

TOWN OF ULSTER TOWN BOARD MEETING (11)
MAY 18, 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
TOWN COUNCILMAN ERIC KITCHEN
TOWN COUNCILWOMAN ANNA HAYNER
SUPERVISOR JAMES E. QUIGLEY 3rd

ALSO IN ATTENDANCE:

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

ADDITIONS OR CHANGES TO AGENDA –

Supervisor: One resolution re: referral from the Town of Ulster planning board requesting town board be lead agency for SEQRA review on the iPark 87 master plan.

PUBLIC DISCUSSION ON AGENDA ITEMS – None

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APPROVAL OF MINUTES – April 6th and 20th (2023-M-164)

MOTION: Councilman Van Kleeck
SECOND: Councilwoman Hayner

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

CARRIED

ANNOUNCEMENTS –

Town Clerk reviews letter received from town resident Geoffrey Ring, concerned about short term rentals/Air BnB. Ring states that Air BnB is not an approved use within residential zoning. He requests an amendment to our residential code. .

BUDGET MODIFICATIONS (2023-M-165)

Presented by Councilman Van Kleeck

MOTION: Councilman Van Kleeck
SECOND: Councilwoman Hayner

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

CARRIED

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ABSTRACT OF CLAIMS (2023-M-166)

Presented by Councilman Van Kleeck

May, 2023

Prepaid Bills:	\$ 312,475.00
Abstract Bills:	\$ 323,963.95
Escrow Bills:	\$ 3,522.50
Reserve:	\$ 162.48
TOTAL:	\$ 640,123.93

MOTION: Councilman Van Kleeck

SECOND: Councilwoman Hayner

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

CARRIED

New Business:

Presentation and Acceptance of the Town Clerk's Monthly Report for the month of April 2023 (2023-M-167)

MOTION: Councilwoman Hayner

SECOND: Councilman Secreto

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

CARRIED

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Presentation and Acceptance of the final 2022 Financial Reports for the Town Clerk's Office and the Justice Court (2023-M-168)

Supervisor: Acceptance without exception will be on the town website for public review.

MOTION: Councilman Kitchen
SECOND: Councilwoman Hayner

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

CARRIED

Presentation and Acceptance of the final 2022 Audited Reports for the Town (2023-M-169)

MOTION: Councilman Secreto
SECOND: Councilman Van Kleeck

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

CARRIED

Motion authorizing the Supervisor to sign the Contract between the Town of Ulster and Ulster County Canines, Inc. for the Care and Boarding of Canines for a one-year period (2023-M-170)

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MOTION: Councilman Secreto
SECOND: Councilman Kitchen

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

CARRIED

THE FOLLOWING PERSONNEL ITEMS PRESENTED BY COUNCILMAN SECRETO:

Motion to hire four full-time employees for the Sewer Department (2023-M-171)

Mark Grant, John Dixon, Ian Underwood, Richard Matt Petro
Grade 1, Step 5, \$16.63/hour, start date 5/30/2023, requested by V. Maggiore

MOTION: Councilman Secreto
SECOND: Councilman Kitchen

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

CARRIED

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Motion to hire two part-time Police Officers (2023-M-172)

James Demshick and Michael Armanious

PBA, part time, Step 1, \$26.41/hour, start date 6/1/2023, requested by Chief K. Berardi

MOTION: Councilman Secreto

SECOND: Councilwoman Hayner

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

CARRIED

Motion to hire one part-time Dispatcher for the Police Department (2023-M-173)

Elizabeth Smith: part time, union, \$19.58/hour, start date 5/21/2023

MOTION: Councilman Secreto

SECOND: Councilwoman Hayner

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

CARRIED

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Motion to accept the retirement of Sergeant Sykes from the Police Department Effective 5/20/2023 (2023-M-174)

Councilman Van Kleeck: Reads memorandum from Sykes. Amends motion to read, “In Good Standing”.

Supervisor: Chief Berardi stated we have had five retirements in the last year. Reminds community that retirees’ benefits continue to be paid by the town.

MOTION: Councilman Van Kleeck
SECOND: Councilwoman Hayner

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

CARRIED

Motion to accept the retirement of William Goldpaugh from the Highway Department (effective 5/23/2023) (2023-M-175)

MOTION: Councilman Secreto
SECOND: Councilwoman Hayner

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

CARRIED

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Motion to accept the resignation of Kyle Normann from the Sewer Department (2023-M-176)

Councilman Van Kleeck: Reads letter from Normann.

MOTION: Councilman Secreto

SECOND: Councilwoman Hayner

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

CARRIED

Motion to authorize the Supervisor to sign the 2023 NYS EFC WIIA Water Grant Application with Mark Blauer for replacement of the Small South Water Tower (2023-M-177)

Supervisor: Earlier this year, town successful in application to receive \$500,000 sub-award from Ulster County to reconstruct water facility. Intending to use capital reserves in conjunction for this project; unfortunately, other projects came up. His recommendation that town apply for a WIIA (water infrastructure improvement) grant by mid-July.

MOTION: Councilman Van Kleeck

SECOND: Councilman Secreto

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

CARRIED

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Motion to authorize the Supervisor to sign the 2023 NYS EFC WIIA Water Grant Application with Brinnier and Larios for replacement of the Small South Water Tower (2023-M-178)

Relates to the same process as the above Motion

MOTION: Councilman Secreto

SECOND: Councilman Van Kleeck

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

CARRIED

ADDITION to AGENDA:

Resolution Town of Ulster Town Board: iPark87 East Campus site plan, P-908 Enterprise Drive and Boices Lane SBL 48.7-1-29.110, 120, 130, 140, 150, 160, 170, 240, 250, 270, 400, 500, 600, 700, 800 & 900 (2023-R-179)

Supervisor: Referred from town of Ulster planning board, authorizing the town of Ulster town board to declare lead agency in the SEQRA review. Town clerk to issue notices to agencies.

RESOLUTION
TOWN OF ULSTER TOWN BOARD

WHEREAS, the Applicant – iPark 87 LLC (aka National Resources) -- seeks site plan approval to redevelop the “east campus” of the former IBM Kingston facility (formerly a/k/a TechCity) previously foreclosed and owned by Ulster County and subsequently transferred to the Ulster County Economic Development Alliance prior to sale to current owner. Proposed are three (3) components: 1. Residential – 880 units of multifamily housing constructed in five (5) phases, 2. Existing Commercial/Industrial Buildings – renovation of four (4) existing buildings equaling approximately 743,000 square feet for industrial, commercial and office uses, and 3. New Construction Commercial/Industrial – construction of two (2) new buildings being a 160,000 square foot

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film studio and a 400,000 square foot warehouse. An integrated element of the redevelopment plan will include 24,000 square feet of retail/amenity space, a 19,355 square feet hotel / arts center, and 15,000 square feet “mobility hub”; and,

WHEREAS, the applicant has submitted a Site Plan application to the Town of Ulster including submitted Part 1 each of the State Environmental Quality Review Act (SEQRA) Short and Full Environmental Assessment Forms, and a Supplementary Draft Environmental Impact Statement (SDEIS); 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 Town Board, in coordination with the Planning Board, has reviewed the application as submitted; and,

WHEREAS, at their May 9, 2023 meeting the Town of Ulster Planning Board discussed this application and unanimously approved a resolution recommending that the Town Board take the actions described below; and,

NOW THEREFORE BE IT RESOLVED, the Town Board defines the subject application as a Type 1 Action under the New York State Environmental Quality Review Act (SEQRA), and the Town Board declares intent to be Lead Agency and will circulate that intent to all Involved and Interested Agencies; and,

NOW THEREFORE BE IT FURTHER RESOLVED, the Planning Board recommends that with the circulation of intent to be lead agency the Town also makes available for comment, by all Involved and Interested Parties, up to date copies of the Full Environmental Assessment Form, Part 1 and the SDEIS relevant to this application.

MOTION: Councilwoman Hayner

SECOND: Councilman Secreto

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

CARRIED

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Old Business:

Motion to accept the Annual Update Document (AUD) filed with the NYS Comptroller’s Office for the Town’s Financial results for the year ending December 31, 2022, fulfilling the Supervisor’s obligation under Municipal Law § 30 (2023-M-180)

MOTION: Councilman Secreto
SECOND: Councilwoman Hayner

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

CARRIED

Resolution Abolishing the position of Administrative Aid in the Police Department (2023-R-181)

Supervisor: Retirement of Bonnie Simmons. Now senior dispatcher taking over administrative responsibilities as well as administration of dispatch.

RESOLUTION ABOLISHING POSITION OF ADMINISTRATIVE AIDE

WHEREAS, the Town of Ulster is in the process of making and requiring spending cuts and changes within all departments in order to reduce costs, increase proficiency, and comply with necessary financial and budget constraints, and

WHEREAS, the Chief of Police of the Town of Ulster has recommended the abolishing of the position of “Administrative Aide” within the Police Department, and

WHEREAS, the position of Administrative Aide is currently vacant, and

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WHEREAS, the Town of Ulster Town Board finds that the implementation of such recommendation as herein referenced and as herein approved will result in reducing costs and provide for increased efficiency within the Town of Ulster Police Department:

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

1. The Town Board of the Town of Ulster does hereby abolish the position of “Administrative Aide” within the Police Department.
2. The Town Clerk of the Town of Ulster shall send a certified copy of this resolution to the Ulster County Personnel Department and The Town of Ulster Policeman’s Benevolent Association, Inc. within ten (10) days of the date of approval of this resolution.

MOTION: Councilwoman Hayner

SECOND: Councilman Secreto

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

CARRIED

Motion to approve the Revised Concussion Policy (2023-M-182)

Secreto presented at a previous meeting. Each parent and each counselor will receive copies of our policies.

Councilman Van Kleeck: Insurance company is in full support and commends our town.

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MOTION: Councilman Van Kleeck
SECOND: Councilwoman Hayner

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

CARRIED

Motion to approve the Sexual Abuse and Misconduct Prevention Policy (2023-M-183)

MOTION: Councilman Secreto
SECOND: Councilman Van Kleeck

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

CARRIED

Summer Camp Discussion

Councilman Secreto: Thirty five campers signed up so far. Thirty openings remain. Six kids per counselor.

We follow state policies and run employees through database.

END OF SCHEDULED AGENDA

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Town Board Comments:

1. Warren Tutt (Building Inspector):
Update on Roadway Inn/UC DSS issue.
As of today, all families and individuals have been relocated. No more placement there through DSS. Met with owner of motel and informed him that if no communication from NYSDEC, motel will be closed tomorrow if no clearance from NYS DEC. On Monday, 5/22, he will fully inspect all rooms and outbuildings to clear up any outstanding violations.
Communication with agencies: Ulster County DSS communication every evening.
2. Councilman Secreto: Reads correspondence/reply from the town board in response to 5/4/23 public comments from townofulstercitizens.org and its request to initiate a Conservation Advisory Council (CAC). Full Response ATTACHED HERETO
3. Supervisor:
 - Glidepath abandoned Frank Sottile Blvd. battery project. Scenic Hudson (SH) first advised us of this. Glidepath approached SH to purchase the land. Two years ago, Glidepath and SH proposed series of trails and conservation easement to the supervisor. The town could not engage in said easement. Supervisor contacted by Seth McKee of SH, forming a partnership with the town, wherein town would apply grants/subawards from Ulster County ARPA allocation for recreation, along with town funds and our highway department, this project will take time to coordinate. Deadline for consideration of the sub award is tomorrow at 5pm; we will miss the deadline. Intends to submit an incomplete application and SH will contact Ulster County to protect this project in receiving the subaward. Priority set forth in the 2007 comprehensive plan.
 - Parcels on the north side of Frank Sottile Blvd., north of solar farm. In communication with owners and they have indicated desire to add parcels to forever wild. Commitment that goes back several years.
 - Always concerned of the nature of the 2007 comprehensive plan, setting high goals, but no path on achieving those goals. Conversations with town board about reconvening a comprehensive plan redesign committee and applying for grants to fund a consultant to design the plan over the next six months.

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PUBLIC COMMENT:

1. Laura Hartmann, Town Resident
Thank you for the response to our request re: CAC. Townofulstercitizens.org supports iPark87 and its variety of projects and ongoing development.
2. Supervisor Quigley: Prior meeting we held a public hearing for the lighting law. Town board members reported back that 50% of the town's population could file against the other. Supervisor's own driveway would fall victim. At this time we will abandon this law. Two neighbors with ongoing problem will have to hand this civilly and hire lawyers. Town does not get involved.
3. Regis Objjiski, Town Resident
We were all very proud of what had happened with Glidepath and the protection of the ridge. Pleased with the way that came out.
4. Supervisor Quigley: Town of Ulster, in conjunction with Ulster County Traffic Council, planning study on Ulster Ave. re: bike access/ingress & egress/traffic from East Chester St./Ulster Ave. to Central Hudson. Yesterday we recorded 15 minutes of video for public outreach. Will be placed online on town social media, will explain purposes of study, and ask community for input as to how address concerns of 50 years of growth and future growth. We need to prepare for continued growth.

MOTION to adjourn (7:38 pm) (2023-M-184)

MOTION: Councilman Kitchen

SECOND: Councilwoman Van Kleeck

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

CARRIED

Respectfully Submitted by Suzanne Reavy
Ulster Town Clerk