

TOWN OF ULSTER TOWN BOARD MEETING (20)
OCTOBER 20, 2022

**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
TOWN COUNCILMAN ROCCO SECRETO
TOWN COUNCILMAN ERIC KITCHEN - EXCUSED
TOWN COUNCILWOMAN ANNA HAYNER
SUPERVISOR JAMES E. QUIGLEY 3rd

ALSO IN ATTENDANCE:

1. Warren Tutt, Building Inspector
2. Kyle Berardi, Police Chief
3. Jason Kovacs, Town Attorney
4. Vincent Maggiore, Wastewater Superintendent
5. Frank Petramale, Highway Superintendent
6. David Church, Town Planner
7. Geoffrey Ring, Planning Board Chairman
8. Tim Wiedemann, UCOED Director
9. Bill Kemble, Daily Freeman
10. Crispin Kott, Hudson Valley One – via Zoom
11. Four Attendees via Zoom
12. Twenty-six in-person attendees

ADDITIONS OR CHANGES TO AGENDA – None

PUBLIC DISCUSSION ON AGENDA ITEMS –

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APPROVAL OF MINUTES – September 1st and 15th (2022-M-281)

MOTION: Councilman Secreto

SECOND: Councilwoman Hayner

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

CARRIED

COMMUNICATIONS –

A letter read from Brian and Darlene Martin, commending the highway superintendent and department on the parks, roads, and informational posts on Facebook.

ABSTRACT OF CLAIMS (2022-M-282)

Presented by Councilman Van Kleeck

October, 2022 (2022-M-246)

Prepaid Bills:	\$ 992,080.31
Abstract Bills:	\$ 301,405.60
Escrow Bills:	\$ 1,300.00
Reserve:	\$ 397.02
TOTAL:	\$ 1,295,182.93

MOTION: Councilman Secreto

SECOND: Councilwoman Hayner

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

CARRIED

New Business:

Presentation by National Resources of I-Park 87 Master Plan

Joseph Cotter, National Resources

- Specialize in redeveloping former industrial sites.
- Developed iPark 84 in East Fishkill, NY (former IBM site) – 12 new companies including Frito Lay and working with Ashley Furniture
- Worked with Counties, Towns, and various Economic Development Committees
- Master Plan represents a lot of uses that they believe will work. Listened to what the community wants. Representative of market conditions and feedback.
- One of main challenges on site is that infrastructure is broken, and the ecosystem does not exist.
- Companies that they have engaged with inquire about places to eat and live, and transportation. This is the framework to approach the new site.
- East Campus: Restore main building; redevelop and rebuild some buildings.
- Building 1 (main building) – training center; main manufacturing building (job training: working with Boces and SUNY Ulster)
- Building 1B: 275K warehouse space
- Optimistic; trying to locate economic drivers and attract manufacturers.
- Building 2C: Opportunity for industrial site, possible dairy product company
- Building 2D: Cold Storage and/or power-reliant companies
- 212,216: Working with Mary Stuart Masterson/Upriver Films on two movie studios.
- Utility Complex: Opportunity for brewery and other restaurants; art center
- Wants to implement solar and battery storage
- Goal – Zero carbon copy footprint.
- Going to lead with housing/residential component (battery company needs 100 residential units)

George D., Project Architect

- Housing on the south end; not luxury and not subsidized.
- Looking to maintain existing structures and roads
- Range of different architectural styles, courtyards, gardens, and existing, old growth trees.
- This is smart growth; re-using industrial sites.

DISCUSSION

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Cotter: Important to develop housing first. Will discuss with companies what their needs are. Fishkill took 18-24 months to attract businesses. If we develop housing, the studio, and the first two buildings, we will be at ground zero.

Maggiore: Regarding wastewater/sewage treatment – with brewery and dairy, there would be a high organic loading that would have to be discussed.

Cotter: We are familiar with environmental constraints and testing.

Supervisor: Process time? When would our planning board be able to get an application and review details?

Cotter: Four to eight weeks. Would like to meet with planning board beforehand.

Supervisor: (to Tim Wiedemann) Is county to move forward with this review according to your requirements?

Wiedemann: Economic Development Alliance intends to review and approve.

Supervisor: Would like that process concluded before the town's planning board review.

Presentation by Archtop Fiber of Internet Access Proposal

Supervisor: This is a contemplated submission. There is a substantial process that needs to go through before any approval.

Shawn Beqaj, Chief Development Officer

- Worked many decades; first started out as Bresnan Communications, which was sold
- One of the first tenants at iPark 87. Building 80 seats – well-paying jobs in hi-tec industry.
- Company fully funded and have investors; hired first tier of management.
- Broadband system: fiber to the home, fully modern, available in few places in the world.
- XGS-pon fiber network up to 10 GB per location; next generation of advanced lasers.
- Extraordinary investment.
- Areas that need a certain profile: density and forsaken
- Offering unlimited bandwidth.
- Phase 1 Plan – 1,000 miles, based in Town of Ulster.
- Clean access to pole space.
- Referrals from Alleghany, Steuben and Chautauqua Counties.
- Service is stable and safe.

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- We are ready to be your partner and identify areas of higher concern.

Van Kleeck: What you are proposing, you would ask the town to assist you in applying for grants and funding?

Beqaj: Yes. Funding mechanisms in a plan. We would go jointly to funding agencies and build systems in areas in need of fiber (underserved areas). Funding agencies are more gracious on public-private relationships.

Supervisor: We will present the sample agreement at the next meeting. Keep us informed of your activity.

Presentation and Acceptance of the Town Clerk’s Monthly Report for the month of September 2022 (2022-M-283)

MOTION: Councilman Van Kleeck

SECOND: Councilman Secreto

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

CARRIED

Presentation and Acceptance of the Supervisor’s Monthly Report for the months of September 2022 (2022-M-284)

MOTION: Councilwoman Hayner

SECOND: Councilman Secreto

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

CARRIED

TOWN OF ULSTER TOWN BOARD MEETING (20)
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Motion to authorize a six month leave of absence for Police Officer Brian Reavy (2022-M-285)

MOTION: Councilman Secreto
SECOND: Councilwoman Hayner

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

CARRIED

Motion to authorize the hiring of two part time dispatchers for the Police Department (2022-M-286)

Presented by Councilman Secreto

Anthony Carcaramo and Jaiden Campos

Both part time, union, PBA, \$18.93/hour; start date 10/24/2022

MOTION: Councilman Secreto
SECOND: Councilwoman Hayner

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

CARRIED

Motion to accept the resignation of Daniel Norman in the Sewer Dept. (2022-M-287)

MOTION: Councilman Van Kleeck
SECOND: Councilman Secreto

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

CARRIED

Motion to authorize the purchase of one 2022 Dodge Durango under NYS Contract #PC-69047SB from Begnal Motors not to exceed \$35,374.09 (2022-M-288)

MOTION: Councilwoman Hayner
SECOND: Councilman Van Kleeck

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

CARRIED

Motion to authorize Detective Sergeant Benjamin to attend the NY Women in Law Enforcement Annual Conference from October 26-28th in Fairport, NY (2022-M-289)

*Funded by the town of New Paltz
Town of Ulster to fund time and travel expenses.*

MOTION: Councilman Secreto
SECOND: Councilwoman Hayner

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

CARRIED

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**Resolution to Convert Motor Vehicle and Personal Property to Municipal Use
(2022-R-290)**

Chief Berardi: Department handled a call at the Courtyard Marriott: large quantity of narcotics, cash and a handgun in hotel room and vehicle. Plea agreement to sign over the seized vehicle and money. Vehicle lien will be paid with money obtained at seizure and the town to receive a portion of the remaining funds. One of the largest drug seizures in his career – over \$30K in cash and drugs operating out of the hotel to the community.

RESOLUTION OF THE TOWN BOARD

TOWN OF ULSTER

**RESOLUTION TO CONVERT MOTOR VEHICLE AND PERSONAL
PROPERTY TO MUNICIPAL USE**

WHEREAS, one Timothy H. Lynch, a defendant in an Ulster County Court proceeding bearing the caption *David J. Clegg, District Attorney of Ulster County v. Timothy H. Lynch*, SCI# 70276-22, is the owner of a 2017 Nissan Titan, VIN# 1N6AA1E56HN547801, and \$30,816.00 in U.S. currency; and

WHEREAS, Timothy H. Lynch has agreed, pursuant to a Stipulation and Assignment dated September 29, 2022, to be filed in Ulster County Court, to turn over and quitclaim to the Town of Ulster said vehicle and said currency; and

WHEREAS, it is in the best interest of the Town of Ulster to accept said vehicle and currency, and convert said property to municipal use;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board or the Town of Ulster does hereby declare the 2017 Nissan Titan, VIN# 1N6AA1E56HN547801 and \$30,816.00 in U.S. currency to be accepted by the Town of Ulster for municipal use; and be it further

RESOLVED, the Town of Ulster Town Board shall pay off the one (1) existing lien on said vehicle to Rhinebeck Bank in the approximate amount of \$9,001.86; and be it further

RESOLVED, that the Chief of the Town of Ulster Police Department, or his designee, shall take any and all actions required to take title to said motor vehicle in the name of the Town of Ulster

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MOTION: Councilman Secreto
SECOND: Councilwoman Hayner

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

CARRIED

Old Business:

Discussion on 2023 Tentative Budget

Supervisor: The \$400 raise for each town board member has been rescinded. Some changes to salary amounts. An additional \$25k appropriated from capital reserve to further reduce tax levy. Salary items changed. Overhead items adjusted i.e. social security and pension contributions were adjusted. No major changes to highway budget, except an additional \$6K appropriated to further reduce tax levy.

Resolution Approving Preliminary Budget (2022-R-291)

Supervisor: Serves as the budget carried to the 11/3 public hearing.

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RESOLUTION OF THE TOWN BOARD
TOWN OF ULSTER
Resolution Approving Preliminary Budget

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

SECTION 1. Pursuant to and in accordance with the provisions of section 106 of the Town Law, and other applicable provisions of law, the annexed detailed statement of estimated expenditures and revenues be and the same hereby is approved and adopted as the preliminary budget of the Town of Ulster for the fiscal year beginning January 1, 2023. Such preliminary budget shall be filed forthwith in the office of the Town Clerk of the Town of Ulster, where it shall be available for public inspection.

SECTION 2. This resolution shall take effect as of October 20, 2022.

MOTION: Councilman Secreto

SECOND: Councilman Van Kleeck

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

CARRIED

~END OF SCHEDULED AGENDA~

PUBLIC COMMENT:

1. Carolyn Stoutenberg, City of Kingston

Works at the “Tech City” site and spoke to the supervisor a few times already. Questions Cotter’s comments about rubble pile removal.

Supervisor: There were two sets of piles. The Boices Lane piles were contaminated with asbestos and were disposed of. The piles in the back you refer to were recently test and were determined to be non-asbestos in nature. There is a plan for those materials to be re-used.

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2. Regis Obijiski, Town of Ulster

Appreciates having Cotter come to the meeting for the preliminary site plan. Likes the workforce development program; housing sounds terrific. Will there be a residential developer?

-Cotter is a developer-

Re: Budget

Will the preliminary be the same in size to the tentative budget?

Supervisor: Preliminary budget shows an additional \$25k decrease in tax levy, driven by appropriation of capital reserve in the general fund and a \$6K decrease in highway tax levy, driven by appropriation of addition fund balance.

There were tax certiorari cases where potential liabilities existed in previous years. Additional revenues generated in host community benefit and a bonus sales tax sharing agreement with Ulster County. Reduced expenses, increased revenues.

Obijiski: Cotter mentioned lithium ion battery builder. Is that displacing zinc?

Supervisor: Two battery manufacturers competing for space there. Zinc8 is in a capital raising phase. Alternative already has a commitment from venture capitalists – approx..\$80M. Cotter will take whichever one reaches the finish line first.

MOTION to adjourn (8:27 pm) (2022-M-292)

MOTION: Councilman Van Kleeck

SECOND: Councilwoman Hayner

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

CARRIED

Respectfully Submitted by Suzanne Reavy
Ulster Town Clerk