt 209, and that we can have a more reliable water source.

3. Manto Legakis, Town Resident

Lived in area 40 years. Asking about the right of way and cites old maps when Mr. Pfeiffer owned property. Supervisor unsure.

*Supervisor;* Original subdivision, there was a reservation for a 50' road on Keith Dieter's property. Late 1990s modification to map where that 50' right of way separated as a lot in Sabino's name. New owner to that lot using that as access to the 13 acres.

4. Brooke Coleman

Regulations in her deed regarding signs and not subdividing lots. Does that still hold true?

*Supervisor:* Plot requirements to have light at end of driveway; no RV parking near house and what type of structure eliminating mobile homes. Legal contract between developer and residents. There was a term and restrictions could be extended if the residents agreed to it. Effort underway in state legislature to eliminate single family zoning. Regardless of what the town of Ulster says, we are trumped by Albany legislation. That area is zoned R-60, and most cannot be subdivided based on the lot sizes and sizes of houses.

MARCH 3, 2022

**MOTION to adjourn (7:46 pm) (2022-M-104)**

MOTION: Councilwoman Hayner

SECOND: Councilman Kitchen

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

*CARRIED*

Respectfully Submitted by Suzanne Reavy  
Ulster Town Clerk