

TOWN OF ULSTER TOWN BOARD MEETING (03)  
FEBRUARY 2, 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 - *Excused*

TOWN COUNCILMAN ROCCO SECRETO

TOWN COUNCILMAN ERIC KITCHEN

TOWN COUNCILWOMAN ANNA HAYNER

SUPERVISOR JAMES E. QUIGLEY 3<sup>rd</sup>

**ALSO IN ATTENDANCE:**

1. Kyle Berardi, Police Chief
2. Vincent Maggiore, Wastewater Superintendent
3. Frank Petramale, Highway Superintendent
4. Jason Kovacs, Town Attorney
5. Bill Kemble, Daily Freeman
6. One Zoom Attendee
7. 20+ attendees.

**ADDITIONS OR CHANGES TO AGENDA – None**

**PUBLIC DISCUSSION ON AGENDA ITEMS – None**

**ANNOUNCEMENTS –**

Letter received from Diana Johnson, Pawan Circle, and 58 signatures from residents in that neighborhood. Asking the town for increased security measures in the neighborhood following three break ins, including two items: 1. At the entrance from Costanzi Drive, and 2. At the intersection of Parish Lane and Varun Lane.

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**New Business:**

**Presentation of Tax Collection Data to February 2, 2023**

*Reavy:* Total warrant equals \$19,513,567. Total collected end of business day today \$15,420,640.71. This satisfies the town's portion which equals \$14,530,000. Total of 79% collected. Thanks Crystal and Alyssa. Receipts are mailed out weekly.

**Motion to hire one full time Permanent Police Officer per Ulster County Civil Service List (2023-M-056)**

*Presented by Councilman Secreto*

Noah Kight: Step 3; \$27.65/hour; start date 2/2/2023.

MOTION: Councilman Kitchen

SECOND: Councilwoman Hayner

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

*CARRIED*

**Presentation of Agreement for the Expenditure of Highway Monies per Section 284 of the New York State Highway Law**

To vote on at the next meeting

**Resolution of the Town Board of the Town of Ulster Authorizing the Town to Participate in the Ulster County Multi-Jurisdictional Multi-Hazard Mitigation Planning Process (2023-R-057)**

Required if the town identifies projects and seeks FEMA funding during flooding.

**Resolution of the Town Board of the Town of Ulster Authorizing the Town to Participate in the Ulster County Multi-Jurisdictional Multi-Hazard Mitigation Planning Process**

WHEREAS, Ulster County is making application to the Federal Emergency Management Agency (FEMA) for a grant for a Multi-Jurisdictional Multi-Hazard Mitigation Plan; and

WHEREAS, the Town of Ulster desires to sign a letter of support and commits to engage in the FEMA planning process for the Multi-Jurisdictional Multi-Hazard Mitigation Plan.

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

Section 1. The Town of Ulster will participate, along with FEMA and Ulster County, in the planning process for the Multi-Jurisdictional Multi-Hazard Mitigation Plan.

Section 2. The Town Supervisor is hereby authorized to sign any and all documents to commit the Town of Ulster to participate in the Multi-Jurisdictional Multi-Hazard Mitigation Plan process.

Section 3. Severability Clause. If any part or provision of this resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this resolution and all provisions, clauses, and words of this resolution shall be severable.

Section 4. Effective Date. This Resolution shall become effective immediately.

MOTION: Councilwoman Hayner

SECOND: Councilman Secreto

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

*CARRIED*

**Resolution Authorizing Supervisor to Sign PILOT agreement with Quality Housing Development Fund Company, Inc. (2023-R-058)**

*Supervisor:* Last year, town board approved site plan of Quality Inn into RUPCO project. Included was a draft PILOT agreement if the project is completed.

**Resolution Authorizing Supervisor to Sign PILOT agreement with Quality Housing Development Fund Company, Inc.**

Whereas, the Town of Ulster desires to encourage a sufficient supply of adequate, safe, and affordable dwelling accommodations for citizens in the town of Ulster,

Whereas, Quality Housing Development Fund Company, Inc. has entered into a contract to acquire property in the town of Ulster of the purpose of constructing or improving approximately 70 units of affordable housing,

Whereas, to facilitate the provision of affordable housing and to provide a feasible economic climate for the project, it is necessary to accept a payment in lieu of taxes,

Whereas, the final form and term of this payment in lieu of taxes agreement will be defined and voted upon prior to the start of construction, the PILOT agreement will contain the following specifics:

- 1) A payment of \$78,000.00 per year, commencing on the Town's issuance of a certificate of occupancy for the project, or the third anniversary of the of Quality Housing Development Fund Company, Inc.'s acquisition of the fee title interest in the property, whichever date first occurs, together with a five percent (5%) escalator every five (5) years thereafter commencing on January 1<sup>st</sup> of the sixth year after the first PILOT Payment and every fifth anniversary of that date thereafter.
- 2) This PILOT will be in effect for forty (40) years or until the project ceases to be an affordable senior housing project, whichever term is less.
- 3) The distribution of the residual amount of the PILOT will be determined by Town Board resolution.

Therefore, Be it Resolved, that the Town Board wishes to enter into this PILOT agreement with Quality Housing Development Fund Company, Inc., and hereby authorizes the Town Supervisor to execute and deliver the agreement as described above

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MOTION: Councilman Secreto  
SECOND: Councilwoman Hayner

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

*CARRIED*

**Old Business:** None

**END OF SCHEDULED AGENDA**

**PUBLIC COMMENT:**

1. Stephen Hack, Resident

Three break ins in the last 10 months in neighborhood of Varun/Pawan. Most recent occurred at 11am. Asking for two things from the town: 1. How can we monitor the neighborhood? Asking for a deterrent or fixture stating, "Neighborhood Watch", and 2. Block the entrance to the neighborhood from Parish Lane.

We want to work with you.

*Supervisor:* Noticed that there are no streetlights. Already spoke to Mr. Shen after the third event.

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**Motion to Contact Central Hudson to Install Street Lights at Intersections of: 1. Costanzi and Pawan, and 2. Varun and Parish Lane. (2023-M-059)**

MOTION: Councilman Kitchen  
SECOND: Councilman Secreto

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

*CARRIED*

*Supervisor:* Chief Berardi will speak on installing a license plate reader in the neighborhood. Ulster PD will have to direct the town board on how to become a neighborhood watch community.

*Chief Berardi:* Have spoken to other communities about “Neighborhood Watch”. Concern with residents here is that it is happening during the day. We have increased police presence there. We partner with Ring. Suspects are tied to burglaries in the northeast. Randomly selecting neighborhoods. Gives

*Supervisor:* Asks residents with cameras to send their contact info to the police department. We will have further discussion with the highway superintendent about closing that entrance.

2. Daniel Chen, Resident

Homeowners have valuables and cash stacked in their homes. Others become the victims.

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*Councilman Kitchen:* Country has issue with anti-police protests and bail reform. No consequences when people break the law. Wants to send a pro-law enforcement message. Increase safety for families.

*Councilman Secreto:* Asks how many people have cameras?

*Councilwoman Hayner:* Asks how many people with cameras can make out a face or license plate? Very difficult.

~ **END OF PUBLIC COMMENT** ~

**MOTION to adjourn (7:25 pm) (2023-M-060)**

MOTION: Supervisor Quigley

SECOND: Councilwoman Hayner

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

*CARRIED*

Respectfully Submitted by Suzanne Reavy  
Ulster Town Clerk

January 23, 2023

Diana Johnson  
28 Pawan Circle  
Lake Katrine, NY 12449

To: Town of Ulster board members

Re: Increasing safety measures within the Pawan Circle/Varun Lane neighborhood

Within the last year, we have experienced three residential break ins within our neighborhood. The latest event involved forcing their way into a home by smashing a window to gain entry. In addition, a neighbor getting ready to head off to work one morning deterred another event from happening as he called police and those individuals were taken in for questioning. Due to these events, we are coming together to make our neighborhood safer for ourselves and our children.

It appears that our neighborhood is being targeted by vandals who identify where private business owners live in hopes to obtain cash or other valuables upon entry. We have tried our part in many ways, including installing Ring doorbells and exterior cameras; as well as locking doors, windows and garages diligently. We ask that our town help us to protect our families, especially our children who we fear will be in the wrong place at the wrong time the next time these thieves target our neighborhood. We are proposing the following changes to our neighborhood structure:

- Close the entrance to Parish Lane via Varun Lane (therefore creating one way in and one way out of our neighborhood and also eliminating drivers from cutting through our neighborhood-many of which speed through
- Install sign at Pawan Circle entrance via Constanzi Drive stating that neighborhood watch with video surveillance is in effect

We believe this would decrease or eliminate the chances of future break ins or attempts. These break ins have been over time and it seems that there is no end in sight. We as a neighborhood are in full agreement of these proposed changes as indicated by our signatures below. We thank you for your time and consideration.

Sincerely,  
The residents of Pawan Circle and Varun Lane





Resident:

Address:

Bob Bob

24 VARUN Lane 12449

Anne Marie JARAL VJA 20 Pawan Ctr

Colleen Hack CJ Hack 29 Pawan Circle

Steve Hack Steph Hack

Liangchengchen JCN 18 Pawan Cir

Roni M. Carrado

13 Pawan Circle

[Signature]

13 Pawan Cir

Jenee McMath

14 Pawan Circle

[Signature]

14 Pawan Circle

Kristin Lee

40 Pawan Circle

Ron Ze

40 Pawan Circle

Joe Huan, Hans Hatt

3 VARUN LN

Hina Patel H Patel

4, Pawan cr

Bipin Patel B Patel

Dave Dunn D Dunn

5 Varun Ln

M.J Randall Dunn M.J. Dunn

5 Varun Ln

Taylor Hens Yousun Hens

13 Varun Ln

Bill NACARATO W

13 Varun Ln

Jiahao Zhang JZ

34 Varun Ln


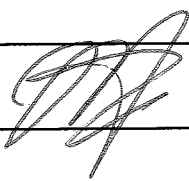
WANG XUEJUN WJUN

34 Varun Ln



Resident:

Address:

	12 Varun Lane
Denise Hordbeck	12 Varun Lane
Jessica Lowe-Benjamin	9 Varun Lane
Andrew Benjamin	9 Varun Lane
Alison Finkle	3 Varun Lane
Jen Lermy	7 Pawan Circle
Joe Lermy	7 Pawan Circle
Lisa Gallo	11 Pawan Circle
Anne Hayner	18 Varun Lane
Jeff Hayner 	18 VARUN Lane
Harinder Singh	25 VARUN LANE
Michelle Zubal	28 Varun Lane
Ashton Zubal	28 Varun Lane
Nickie Cref	29 Varun Lane
Stevie Cref	29 Varun Lane
Lillian Maisch	6 Pawan Circle
Glen Maisch	6 Pawan Circle
Brandi Prentice	10 Pawan Circle
Johns Prentice	10 Pawan Circle
Dimitra Kalamaras	21 Varun Lane
Marcus Jordan	21 Varun Lane
Freddy Kwon	17 VARUN LANE



January 23, 2023

Diana Johnson  
28 Pawan Circle  
Lake Katrine, NY 12449

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Sincerely,  
The residents of Pawan Circle and Varun Lane

Resident:

Signature:

Address:

Lauren Boer *Lauren Boer* 44 Pawan Circle  
 MURIEL LADER *Muriel Lader* 44 Pawan Circle  
 ISRAEL BOER *Israel Boer* 44 Pawan Circle  
 Anyuan Shen / Jie Yan 47 Pawan Cr  
 XueJun Zhou / *XueJun Zhou* 34 Pawan Cr  
 STEPHAN WILLIAMS *Stephan Williams* 52 PAWAN CIRCLE  
 LAKE KATRINE, NY



Elizabeth Williams Elywell 52 Pawan Circle, Lake Katrine NY 1246

Son Luong Son 36 Pawan Cir, Lake Katrine NY 1246

Ha Du Ha 36 Pawan Cir "

Crystal Luong 36 Pawan Cir "

Yen Tran Thym 48 Pawan Cir, Lake Katrine NY 1246

Adam Le Adam Le 48 Pawan Cir "

Thiet Tran Thud 48 Pawan Cir "

Quynh Tran Quynh 48 Pawan Cir "

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