

TOWN OF ULSTER TOWN BOARD MEETING (04)  
FEBRUARY 16, 2023

**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 - *Excused*  
TOWN COUNCILMAN ERIC KITCHEN  
TOWN COUNCILWOMAN ANNA HAYNER  
SUPERVISOR JAMES E. QUIGLEY 3<sup>rd</sup>

**ALSO IN ATTENDANCE:**

1. Warren Tutt, Building Inspector
2. Kyle Berardi, Police Chief
3. Vincent Maggione, Wastewater Superintendent
4. Frank Petramale, Highway Superintendent
5. Jason Kovacs, Town Attorney
6. Bill Kemble, Daily Freeman
7. One Zoom Attendee
8. Eighteen In-Person Attendees

**ADDITIONS OR CHANGES TO AGENDA – None**

**PUBLIC DISCUSSION ON AGENDA ITEMS –**

Caylin Sanders, Glenerie Blvd.

Re: 127-133 Glenerie Blvd. item. What is it?

*Supervisor:* Single lot on Glenerie Blvd. and the owner has requested a subdivision to build more units on the land. Owner has not asked for site plan approval, so no clear cutting has been requested. Resolution tonight is only to submit the application to the Ulster County planning board for review. Will be brought back to the town planning board at the March meeting. Suggests putting comments in writing to the town planning board before the meeting. Supervisor describes “lead agency”. Certain actions under the town code, are delegated to the town board. Town board conducts environmental impacts of a project through the SEQRA process.

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**APPROVAL OF MINUTES – January 3<sup>rd</sup> and 19<sup>th</sup> (2023-M-061)**

MOTION: Councilman Kitchen

SECOND: Councilwoman Hayner

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

*CARRIED*

**ANNOUNCEMENTS - None**

**ABSTRACT OF CLAIMS**

*Presented by Councilman Van Kleeck*

2022 (2023-M-062)

Prepaid Bills:	\$ 78,099.77
Abstract Bills:	\$ 151,516.67
Escrow Bills:	\$ --
Reserve:	\$ --
<b>TOTAL:</b>	<b>\$ 229,616.44</b>

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MOTION: Councilwoman Hayner

SECOND: Councilman Kitchen

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

*CARRIED*

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February, 2023 (2023-M-063)

Prepaid Bills:	\$ 3,652,909.99
Abstract Bills:	\$ 189,158.59
Escrow Bills:	\$ 14,660.00
Reserve:	\$ 520.00
<b>TOTAL:</b>	<b>\$ 3,857,248,58</b>

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MOTION: Councilman Kitchen  
SECOND: Councilwoman Hayner

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

*CARRIED*

*Supervisor:* We ran collections of taxes to subdistricts through the abstract to make it more disclosable.

**New Business:**

**Presentation and Acceptance of the Town Clerk's Monthly Report for the month of January 2023** (2023-M-064)

MOTION: Councilman Kitchen  
SECOND: Councilman Van Kleeck

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

*CARRIED*

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**Motion to hire two full time Permanent Police Officers per Ulster County Civil Service List**

*Personnel Items Presented by Councilman Van Kleeck*

Jacob Studt: \$27.65/hour; previously approved by personnel (2023-M-065)

MOTION: Councilman Van Kleeck

SECOND: Councilwoman Hayner

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

*CARRIED*

Javier Castaneda: \$28.50/hour; previously approved by personnel (2023-M-066)

MOTION: Councilwoman Hayner

SECOND: Councilman Kitchen

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

*CARRIED*

**Motion to assign a Patrol Officer to the Detective Division on Special Assignment (2023-M-067)**

Thomas Sickler: \$32.36/hour

MOTION: Councilman Van Kleeck

SECOND: Councilwoman Hayner

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

*CARRIED*

**Motion to declare surplus two Police Patrol Vehicles and approve the sale to the City of Kingston for a total of \$5000.00 (2023-M-068)**

*Supervisor:* Two vehicles for public bid – 2014 and 2018 vehicles

MOTION: Councilwoman Hayner  
SECOND: Councilman Van Kleeck

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

*CARRIED*

**Motion to authorize Councilmember Hayner to attend the 2023 Annual Meeting & Training School, February 19<sup>th</sup> -21<sup>st</sup> in New York City (2023-M-069)**

MOTION: Councilwoman Hayner  
SECOND: Councilman Van Kleeck

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

*CARRIED*

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**Motion to authorize the Building Inspectors to attend the Hudson Valley CEO Educational Conference at the Novellas of New Paltz, April 19<sup>th</sup> – 21<sup>st</sup>, 2023**  
(2023-M-070)

MOTION: Councilman Kitchen  
SECOND: Councilman Van Kleeck

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

*CARRIED*

**Motion to authorize the Supervisor to sign Agreement for Engineering and Professional Services with Brinnier & Larios, P.C. for the Design and Engineering of the Ulster Water District Small South Water Storage Tower**  
(2023-M-071)

*Supervisor:* Problem with water storage for several years. Last year, town made application to EFC for a grant to replace the 1957 tank by the highway garage, which has sprung many leaks, taken out of service and drained. Grant was unsuccessful; however town received \$500,000 from Ulster County's sub-award through ARPA.

MOTION: Councilwoman Hayner  
SECOND: Councilman Van Kleeck

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

*CARRIED*

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**Motion to authorize the installation of two streetlights in Oakwood Park at the intersection of Costanzi Drive and Varun Lane and Parish Lane and Varun Lane (2023-M-072)**

MOTION: Councilman Kitchen  
SECOND: Councilwoman Hayner

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

*CARRIED*

**Motion to authorize the Supervisor to open up a new checking account for the Rupco/Quality Inn Water Sewer Line project (2023-M-073)**

MOTION: Councilman Van Kleeck  
SECOND: Councilwoman Hayner

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

*CARRIED*

**Motion to authorize the Highway Superintendent to go out to bid for two 3500 chassis' s with Service bodies already installed under NYS OGS (2023-M-074)**

MOTION: Councilman Kitchen  
SECOND: Councilwoman Hayner

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

*CARRIED*

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**Resolution designating the Town of Ulster as Lead Agency and referring BVH Sapphire Trust, P-891, 127-133 Glenerie Blvd, Saugerties, SBL39.7-8-1.1 to the Ulster County Planning Board for review (2023-R-075)**

*Supervisor reads resolution into the record.*

**RESOLUTION -- TOWN OF ULSTER TOWN BOARD**  
**BVH Sapphire Trust Minor Subdivision & Site Plan, P-891**  
**127-133 Glenerie Blvd., SBL 39.7-8-1.1, ZONE: R30**

WHEREAS, the applicant and owner, BVH Sapphire Trust, proposes a three (3) lot minor subdivision of a 3.656 acre parcel fronting Glenerie Boulevard, and also proposes a site plan for two (2), new 3-unit apartment buildings each on two (2) of the proposed three (3) new lots; and,

WHEREAS, the applicant has submitted a complete subdivision application and associated site plan application, including a submitted State Environmental Quality Review Act (SEQRA) Short Environmental Assessment Form to the Town of Ulster Planning Board; and,

WHEREAS, the Town of Ulster Planning Board has final subdivision review and approval authority for the subdivision application; 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,

NOW BE IT RESOLVED, upon recommendation of the Town of Ulster Planning Board at its regularly scheduled meeting held on February 14, 2023, the Town Board agrees to type the Site Plan application as an Unlisted Action under the New York State Environmental Quality Review Act (SEQRA) and said Town Board should be designated as Lead Agency; and,

NOW BE IT FURTHER RESOLVED, the Town Board formally refers the 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 Law 239.

MOTION: Councilman Kitchen

SECOND: Councilwoman Hayner

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

*CARRIED*



TOWN OF ULSTER TOWN BOARD MEETING (04)  
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**Resolution designating the Town of Ulster as Lead Agency and referring Kingston Area Soccer League, P-901, 14-45 Kukuk Lane, Kingston, SBL3.16-4-1.100 to the Ulster County Planning Board for review (2023-M-076)**

**RESOLUTION -- TOWN OF ULSTER TOWN BOARD**  
**Kingston Area Soccer League - Site Plan Amendment, P-901, 14-45 Kukuk Lane, SBL 39.16-4-1.100, Zone: OM**

**WHEREAS**, the applicant and owner – Kingston Area Soccer League -- seeks site plan amendment approval to add a single-story 8,125 square foot metal building serving an indoor tennis court with existing parking to be increased by 20 spaces; and

**WHEREAS**, in 2014 the Applicant received site plan approval to construct two (2) regulation soccer fields with parking and related facilities; and this application would amend that approval; and,

**WHEREAS**, the applicant has submitted to the Town of Ulster a complete site plan amendment application including a submitted State Environmental Quality Review Act (SEQRA) Short Environmental Assessment Form; 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**, said Planning Board has reviewed the site plan application at its regularly scheduled meeting on February 14, 2023, and has recommended that the Town Board of the Town of Ulster take the actions listed below; and,

NOW THEREFORE BE IT RESOLVED that the site plan application be typed as an Unlisted Action under the New York State Environmental Quality Review Act (SEQRA) and the Town Board be designated as Lead Agency; and,

NOW BE IT FURTHER RESOLVED, the Town Board formally refers the 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 Law 239.

MOTION: Councilman Kitchen  
SECOND: Councilwoman Hayner

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

*CARRIED*

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**Resolution designating the Town of Ulster as Lead Agency and referring IBM Modification Project, P-894, Enterprise Drive/Boices Lane, Kingston, SBL 48.7-1-29.270 to the Ulster County Planning Board for review (2023-R-077)**

*Supervisor:* IBM responsible for contamination of property when they owned it. They continue to be responsible for contamination of and disposal of sub-surface water. Objective is to remove emerging contaminants, which NYSDEC is preparing to treat in the future, requiring complete reconstruction of water treatment facility that exists on the IBM campus. Application made to town of Ulster planning board.

**RESOLUTION**  
**TOWN OF ULSTER TOWN BOARD**  
**IBM Building Modification Project, Site Plan Amendment, P-894**  
**Enterprise Drive (Ulster County Rt 157) / Boices Lane**  
**SBL 48.7-1-29.270**  
**ZONE: OM**

WHEREAS, the applicant – IBM -- proposes to modify an existing groundwater treatment facility with the construction of a new 2,000 square foot, two story building to improve current groundwater treatment and site remediation; and

WHEREAS, this proposal is a part of the on-going obligations of the former site owner and operator, and these obligations are pursuant to an existing easement on the subject property, as well as an Order on Consent from the New York State Department of Environmental Conservation related to the former IBM property; and

WHEREAS, this proposal is for accessory uses related to an existing non-residential site plan, which include the new/modified treatment building, utility connections, and landscaping; 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) Full Environmental Assessment Form; and,

WHEREAS, the Town Board of the Town of Ulster (Town Board) 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 reviewed the application as complete and has recommended to the Town Board of the Town of Ulster the actions as described below; now, therefore, be it

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RESOLVED, the Town Board as lead agency finds that the site plan application is a Type II Action under the New York State Environmental Quality Review Act (SEQRA) not requiring further environmental review; and,

NOW BE IT FURTHER RESOLVED, the Town Board formally refers the 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 Law 239.

MOTION: Councilman Kitchen  
SECOND: Councilwoman Hayner

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

*CARRIED*

**Old Business:**

**Motion to approve the Agreement for the Expenditure of Highway Monies per Section 284 of the New York State Highway Law (2023-M-078)**

*Petramale:* Filed every year to designate the expenditures of highway monies.

MOTION: Councilman Kitchen  
SECOND: Councilman Van Kleeck

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

*CARRIED*

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**Resolution Authorizing Adoption by the Town Board of the Town of Ulster of Local Law No. \_\_\_\_ of 2023 - A Local Law known and cited as Parkland and Recreation Fees (2023-R-079)**

*Supervisor:* Scheduled an increase in the rate per unit and clarified the language as it relates to the number of units per project.

**Resolution of the Town Board -- TOWN OF ULSTER**  
**Resolution Authorizing Adoption by the Town Board of the Town of Ulster of Local Law No. 1 of 2023 - A Local Law known and cited as Parkland and Recreation Fees**

**WHEREAS**, an introductory Local Law entitled “A Local Law known and cited as Parkland and Recreation Fees” was introduced before the Town Board of the Town of Ulster on December 15, 2022, and upon notice duly published and posted, a hearing was held on January 19, 2023 at 7:10 p.m., before the Town Board,

**WHEREAS**, public discussion was heard at such hearing concerning the merits and environmental significant of said introductory local law, and be it

**RESOLVED**, that the adoption of the introductory local law entitled “A Local Law known and cited as Parkland and Recreation Fees” is hereby determined to be a Type II SEQR action, and be it further

**RESOLVED**, that the Town Board of the Town of Ulster hereby adopts said Local Law No. 1 of 2023 – A Local Law known and cited as Parkland and Recreation Fees, a copy of which is attached hereto and made a part of this resolution, and be it further

**RESOLVED**, that the Town Clerk be and he hereby is directed to enter said Local Law in the minutes of this meeting and in the Local Law Book of the Town of Ulster, and to give due notice of the adoption of said Local Law to the Secretary of State of New York.

**LOCAL LAW NO. 1 of 2023 -- Town of Ulster, County of Ulster**  
**A Local Law known and cited as Parkland and Recreation Fees**

Be it enacted by the Town Board of the Town of Ulster as follows:

**Section 1. Legislative Findings**

- A. The Town Board finds and determines that the existing recreational facilities of the Town are available to, and used by, all residents of the Town. The Town Board further finds and determines that the construction of dwelling units and conversion of nonresidential building space to dwelling units places a burden upon the Town's park and recreation facilities.
- B. Sections 277, 274-b and 274-a of the New York State Town Law authorize a local government to authorize its planning board, upon finding that a subdivision, site plan, special exception use or other land use development containing residential dwelling units will contribute to the future need for park and recreational facilities in the Town, to either

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require that suitably located land for parks or other recreational purposes be set aside on a subdivision plat, site plan or other land development plan, or, upon finding that parks, playgrounds or recreational facilities sufficient to meet the requirements of the proposed residential development cannot be properly located on the subdivision plat or site plan, that the Planning Board may require that a sum of money in lieu thereof, in an amount to be established by the Town Board, be deposited into a trust fund to be used by the Town exclusively for park, playground or other recreational purposes, including the acquisition of property.

- C. The Town Board finds and determines that the Town of Ulster Planning Board should review any land use development that proposes to construct new dwelling units, whether proposed on a subdivision plat or site plan, or by special use permit or accessory apartment permit, or any other permit, approval required by the Town of Ulster Town Code, and make the determinations required by the New York State Town Law with respect to the suitability of land for parks, playgrounds or recreational facilities to meet the needs of the development and the impact of such development on the Town's system of parks, playgrounds and recreational facilities.
- D. When the location, character and size of land proposed for residential development is such that the reservation of land for parks, playgrounds and recreational facilities is not suitable, the Town Board further finds and determines that a system of parks, playgrounds and recreation facilities to serve the recreational needs of residents in such developments can most efficiently and effectively be provided and maintained by expanding the existing municipal system of parks, playgrounds and recreation facilities, and that developers of new dwelling units should contribute a fair share toward the improvement and strengthening those municipal park and recreation facilities, so as not to overburden the existing facilities.
- E. Local Law No. 1 of 2022 – A Local Law known and cited as Parkland and Recreation Fees – is hereby repealed in full and shall be replaced by the instant Local Law.

**Section 2. Requirements**

- A. At the time of approval of a subdivision plat, site plan, special permit, conditional use accessory apartment permit, or other plan which shows dwelling units to be constructed, the Planning Board, as a condition of approval or permit, shall determine the suitability of land within the development for recreational facilities, and require that sufficient land to meet the recreational needs of the development and that adequate provision has been made for the use, maintenance and protection of such land for the intended recreational purpose.
- B. In the event such facilities are not proposed, or, in the judgment of the Planning Board, such land is not suitable to meet the needs of the development, the Planning Board shall require the applicant to pay the sum determined by the Town Board in lieu of such land as a condition precedent to the Chairman signing the subdivision plat, site plan or special

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permit authorization. Such sum shall constitute a trust fund to be held by the Town and used exclusively for municipal park, playground or recreation purposes, including the acquisition or improvement of park and recreation land. No such development plan shall be signed by the Chairman of the Planning Board, and such plan shall not be valid for issuance of a building permit or certificate of occupancy, unless a receipt evidencing payment of the required recreation fee is duly issued by the Town Clerk.

**Section 3. Establishment of fee in lieu of parkland**

The amount of the parkland and recreation fee shall be as follows:

40 dwelling units or less:	\$2,000.00 per dwelling unit
41 dwelling units or more:	\$4,000.00 per dwelling unit

Parkland and recreation fees are cumulative in nature. Projects may not be built in phases so as to reduce the parkland and recreation fee. For example, a 57 dwelling unit housing project will incur a parkland and recreation fee of \$148,000.00 (40 x \$2,000.00, plus 17 x \$4,000.00). Any additional dwelling unit for the same project will be at the rate of \$4,000.00 per dwelling unit.

Said amounts may be amended from time to time by resolution of the Town Board as necessary to reflect current cost and requirements for municipal park, playground or recreation facilities.

Notwithstanding that the parkland and recreation fee due at the time of development plan approval has been paid, dwelling unit(s) shall be subject to the parkland and recreation fee in effect at the time a building permit is issued.

In the event that the Town Board increases the fee after approval of the development plan, but prior to the issuance of a building permit for a residential dwelling unit on such plan, a building permit for such unit may not be issued until the entire fee is paid and a receipt evidencing payment of the full amount of the required recreation fee is duly issued by the Town Clerk.

MOTION: Councilman Kitchen  
SECOND: Councilwoman Hayner

Town Councilwoman Hayner	-Yes
Town Councilman Kitchen	-Yes
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 Spring Lake Sewer District Phase 2 OCR Project #1159PR162-22 with Blauer and Associates (2023-M-080)**

*Supervisor:* December, 2022 we were notified that our grant application for construction of phase 2 of Spring Lake sewer district was approved. Blauer & Associates successful in writing and administering grants for the town for the past 30 years.

MOTION: Councilman Kitchen  
SECOND: Councilwoman Hayner

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

*CARRIED*

**Resolution Authorizing the Supervisor to sign the ARPA Coronavirus State and Local Fiscal Recovery Fund Agreement with the County of Ulster (2023-R-081)**

*Supervisor:* Town of Ulster has supported the former Quality Inn into the redevelopment into RUPCO. Ulster County granted a \$2M grant for public water and sewer.

*Councilman Van Kleeck:* Important to note that money reached us that we can finally use.

**RESOLUTION OF THE TOWN BOARD**

**TOWN OF ULSTER**

**Resolution Authorizing Supervisor to Sign ARPA Coronavirus State and Local Fiscal Recovery Fund Agreement with the County of Ulster**

WHEREAS, the American Rescue Plan Act (“ARPA”) of 2021 was signed into law on March 11, 2021 and established the Coronavirus State and Local Fiscal Recovery Fund (the “SLFRF”), with the goal of providing vital federal support to local governments as they address the negative health and economic impacts of COVID-19 in their communities; and

WHEREAS, the County of Ulster, as a SLFRF recipient, is authorized to issue subawards for the purpose of carrying out a portion of the administration of the SLFRF; and

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WHEREAS, the County of Ulster, as a SLFRF recipient, desires to utilize a portion of these funds, to respond to the public health emergency with respect to the Coronavirus Disease 2019 (“COVID-19”) or its negative economic impacts, by awarding funds to the Town of Ulster for the purpose of extending water and sewer infrastructure to 114 Route 28, Kingston, New York in the Town of Ulster (the “Property”); and

WHEREAS, this extension of water and sewer infrastructure by the Town of Ulster would immediately benefit a planned redevelopment of a hotel located at the Property into permanent housing for individuals and families; and

WHEREAS, the County of Ulster has agreed to engage the Town of Ulster, and the Town of Ulster has agreed to contract with the County of Ulster, to administer a subaward of the SLFRF for the purpose of extending sewer and water infrastructure to the Property; and

WHEREAS, it is in the best interest of the County of Ulster and the Town of Ulster to document this anticipated release of funds in a formal agreement; now, therefore, be it

RESOLVED, that the Town Board wishes to enter into an agreement with the County of Ulster, as annexed hereto and made a part hereof, subject to the approval of the Town Attorney as to form, and hereby authorizes the Town Supervisor to execute and deliver the agreement as described above.

MOTION: Councilman Van Kleeck  
SECOND: Councilman Kitchen

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

*CARRIED*



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**Motion to authorize Supervisor to sign Agreement for Engineering and Professional Services with Brinnier & Larios, P.C. for the Design and Engineering of the Water and Sewer Connection to the West Side of the New York State Thruway for the RUPCO Quality Inn Project (2023-M-082)**

MOTION: Councilman Van Kleeck  
SECOND: Councilman Kitchen

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

*CARRIED*

**END OF SCHEDULED AGENDA**

**PUBLIC COMMENT:**

1. Helena Touseull, 4 Jeanette Lane  
Large landscaping business at 25 Doris Lane operates all hours of the day and weekend – excavator, bucket trucks, industrial tent. Building inspector Tutt explained that there is no specific coding for this type of business in a residential zone.

*Supervisor:* Previously discussed this issue. Seventeen sites throughout the town. Tutt will work with town attorney to develop language to address this through our legislative process. Time frame – sometime this year.

2. Caylin Sanders  
Asking for update on the carbon offset at the airport, the RFP process, and a response to her letter regarding Central Hudson.

*Supervisor:* Airport map of the tree cutting over the 10 acres, only 10 trees will be cut, and in the fine print there is wording that trees will be planted on the property to replace those that are being removed. Waiting for engineer to comment further.

*Sanders:* One tree is too many.

Discussion on commercial vs residential properties and tree cutting, landscaping, logging.

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*Sanders:* Asking for a carbon offset on projects that the board approves, giving something back to the community, so that ecological resources are not at a deficit.  
Will write a letter describing her vision and plan the town board can endorse.

RFP Process –

*Supervisor:* Explains town’s procurement policy follows NYS statute. Professional services are exempt from RFPs. Our current engineers have been with us for 40 years and know every aspect of the town and institutional knowledge.

*Sanders:* Maybe it is time for a change. Other firms in our area and it would be fair for transparency.

Response to Central Hudson letter:

*Sanders:* This is my fourth request.

*Supervisor:* Will not be making a response.

3. Councilman Eric Kitchen: It has been a privilege and pleasure to serve for 16 years. Will not be seeking another term and is taking a step back. Thanks everyone for their support over the years.

*Supervisor:* Thanks Kitchen for service.

**MOTION to adjourn (7:43 pm) (2023-M-083)**

MOTION: Councilman Kitchen

SECOND: Councilwoman Hayner

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

*CARRIED*

Respectfully Submitted by Suzanne Reavy  
Ulster Town Clerk