

TOWN OF ULSTER TOWN BOARD WORKSHOP MEETING (19)

OCTOBER 6, 2022

PUBLIC HEARINGS SCHEDULED:

1. 7:10 pm – 2023 Budget for the East Kingston Fire Company

2. 7:15 pm – Proposed Qualified Abandonment of Modica Lane

**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 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

ALSO IN ATTENDANCE:

1. Bill Kemble, Daily Freeman (via Zoom)
2. Crispin Kott, Hudson Valley One (via Zoom)
3. Jason Kovacs, Town Attorney
4. Vincent Maggiore, Wastewater Superintendent
5. Warren Tutt, Building Inspector
6. Lieutenant Seyfarth
7. Eight in-person attendees (before swearing in of Det. Sgt Benjamin)
8. Standing Room Only (during swearing in of Det. Sgt. Benjamin)
9. One Zoom attendee

ADDITIONS OR CHANGES TO AGENDA –

*Supervisor adds agenda item to schedule a public hearing of the preliminary budget.

PUBLIC DISCUSSION ON AGENDA ITEMS – None

TOWN OF ULSTER TOWN BOARD WORKSHOP MEETING (19)

OCTOBER 6, 2022

COMMUNICATIONS – Town Clerk reads two communications.

1. Thank you to Rocco Secreto and park staff for placing a bench in the memory of Jim Harris, from Laurie Harris-Knapp.
2. Compliments to Rocco Secreto and parks/recreation staff for placement of a bench in memory of her mom/children’s grandmother, from Sheila DeBiase.

COMMITTEE REPORTS

1. Personnel, Councilman Van Kleeck
Able to work with different departments, interviewing candidates. All is well.
2. Finance, Councilman Van Kleeck
Town receives money and spends money, a continued balance. Accounting is in order and we are impressed.
3. Recreation, Councilman Kitchen
We had 43 summer camp kids and hoping for more next year with an increase in counselors. Post Park was rented all summer. Docks are still in at Rider Park. Senior bus trip in September to Sullivan County resort. Bidy basketball signups are current. Trunk or Treat event scheduled for October 29. He and Rocco Secreto would like to thank the recreation committee and park attendants.

New Business:

Motion Authorizing the Supervisor to sign the Town’s MVP Health Insurance Contract for the period December 1, 2022, to November 30, 2023 (2022-M-255)

Supervisor: Initial quotation came up slightly over 15%. Went to market and negotiated premium increase slightly over 7%.

MOTION: Councilman Kitchen
SECOND: Councilwoman Hayner

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

CARRIED

OCTOBER 6, 2022

Motion to Authorize the Supervisor to sign the Health Reimbursement Arrangement with MVP (2022-M-256)

MOTION: Councilman Kitchen
SECOND: Councilman Van Kleeck

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

CARRIED

Motion to Authorize the Supervisor to Approve the 2023 TOU renewal for Guardian Dental and Vision (2022-M-257)

MOTION: Councilman Kitchen
SECOND: Councilwoman Hayner

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

CARRIED

Motion to Authorize the Building Inspector to attend the 16th Annual Last Chance for Hours Conference, November 15-18, Best Western, Kingston (2022-M-258)

Tutt: Hard to get training hours during pandemic. Jimmy Bruno needs hours.

MOTION: Councilman Kitchen
SECOND: Councilman Van Kleeck

TOWN OF ULSTER TOWN BOARD WORKSHOP MEETING (19)

OCTOBER 6, 2022

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

CARRIED

Motion to Authorize the Town Clerk and Deputy Supervisor to attend the 2023 AOT Training School in NYC, February 19-21, 2023 (2022-M-259)

MOTION: Councilman Kitchen
SECOND: Councilwoman Hayner

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

CARRIED

Discussion on Halloween Events 2022 in the Town of Ulster

Motion to Set Halloween Curfew for 8pm on 10/31/2022 for all Unaccompanied Minors (2022-M-260)

MOTION: Councilwoman Hayner
SECOND: Councilman Kitchen

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

CARRIED

OCTOBER 6, 2022

Motion to authorize the expenditure of \$500.00 for a Trunk or Treat event at Town Hall (2022-M-261)

MOTION: Councilman Kitchen

SECOND: Councilwoman Hayner

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

CARRIED

Presentation of 2023 Tentative Town Budget

Supervisor: Distributed to town board, town clerk, and published on website today for public review.

- There will be decreases in lighting districts (lighting fixtures has been converted to LEDs)
- 27% reduction in Spring Lake Water District related to a more accurate account of water costs.
- All other water and sewer districts – 0 change - exception of brand new sewer district, Spring Lake.
- General fund tax decrease is ½ of 1%.
- Highway tax decrease 1/10 of 1 %.
- Overall a challenge to put together considering current economy.
- Two long-term labor contracts, on tonight’s agenda.
- No major new tax certiorari actions. Removes tremendous amount of uncertainty.
- Foreclosure of Tech City is complete. Title has transferred. No expected tax certiorari actions.
- County proceeding on foreclosure on 701 Grant Ave., removes another major uncertainty.

OCTOBER 6, 2022

Approval of Presentation of Tentative Budget (2022-M-262)

MOTION: Councilman Kitchen

SECOND: Councilwoman Hayner

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

CARRIED

Discussion of 2023 Budget Process

Supervisor: Propose that town board members meet with supervisor and department heads in advance of October town board meeting, where changes will be considered. At that meeting, tentative budget to be accepted as preliminary budget, due to the County by 10/21/22.

OCTOBER 6, 2022

Presentation of Resolution approving the 2023 Preliminary Budget

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

Dated: October 20, 2022

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.

AGENDA ADDITION:

***Motion to Set a Public Hearing on the Preliminary Budget on November 3, 2022 at 7:20 pm (2022-M-263)**

Supervisor: The November 17 town board meeting is where the town board considers adopting the final budget, set to be delivered to the County by 11/21/22.

MOTION: Councilman Kitchen

SECOND: Councilwoman Hayner

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

CARRIED

OCTOBER 6, 2022

PUBLIC HEARING 7:10 pm – 2023 Budget for the East Kingston Fire Company

Supervisor: East Kingston Fire Company – fire district arrangement with the town wherein the town board is the Board of Commissioners for the district. No change to the levy between this year and next year proposed.

Motion to Open Public Hearing 7:21 pm: (2022-M-264)

MOTION: Councilman Van Kleeck

SECOND: Councilwoman Hayner

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

CARRIED

NO COMMENTS

Motion to Close Public Hearing 7:22 pm: (2022-M-265)

MOTION: Councilman Van Kleeck

SECOND: Councilwoman Hayner

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

CARRIED

OCTOBER 6, 2022

PUBLIC HEARING 7:15 pm – Proposed Qualified Abandonment of Modica Lane

Supervisor: Modica Lane is a small town road, parallel to Route 28, directly in front of Quality Inn. Originally served as the access road to the Modica residence, then into the motor hotel in 1970s; subsequently surplused. Does not currently meet the NYSDOT requirements for a local road; does not meet grades for safe turning; suggested during town of Ulster planning board approval process that this lane be abandoned and turned into a pedestrian path.

Motion to Open Public Hearing 7:23 pm: (2022-M-266)

MOTION: Councilwoman Hayner

SECOND: Councilman Kitchen

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

CARRIED

NO COMMENTS

Motion to Close Public Hearing 7:24 pm: (2022-M-267)

MOTION: Councilman Van Kleeck

SECOND: Councilwoman Hayner

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

CARRIED

Supervisor: Resolution will be drawn by town attorney and submitted to town board at next meeting for consideration.

OCTOBER 6, 2022

Presentation of Local Law _____ of 2022 to Amend Chapter 171 “Taxation” Amend Income Limits for Exemptions for Senior Citizens and Persons with Disabilities

~ *Local Law on Town Website under “Public Information”* ~

Supervisor: Raises income limitation from \$37,399 to \$50,000. Change in this law sensitive in time, as the exemption notifications are generally mailed by the end of November. Town of Ulster is the first town in Ulster County to call for this motion to benefit its seniors.

Schedule Public Hearing for Local Law ___ Of 2022: Amend Chapter 171 “Taxation” Amend Income Limits for Exemptions for Senior Citizens and Persons with Disabilities for Thursday, November 3, 2022, at 7:15pm (2022-M-268)

MOTION: Councilman Kitchen
SECOND: Councilwoman Hayner

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

CARRIED

Discussion on Re-Levy of Delinquent Water and Sewer Bills on the 2023 Taxes

Supervisor: 2022 tax re-levy was forbidden due to NYS law and Covid. Town of Ulster will be re-levying 2021 and 2022 unpaid water/sewer bills for the 2023 tax bills.

OCTOBER 6, 2022

Motion to Authorize the Re-Levy (2022-M-269)

MOTION: Councilman Van Kleeck

SECOND: Councilwoman Hayner

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

CARRIED

Following Three Personnel Matters Presented by Councilman Van Kleeck:

Motion to accept the resignation of Colby Hesleitner in the Sewer Department (2022-M-270)

MOTION: Councilman Kitchen

SECOND: Councilwoman Hayner

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

CARRIED

Motion to authorize the hiring of one full time Maintenance Worker for the Sewer Department (2022-M-271)

Brandon Norman: Local 17; grade 5; \$16.10/hour; start date 10/19/2022

TOWN OF ULSTER TOWN BOARD WORKSHOP MEETING (19)

OCTOBER 6, 2022

MOTION: Councilwoman Hayner
SECOND: Councilman Kitchen

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

CARRIED

Motion to authorize Officer Woltman to the Detective Division for Special Assignment (2022-M-272)

Start date 9/26/22; step 8; \$33.34/hour; request by Chief Berardi

MOTION: Councilwoman Hayner
SECOND: Councilman Kitchen

Town Councilman Van Kleeck	-Yes
Town Councilman Secreto	-Excused
Town Councilman Kitchen	-Yes
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-273)

MOTION: Councilman Van Kleeck
SECOND: Councilman Kitchen

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

CARRIED

OCTOBER 6, 2022

Motion to authorize the purchase of Edmunds Government Software for the Building Department in the amount of \$3900.00 and for Hardware not exceeding \$3000.00 (2022-M-274)

MOTION: Councilman Kitchen
SECOND: Councilman Van Kleeck

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

CARRIED

Motion to authorize the Highway Superintendent to sell a 2010 Mack Dump truck to the Village of Saugerties (2022-M-275)

Supervisor: New truck should be delivered November, 2022. This current truck was surplus: \$25,000

MOTION: Councilwoman Hayner
SECOND: Councilman Van Kleeck

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

CARRIED

OCTOBER 6, 2022

Resolution to authorize the Supervisor to sign the MOA by and between the TOU and TOU PBA, Inc. for a collective bargaining agreement for the period 1/1/23-12/31/27 (2022-R-276)

RESOLUTION OF THE TOWN BOARD
TOWN OF ULSTER

Resolution Approving a Memorandum of Agreement (“MOA”) in Connection with the Collective Bargaining Agreement with the Town of Ulster Policemen’s Benevolent Association, Inc. (“PBA”)

WHEREAS, the Town of Ulster is a party to a Collective Bargaining Agreement with the Town of Ulster Policemen’s Benevolent Association, Inc.; (“PBA”) and

WHEREAS, the existing Collective Bargaining Agreement will expire on December 31, 2022; and

WHEREAS, the Town and the PBA have agreed to terms and conditions for a successor agreement which has been set forth in the Memorandum of Agreement (MOA); and

NOW, THEREFORE, BE IT RESOLVED, that Memorandum of Agreement (MOA) between the Town of Ulster and the PBA dated September 29, 2022 and covering the period of January 1, 2023 thru December 31, 2027 is hereby approved; and

BE IT FURTHER RESOLVED, that the Town Supervisor is authorized to execute a successor Collective Bargaining Agreement which is consistent with the terms and conditions set forth in the Memorandum of Agreement (MOA).

MOTION: Councilwoman Hayner
SECOND: Councilman Van Kleeck

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

CARRIED

OCTOBER 6, 2022

Old Business:

Presentation of Form of Pilot Agreement by and between TOU and Quality Housing Development Fund Company Inc. for 114 Route 28, Kingston, SBL# 48.14-1-27 and 48.14-1-24

Supervisor: Item subject to a condition in the following conditional site plan approval resolution. Presented along with other documents as evidence to the town board that we are addressing the site plan resolution conditions.

Presentation of Form of Out of District Water User's Agreement by and between TOU and Quality Housing Development Fund Company Inc. for 114 Route 28, Kingston, SBL# 48.14-1-27 and 48.14-1-24

Supervisor: Related to a condition in the approval of the conditional site plan approval.

Presentation of Form of TOU Sewer and Water Extension Sub Award Agreement from Ulster County

Supervisor: Funding \$2M that the county is providing to the town for construction of water and sewer lines for this project.

OCTOBER 6, 2022

Resolution granting Conditional Site Plan Approval with Negative Declaration under SEQRA For Quality Housing Development Fund Company Inc. for 114 Route 28, Kingston, SBL# 48.14-1-27 and 48.14-1-24 (2022-R-277)

RESOLUTION
TOWN OF ULSTER TOWN BOARD
RUPCO Site Plan, P-873
114 Route 28
SBL 48.14-1-24 & 27
ZONE: HC

WHEREAS, the applicant – RUPCO – seeks site plan approval for adaptive reuse of an existing motel complex for supportive housing apartments with related services; and,

WHEREAS, the Town of Ulster, in consideration of the application, has previously determined that the proposal is a permitted use as an eleemosynary use (aka use by charitable organization) and has also determined that the use will be reviewed by the Town of Ulster using the dwelling multi-family standards within the Town of Ulster zoning and site plan codes; and,

WHEREAS, the applicant has submitted a 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 requiring no further review under the New York State Environmental Quality Review Act (SEQRA) as per 6 NYCRR Parts 617.5 (c) (3)(9), and (18), being reuse of an existing commercial structure where use is permitted, and that such reuse will incorporate green infrastructure; and,

WHEREAS, this application was referred under New York State General Municipal Law 239-m to the Ulster County Planning Board who returned comments as described in *Referral No. 2022-122* referenced below; and,

WHEREAS, this application was referred by Ulster Town Board resolution, on the recommendation of the Town of Ulster Planning Board, to the New York State Department of Transportation for review who returned comments via email from David Corrigan, Acting Resident Engineer, dated July 12, 2022, as described and referenced below; and,

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

- Complete application for site plan signed by Emily Hamilton, Real Estate Development Project Manager, RUPCO, dated 2/18/2022

TOWN OF ULSTER TOWN BOARD WORKSHOP MEETING (19)

OCTOBER 6, 2022

- Signed Owner Consent Forms for Filing signed by Bipin Patel, GOKUL Inc of NY, dated 2/18/2022
- Signed Escrow Agreement by Emily Hamilton, dated 2/18/2022
- Completed Short Environmental Assessment Form Parts 1 & 2, signed by Emily Hamilton, dated 2/18/2022
- Application Addendum, Adaptive Re-Use of the Quality Inn Motel for Charitable Use for Formerly Homeless Housing, submitted by Michael A. Moriello (3 pages undated)
- One page Overview prepared by RUPCO (no date) titled 114 Route 28 Hotel Conversion Project Description
- Preliminary ALTA/NSPS Land Title Survey of Lands to be Conveyed to RUPCO, Inc., 114 Route 28, prepared by Christopher J. Zell, Licensed Land Survey, Brinnier & Larios, P.C., dated January 11, 2022
- Site Plan for RUPCO Quality Inn Conversion prepared by MASS. (Model of Architecture Serving Society, LLC) and Brinnier & Larios, P.C. dated 02/21/2022 and consisting of twelve (12) sheets:
 - G-000 Title Sheet
 - G-101 Aerial View
 - G-102 Perspective View
 - L-100 Existing Conditions Map
 - L-101 Site Plan
 - L-104 Landscape Plan
 - A-101 Level One Plan
 - A-102 Level Two Plan
 - A-201 North Elevation
 - A-202 South Elevation
 - A-203 East Elevation
 - A-204 West Elevation
- Email memo from Geoffrey Ring, Chairman of the Town of Ulster Planning Board, dated April 4, 2022 and outlining nine (9) issues he recommends requires additional information from applicant; and,

Plus, additional and updated documentation as follows:

- Ulster County Planning Board Referral No. 2022-122, Adaptive Reuse of Quality Inn – Site Plan Review, 7/6/2022.

TOWN OF ULSTER TOWN BOARD WORKSHOP MEETING (19)

OCTOBER 6, 2022

- Email memo from David Corrigan, NYSDOT Acting Resident Engineer to Town of Ulster Supervisor and others, regarding Town of Ulster – RUPCO, dated July 12, 2022 advising contact with John Reilly, NYSDOT Permit Engineer and providing two (2) substantive comments.
- Updated and modified Site Plan for Quality Inn Conversion, prepared by SWBR Architects as prepared for RUPCO, dated 7/12/2022 and consisting of:

L-101 Overall Site Plan, Quality Inn Conversion

L-401 Landscape Plan, Quality Inn Conversion

- RUPCO Kingston Quality Inn Conversion Illustrative Site Plan
Isometric – New Massing
Elevation Perspective
Site Plan – New Construction
Quality Inn Conversion – View from I-87 (Dusk)
Quality Inn Conversion – View from I-87 (Day)
Program Layout Level 1, Level 2, First Floor Plan, Second Floor Plan, & Unit Layouts.

Exterior Lighting specifications and technical sheets: McGraw-Edison, Impact Elite LED (four (4) sheets & McGraw-Edison, GALN Galleon II Area/Site Luminaire (eleven (11) sheets, provided by RUPCO, July 9, 2022. Memo (one page) with eleven (11) pages of attachments regarding 114 Rt. 28 Redevelopment Anticipated Sustainability Measures, sent to Geoffrey Ring from Charles R. Snyder, Asst, V.P. of Real Estate Development, RUPCO, dated June 21, 2022 (hereafter referred to as Sustainability Plan).

- Memo (three (3) pages) prepared by RUPCO, titled Safety Plan for 114 Route 28, submitted to Town of Ulster Planning Board on May 9, 2022 (hereafter referred to as Safety Plan).
- Memo (four (4) pages) prepared by RUPCO, to David Church, Planner, Town of Ulster, titled Transportation Plan for the Quality Inn Redevelopment Project, dated June 28, 2022 (hereafter referred to as the Transportation Plan).
- Preliminary Capacity Analysis, Annual Production Report (four (4) sheets, for proposed solar installation, RUPCO – Quality Inn, prepared by Bryan McGurn, no date (also included as attachment to Sustainability Plan).

TOWN OF ULSTER TOWN BOARD WORKSHOP MEETING (19)

OCTOBER 6, 2022

- Milestone 1, Mobilization and Community Engagement Structure (Agreement 182200 Purchase Order 177678 prepared by 6-Nines Power, for New York State Energy Research and Development Authority (NYSERDA) and for RUPCO, dated June 2022 (also submitted as attachment to Sustainability Plan).
- Letter of project support from Patrick K. Ryan to Geoffrey Ring, date May 6, 2022.
- RUPCO Inc.: Memorandum in Response to Several Town of Ulster Planning Board Review Issues (four (4) pages), to Town of Ulster Town Board, prepared by Michael A. Moriello, Riseley & Moriello Attorneys at Law, June 14, 2022.
- RUPCO Inc: Attorney Apology for Inaccurate Submittal (one (1) page), to Town of Ulster Town Board, prepared by Michael A. Moriello, Riseley & Moriello Attorneys-at-Law, June 27, 2022.
- Resolution Town of Ulster Town Board, RUPCO Site Plan declaring Lead Agency and action as Type II under SEQRA and referring application to NYSDOT for comment, June 16, 2022.
- Memo from Town of Ulster Highway Department, comments on RUPCO Rt 28 Quality Inn Project (one page), prepared by Frank C.Petramale, Superintendent of Highways, dated 06/09/2022.
- Project Application Review, RUPCO Site Plan, submitted by David Church, AICP, dated 4/17/2022.

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

WHEREAS, the Town Board, in its sole discretion, finds that the Applicant's land is not suitable to meet the needs of the development for recreational facilities, and the Town 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 Town signing the subdivision plat, site plan or special permit authorization, pursuant to the Parkland and Recreation Fees Local Law; and

NOW THEREFORE BE IT RESOLVED, based in part on recommendation from the Town of Ulster Planning Board, the Ulster Town Board determines that environmental review is not necessary, as the proposal is a Type II action under SEQRA; and,

BE IT FURTHER RESOLVED that based in part on recommendation from the Town of Ulster Planning Board, the Ulster Town Board makes final review of this Application and

TOWN OF ULSTER TOWN BOARD WORKSHOP MEETING (19)

OCTOBER 6, 2022

grants Conditional Site Plan approval for the Proposed Action subject to the conditions, limitations and restrictions set forth below:

1. Compliance with all comments via email memo provided by David Corrigan, NYS Department of Transportation, dated 07/12/22 in relation to Modica Lane, unless Modica Lane is abandoned by the Town of Ulster Town Board.
2. Compliance, as shown on signed plans, with any additional comments as may be provided from the Town Engineer and the Town of Ulster Superintendents of Highway, Water, and Sewer.
3. Compliance with required modifications from the Ulster County Planning Board via review memo *Referral No. 2022-122*.
4. Compliance with the RUPCO Transportation Plan, Safety Plan, and Sustainability Plan referenced above as provided by the applicant and attached by reference to be made a part of this resolution.
5. As per the above referenced RUPCO Transportation Plan, a RUPCO van service shall be provided and operational serving the uses on land parcels SBL 48.14-1-24 and 27 (project site) upon and throughout residential occupancy of these subject parcels.
6. The applicant will use their best efforts to ensure that bus stop(s) serving the project site, suitable and approved for both Ulster County Area Transit (UCAT) and for Kingston City School District (KCS D) services, shall be operational prior to occupancy of the subject applicant property, and said bus stop(s) shall be constructed and maintained as required by UCAT and KCS D.
7. The existing, abandoned driveway connecting the southwest corner of the project site to Modica Lane, at a position off of Route 28 shall be closed for vehicle use using bollards or similar structural features along the project site southern boundary. Such features shall be shown on the approved, signed site plan. Such features will allow for the repurposing of the driveway for pedestrian and bicycle uses only.
8. The applicant will use its best efforts to partner with the NYS Department of Transportation, with the Ulster County Transportation Council, and with any other agencies necessary to provide for improved pedestrian access to the Route 28 corridor at Modica Lane serving proposed and future activities on the project site.
9. Any design of cladding / siding of buildings shall be reviewed and approved by the Town of Ulster Planning Board or by the Town of Ulster Code Enforcement Officer.
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. Prior to issuance of any building permit arising from this site plan, any and all building, landscaping or other project site physical improvements necessary to comply with this resolution, including all Exterior Lighting consistent with the specifications and technical sheets cited above, and with all conditions of this resolution, shall be shown on a site plan meeting all documentation requirements for Site Plan Review as per Town of Ulster Code §145-6(B).

TOWN OF ULSTER TOWN BOARD WORKSHOP MEETING (19)

OCTOBER 6, 2022

14. The Town's consulting planner and Building Inspector/ Code Enforcement Officer 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.
15. Compliance with Town of Ulster Parkland and Recreation Fee Local Law, which requires payment of a recreation fee in lieu of facilities.
16. All fees, including consultant fees, shall be paid.
17. Applicant shall enter into an Easement Agreement with the Town of Ulster, in a form prepared by the Town Attorney, for extension of water & sewer lines across Applicant's property that are being extended under the New York State Thruway for the benefit of the Applicant.
18. Applicant shall enter into an out-of-district water and sewer use agreement in a form prepared by the Town Attorney.
19. Applicant shall enter into a PILOT Agreement with the Town of Ulster Town Board;
20. Approval of ARPA 2021 Coronavirus State and Local Fiscal Recovery Agreement and Grant with County of Ulster in the amount of at least \$2,000,000 to cover extension of water and sewer lines to 114 Route 28, Town of Ulster, State of New York.

MOTION: Councilman Kitchen

SECOND: Councilwoman Hayner

ROLL CALL

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

CARRIED

OCTOBER 6, 2022

Resolution Approving Collective Bargaining Agreement between the Town of Ulster and the Laborers' Intl. Union Local 17 (2022-R-278)

RESOLUTION OF THE TOWN BOARD

TOWN OF ULSTER

Resolution Approving Collective Bargaining Agreement between the Town of Ulster and the Laborers' International Union Local 17

WHEREAS, the Town of Ulster ("the Town") and the Laborers' International Union Local 17 ("the Union") are parties to a collective bargaining agreement covering the period January 1, 2019 through December 31, 2021; and

WHEREAS, the negotiating committees for the Town and the Union have agreed upon the terms of a new collective bargaining agreement, dated October 3, 2022, which sets forth the terms of a successor agreement for the period from January 1, 2022 through December 31, 2025; and

WHEREAS, that agreement provides that it is subject to ratification by the Town Board; and

WHEREAS, the members of the negotiating committee for the Town have recommended unanimously that the collective bargaining agreement be ratified by the Town Board;

NOW, THEREFORE, BE IT RESOLVED that the Agreement between the Town and the Union dated October 3, 2022, is hereby ratified and approved and the Town Board approves the funding for such Agreement; and

BE IT FURTHER RESOLVED that the Town Supervisor is authorized to execute a collective bargaining agreement for the period from January 1, 2022 through December 31, 2025.

MOTION: Councilman Van Kleeck

SECOND: Councilwoman Hayner

ROLL CALL

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

CARRIED

OCTOBER 6, 2022

Motion to award the Dry-Cleaning Bid for the Police Department (2022-M-279)

MOTION: Councilman Van Kleeck

SECOND: Councilwoman Hayner

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

CARRIED

Swearing in of Detective Benjamin to Detective Sergeant Benjamin

- Lieutenant J.A. Seyfarth says a few words
- Judge Marsha S. Weiss says a few words
- Judge Weiss swears in Detective Sergeant Cheryl Benjamin
- Det. Sgt. Benjamin's parents pin her badge
- Det. Sgt. Benjamin says a few words.

~ END OF SCHEDULED AGENDA ~

OCTOBER 6, 2022

PUBLIC COMMENT –

Regis Obijiski, Town Resident

Re: Tentative Budget

Astonished by the tentative budget. We have been waiting for this for a long time. TO have an adjustment to the budget in negative numbers is most welcome. We thank you for that.

Supervisor: Last year you came to plead to the town board to ask for what was presented tonight. Last year there was a level of uncertainty due to actions in the community. As I discussed tonight, these issues/conditions that have come about and our achievements have led us here. Thank you for keeping the pressure on us.

~ END OF PUBLIC COMMENT ~

MOTION to adjourn (7:44 pm) (2022-M-280)

MOTION: Councilman Van Kleeck

SECOND: Councilwoman Hayner

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

CARRIED

Respectfully Submitted by Suzanne Reavy
Ulster Town Clerk