

TOWN OF ULSTER TOWN BOARD MEETING (08)
APRIL 20, 2023

CALLED TO ORDER BY DEPUTY SUPERVISOR VAN KLEECK, 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 3rd – *Excused*

ALSO IN ATTENDANCE:

1. Warren Tutt, Building Inspector
2. Kyle Berardi, Police Chief
3. Frank Petramale, Highway Superintendent
4. Vincent Maggiore, Wastewater Superintendent
5. Jason Kovacs, Town Attorney
6. Bill Kemble, Daily Freeman
7. Several Attendees

ADDITIONS OR CHANGES TO AGENDA – None

PUBLIC DISCUSSION ON AGENDA ITEMS – None

APPROVAL OF MINUTES – March 2nd and 16th (2023-M-132)

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	-Excused

CARRIED

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ANNOUNCEMENTS – None

ABSTRACT OF CLAIMS

Presented by Councilman Van Kleeck

April, 2023 (2023-M-133)

Prepaid Bills:	\$	456,414.90
Abstract Bills:	\$	740,435.32
Escrow Bills:	\$	625.00
Reserve:	\$	180.00
TOTAL:	\$	1,197,655.22

DEPARTMENT REPORTS

1. Water Department, Jason Krakowski
First quarter of 2023: With the help of the highway dept., repaired three main water breaks, and the fourth was today. Had 154 service calls, 44 markouts. January and February -- painted floors and pipes in Ulster treatment plant. Replaced mixer in south tower. Cleaned both washwater and clear wells at Ulster treatment plant. Started process of replacing high-lift pumps at treatment plant. Both pumps installed in 1988. Removed one pump in February, determined it needed to be replaced, and ordered two-100 hp motors, two new pumps, and are adding two new soft starts. Both motors are in, pumps and soft starts should be in within a few weeks. High-lift pumps will be handled one at a time.
2. Assessor, Warren Tutt (for Miranda Bernholz)
Property transfers are continued to be processed throughout the year. All minor assessment changes have been completed for 2023 roll. Exemption applications have been processed and added to the roll. Significant increase in senior exemptions due to the income limit raised to \$50,000. Commercial assessments, subdivisions, and minor assessment changes have been completed. Currently working on major assessment changes: new construction, etc. Tentative roll deadline is May 1. Grievance Day is May 25. Prep begins after May 1.

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New Business:

Presentation and Acceptance of the Town Clerk's Monthly Report for the month of March 2023 (2023-M-134)

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	-Excused

CARRIED

Motion to appoint Megan Hay to Clerk in the Building Department (2023-M-135)

Full Time; Union; \$18.15/hour; Start date 4/20/2023

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	-Excused

CARRIED

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Motion to accept the retirement of Bonnie Simmons in the Police Department as of May 2, 2023 (with Regret) (2023-M-136)

Chief Kyle Berardi: Bonnie's family is here. She is too emotional to be here tonight. She has worked here 30+ years. I have worked with her for 21. With gratitude for her years of service here.

Applause

Councilman Van Kleeck: Bonnie is emotional. We are confident she will be available if we need her.

Standing Ovation

MOTION: Councilwoman Hayner

SECOND: Councilman Kitchen

ROLL CALL VOTE:

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

CARRIED

Resolution Authorizing Sewer, Water and Highway Departments to resolve the Sewer Issue at 630 Neighborhood Road (2023-R-137)

Resolution Authorizing Sewer, Water, and Highway Departments to Resolve Sewer Issue at 630 Neighborhood Road

WHEREAS, the Town Board has been advised by residents that there is problem with a resident’s sewer line at 630 Neighborhood Road; and

WHEREAS, the sewer line in question has a ”belly,” causing a backup, probably due to a town water break many years ago; and

WHEREAS, the Town Sewer, Water and Highway Departments have all agreed to resolve the problem by working together and by installing one 20’ length of pipe in the area of the “sag/belly” which will rectify the situation; and

WHEREAS, the proposed work is being planned for April 25, 2023; now, therefore, be it

RESOLVED, that the Town Board of the Town of Ulster hereby authorizes the Town work force to replace one section of pipe on the privately owned Sewer Lateral at the address of 630 Neighborhood Road, Lake Katrine NY 12449 at no expense to the property owner.

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	-Excused

CARRIED

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Motion Authorizing the Town to go to bid for new lighting for Orlando Street Ballfields (2023-M-138)

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	-Excused

CARRIED

Old Business:

Motion to set a Public Hearing for Local Law No. ____ of 2023: A Local Law Regulating Outdoor Lighting for May 4, 2023 @7:10pm (2023-M-139)

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	-Excused

CARRIED

Resolution Authorizing Placement of No Parking Signs on Various Streets throughout the Town (2023-R-140)

Resolution Authorizing Placement of No Parking Signs on Various Streets

WHEREAS, the Town Board has been advised by residents that there is a public safety need to prohibit on-street parking on Fording Place Road across from Miller School; and

WHEREAS, the Town Board has been advised by residents that there is a public safety need to prohibit on-street parking on Codwise Street, Decker Street, and Columbia Street for two hundred (200) feet from the intersection of these streets with Van Keuren Highway; now, therefore, be it

RESOLVED that the Town of Ulster Highway Department install “no parking” signs on Codwise Street, Decker Street, and Columbia Street for two hundred (200) feet from the intersection of these streets with Van Keuren Highway; and be it further

RESOLVED, that the Town of Ulster Highway Department install “no parking” signs on Fording Place Road on the north (field side) side all along the road’s frontage with Crosby School; and be it further

RESOLVED, that the Town of Ulster Highway Department install “no overnight parking” signs at the municipal parking lot located on the corner of Costanzi Drive and Fording Place Road.

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	-Excused

CARRIED

Resolution authorizing the Supervisor to sign the Sewer and Water Infrastructure Subaward Agreement (2023-R-141)

Resolution authorizing the Supervisor to sign the Sewer and Water Infrastructure Subaward Agreement by and between the County of Ulster and the Town of Ulster in the amount of \$500,000 for the Construction of the Ulster Water District 500,000-gallon South Water Storage Tank

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

WHEREAS, the County, 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, including by awarding funds to the Town of Ulster for the purpose of replacing a public water storage tank that was installed in 1957, has multiple leaks, and has reached the end of its useful life; and

WHEREAS, the County, desires to issue a subaward to the Town of Ulster to assist municipalities with the cost to maintain, upgrade, and replace municipal water and sewer systems as these systems have a significant impact to the public at large; and

WHEREAS, the County has agreed to engage the Town of Ulster, and the Town of Ulster has agreed to contract with the County, to administer a subaward of the SLFRF for the purpose of replacing the existing 0.45 welded steel tank with a 0.5 glass fused-to-steel water storage tank at 584 East Chester Street Bypass in the Ulster Water District in the Town of Ulster in accordance with the terms and conditions set forth in this Agreement.

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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	-Excused

CARRIED

Resolution for Site Plan Approval Extension for Albany 7 LLC, 721-723 Ulster Avenue, Kingston, SBL48.58-5-37 & 48.58-5-21.120 (2023-R-142)

RESOLUTION
TOWN OF ULSTER TOWN BOARD
Site Plan Approval Extension
Albany 7 LLC
SBL 48.58-5-37 & 48.58-5-21.120
721-723 Ulster Avenue

WHEREAS, the applicant – Albany 7 LLC – received Site Plan Amendment approval on March 18, 2021 by the Town of Ulster Town Board to construct a mixed-use building and renovation of an adjoining building for commercial use at 721-723 Ulster Avenue, Kingston, NY 12401; and

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

WHEREAS, construction of the approved site plan did not commence prior to March 18, 2022; and

WHEREAS, Albany 7 LLC is requesting a two (2) year extension of the amended site plan approval; and

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WHEREAS, the Ulster Town Board has determined it is in the best interest of the Town 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 March 18, 2021, shall be amended as follows: the approval granted by the Town Board on March 18, 2021 shall be deemed to have expired unless construction of the approved development shall be actually commenced no later than March 18, 2024; and be it further

RESOLVED, that this resolution shall take effect upon payment by Albany 7 LLC of any applicable extension fees.

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	-Excused

CARRIED

**Resolution for Site Plan Approval Extension for Ulster Hospitality, LLC
w/consent of 1561 Ulster Properties, LLC, 1581 Ulster Avenue, Lake Katrine,
SBL 39.82-2-7.119 (2023-R-143)**

RESOLUTION
TOWN OF ULSTER TOWN BOARD
Site Plan Approval Extension
Ulster Hospitality, LLC w/ consent of 1561 Ulster Properties, LLC
SBL 39.82-2-7.119
1581 Ulster Avenue (U.S. Route 9W)

WHEREAS, the applicant - Ulster Hospitality, LLC w/ consent of 1561 Ulster Properties, LLC - received Site Plan Amendment approval on September 19, 2019 by the Town of Ulster Town Board to construct a 100-room hotel on the pad site at 1581 Ulster Avenue, Lake Katrine, NY 12449; and

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

WHEREAS, construction of the approved site plan did not commence prior to September 19, 2020; and WHEREAS, by resolution dated February 4, 2021, the site plan approval heretofore granted on

September 19, 2019 was amended as follows: the approval granted by the Town Board on September 19,

2019 shall be deemed to have expired unless construction of an approved site plan shall be commenced on or before September 19, 2021; and

WHEREAS, construction of the approved site plan did not commence prior to September 19, 2021; and WHEREAS, by resolution dated January 20, 2022, the site plan approval heretofore granted on

September 19, 2019 was amended as follows: the approval granted by the Town Board on September 19,

2019 shall be deemed to have expired unless construction of an approved site plan shall be commenced on or before September 19, 2022; and

WHEREAS, construction of the approved site plan did not commence prior to September 19, 2022; and WHEREAS, Ulster Hospitality, LLC w/ consent of 1561 Ulster Properties, LLC is requesting a one (1)

year extension of the amended site plan approval; and

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

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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 19, 2019, as amended by resolutions of the Town Board dated February 4, 2021 and January 20, 2022, shall be amended again as follows: the approval granted by the Town Board on September 19, 2019 shall be deemed to have expired unless construction of the approved development shall be actually commenced no later than September 19, 2023; and be it further

RESOLVED, that this resolution shall take effect upon payment by Ulster Hospitality, LLC w/ consent of 1561 Ulster Properties, LLC of any applicable extension fees.

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	-Excused

CARRIED

Resolution referring Amit Patel/Kingston Commons, 631-669 & 625 Washington Avenue, Kingston, SBL48.14-1-19 & 20 to UC Planning Board for review consistent with the Ulster County Planning Board Land Use Referral Guide and NYS General Municipal Law 239 (2023-R-144)

RESOLUTION
TOWN OF ULSTER TOWN BOARD
Amit Patel / Kingston Commons
site plan, P-905
631-669 & 625 Washington Avenue
SBL 48.14-1-19 & 20
ZONE: HC

WHEREAS, the Applicant – Amit Patel / Kingston Circle Properties LLC -- in 2019 gained site plan approval for a mixed use, commercial project at this location. Initial stage of site construction preparation did advance, but applicant reports that due to constraints associated with the Covid-19 Pandemic the project was paused. Applicant has now returned for site plan approval of the same previously approved project but with certain modifications; 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 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 applications as complete and at their April 13, 2023 meeting and unanimously recommended the Town Board take the following actions; and,

NOW THEREFORE BE IT RESOLVED, the Town Board declares that the site plan application is defined as an Unlisted Action under the New York State Environmental Quality Review Act (SEQRA), and that said Town Board declares intent to be 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.

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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	-Excused

CARRIED

Resolution granting Conditional Site Plan approval for IBM Building Modification Project, Enterprise Drive (Ulster County Rt 157) / Boices Lane, Kingston, SBL 48.7-1-29.270 ZONE: OM, subject to conditions and restrictions (2023-R-145)

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 2000 square foot, two story building to improve current groundwater treatment and site remediation. This proposal is a part of on-going obligations of the former site owner and operator, and the project is covered by the IBM existing easement on the subject property as well as an Order on Consent from NYS Department of Environmental Conservation related to the former IBM property. The proposal is for accessory uses related to an existing non-residential site plan. These 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) Short Environmental Assessment Form; and,

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

WHEREAS, said Planning Board has reviewed the application as complete and has recommended to the Town Board of the Town of Ulster the actions as described below; and,

NOW BE IT RESOLVED, the Town Board as lead agency for this site plan application determines that this 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 Planning Board has reviewed the comments received from the Ulster County Planning Board via Referral No 2023-024, dated

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03/01/2023, and based on recommendations from the Town of Ulster Planning Board recommends a condition that the site plan should be and is now compliant with Ulster County Planning Board recommendations on landscaping and lighting based on documentation provided; 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 from the Town Attorney, and from the Town Superintendents of Water and of Sewer.
2. Compliance with comments from the Ulster County Planning Board via review memo *Referral No. 2023-024, date 03/01/2023.*
3. Compliance with applicable zoning and building laws, rules, and regulations;
4. Compliance with all representations made by the applicant;
5. Compliance with documentation, site plan, design plans and all details as cited herein;
6. 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
7. All fees, including consultant fees, shall be paid.

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	-Excused

CARRIED

Resolution Granting Conditional Site Plan Approval for Prestige Automotive, 756 East Chester Street Bypass, SBL: 48.50-2-7 subject to conditions and restrictions (2023-R-146)

RESOLUTION

TOWN OF ULSTER TOWN BOARD

Prestige Automotive, Inc., P-898. 756 East Chester Street Bypass,

SBL 48.50-2-7 ZONE: RC

Site Plan Amendment

WHEREAS, the applicant – Prestige Automotive, Inc. a/k/a Prestige Toyota -- seeks Site Plan Amendment approval to add a 2,480 square foot addition to the existing dealership primary building. Also proposed is 920 square foot expansion of mezzanine area above new expansion as well as remodeling of customer portion of facility, building façade changes, and minor modifications to existing parking and to utility gas and electric lines only; and,

WHEREAS, this applicant seeks approval for the same site plan amendment originally submitted to and approved by the Ulster Town Board in 2012 (which had expired pursuant to the Ulster Town Code due to applicant’s failure to proceed), 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; and,

WHEREAS, the Town Board, in coordination with the Planning Board, previously determined the Town Board was lead agency, typed the application as a Type II Action under the New York State Environmental Quality Review Act (SEQRA) and no further action under SEQRA is required; and,

WHEREAS, this application was referred under New York State General Municipal Law 239 to the Ulster County Planning Board who returned comments in a memo for Referral No. 2023-018, dated February 1, 2023 with the following required modifications:

“...Approvals need to indicate that offloading cars on the right of way is not permitted. Specific unloading areas for automobile carriers are to be designated on the site plan and both access to the area and the space itself be required to be kept free of parked vehicles. This concern should be expressed to NYSDT and the applicant should be required to request signage be installed to restrict parking and unloading along the site frontage whose costs if granted should be borne as directed by NYSDOT.

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...Approvals should be conditioned on the coordination and approval of NYSDOT for the applicants proposed stormwater system.

...Updated lighting details were not provided as part of this review. At the time of the earlier review (for reference in 2012), the use of Metal Halide fixtures was still typical. Since then the Town and County have required the use of LED fixtures. Dark sky, full cutoff fixtures meeting the definition of “fully shielded” should be required. An updated photometric plan may be necessary given the change in the type of fixture from the original submittals.”

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

- Completed Application for Site Plan Amendment Review prepared by Robert J. Dupont, Architect and Agent for Applicant, dated 11/28/2022.
- One page Project Narrative, titled Prestige Toyota Image USA 2 Dealership Improvements, prepared by Robert J. Dupont, Architect LLC, no date.
- Site Plan Maps and Sheets consisting of eight (8) sheets titled Image USA II Renovations For: Prestige Toyota, prepared by Robert J. Dupont, Architect LLC, dated 11/29/2022 and consisting of:
 - Sheet A-1, Existing Conditions Site Plan
 - Sheet A-2, Proposed Conditions Site Plan
 - Sheet A-3, Existing Facility First Floor Plan
 - Sheet A-4, Existing Facility Mezzanine Floor Plan
 - Sheet A-5, Existing Facility Building Elevations
 - Sheet A-6, Proposed Facility First Floor Plan
 - Sheet A-7, Proposed Facility Mezzanine Floor Plan (note this sheet is mis-titled in submission)
 - Sheet A-8, Proposed Facility Building Elevations
- Signed Owner Consent Form, by H. Jonathan Brauer, dated 11/29/2022
- Signed Escrow Agreement
- Completed Short Environmental Assessment Form, signed by H. Jonathan Brauer, dated 11/29/2022

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

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WHEREAS, the Planning Board, at its regularly scheduled meeting held on February 14, 2023, recommended that the Town Board make final decision that this application is a Type II Action and no further environmental review is required under SEQRA, and recommended that that the Town Board grant Conditional Site Plan approval for the Proposed Action;

NOW THEREFORE BE IT RESOLVED, the Town of Ulster Town Board hereby makes a final decision that this application is a Type II Action and no further environmental review is required under SEQRA; and,

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

8. Compliance with all Required Modifications made by the Ulster County Planning Board in Referral No. 2023-018 as described above.
9. Compliance with the full Site Plan Amendment Approval, including five (5) conditions made by resolution of the Ulster Town Board at their October 18, 2012 meeting; and,
10. Compliance with applicable zoning and building laws, rules and regulations;
11. Compliance with all representations made by the applicant;
12. Compliance with documentation, site plan, design plans and all details as cited herein;
13. 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;
14. Compliance with the Automobile Off-Loading Plan as dated April 6, 2023 and signed by Charles Roszko and Jonathan Brauer, the Owners of Prestige Automobiles, and heretofore submitted to the Town of Ulster Building Department; and
15. All fees, including consultant fees, shall be paid.

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	-Excused

CARRIED

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**Motion to rescind the purchase of one 2023 Cargo Van from Begnal Motors
(2023-M-147)**

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	-Excused

CARRIED

Discussion on the Town of Ulster Summer Camp plans

Town Clerk Reavy: Camp signups began April 12. Initially we are taking town residents only. We will announce on our website and Facebook once we open to non-residents. Can take up to 65 campers. Suggests that those interested to call town clerk's office to be placed on our waiting list.

END OF SCHEDULED AGENDA

Town Board Comments:

Councilman Van Kleeck: Informs public that Senator Hinchey and Assemblywoman Shresthra approved and processed our paperwork through to the state legislature to be a town of the first class.

PUBLIC COMMENT:

1. Laura Hartmann, Town Resident
What is happening with the Glidepath property and the ridge behind it?

Councilman Van Kleeck: Our new policy is that we listen to comments/questions, and respond to those at the next meeting.

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Executive Session:

Motion to Enter to Executive Session to Discuss Disciplinary Personnel Matter (7:19pm) (2023-M-148)

Return From Executive Session – No Action Taken/Nothing to Report (7:33 pm)

MOTION to adjourn (7:34 pm) (2023-M-149)

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	-Excused

CARRIED

Respectfully Submitted by Suzanne Reavy
Ulster Town Clerk