

TOWN OF ULSTER TOWN BOARD WORKSHOP MEETING (12)

JUNE 1, 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 3<sup>rd</sup>

**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. Fifteen +In-person Attendees

**ADDITIONS OR CHANGES TO AGENDA – None**

**PUBLIC DISCUSSION ON AGENDA ITEMS –**

1. Caylin Sanders, Town Resident  
Asked for clarification on the Central Hudson site plan extension.  
  
Supervisor will explain at the time of the resolution.
2. Regis Obijiski, Town Resident  
Reads from prepared material.  
Asks for consideration to postpone the Central Hudson resolution, as there should be a public hearing before the town board considers it. Central Hudson is not the good neighbor they once were.

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3. Deborah Denise, Town Resident  
The racket from Central Hudson continues. Rain, mud, the train. Need to hold Central Hudson more accountable.
4. Pedro Santiago, Eastern Parkway  
Noise, pollution, Central Hudson is not a good neighbor.

**ANNOUNCEMENTS –**

1. Letter received from Linda Nelson, Park Rd., appreciating the work of the highway department for taking care of a dead, dangerous tree.
2. Town clerk announces bus trip planned for July 25 for a luncheon and matinee show Frank Sinatra tribute.

**New Business:**

**Presentation and Acceptance of the Supervisor's Monthly Report for the months of January thru March 2023 (2023-M-185)**

MOTION: Councilman Kitchen

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*

**Presentation of Resolution of Determination of SEQRA Type II Activity for WIIA grant funds** *Presentation Only. No action to take.*

**Resolution of Determination of SEQRA Type II Activity**

**Whereas**, the Town of Ulster intends to apply for New York State Water Infrastructure Improvement Act (WIIA) grant funds to replace the finished water storage tank serving the Ulster Water District; and

**Whereas**, the Town of Ulster must demonstrate compliance with the NYS State Environmental Quality Review Act (SEQRA); and

**Whereas**, the Town of Ulster has reviewed the various activities proposed by its New York State Water Infrastructure Improvement (WIIA) application and concluded that the activities consist solely of construction of a finished water storage tank at the same location as the existing finished water storage tank; and

**Whereas**, replacement of deteriorated public facilities can be classified as a Type II activity, as that term is defined at 6 NYCRR §617.5(c)(2) and no further review is thus required to comply with SEQRA; and

Now, Therefore, Be It Resolved that

The Town of Ulster has determined that its New York State Water Infrastructure Improvement (WIIA) application work scope is a Type II activity for the purposes of SEQRA and no further review is required.

**Motion to authorize the hiring of one Part Time Dispatcher for the Police Department (2023-M-186)**

Kaylyn Winne: Union, part time, union, Step 1, \$19.68/hour; start date 5/21/2023

MOTION: Councilman Secreto

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*

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**Motion to hire a Town Comptroller (2023-M-187)**

Tosca Sweeney: FT, union, \$77,315, start date 6/2/23

Tosca Sweeney in audience, looking forward to working in the town of Ulster.

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 Police Chief to auction two vehicles with Auctions International (2023-M-188)**

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*

**Motion to Schedule Public Hearing for Thursday, June 15, 2023 at 7:10 pm for Public Input on the Town’s Application for an Environmental Facilities Corporation WIIA Grant for the replacement of the Ulster Water District South Small Storage Tank (2023-M-189)**

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*

**Resolution granting Site Plan Extension – Central Hudson Gas & Electric (2023-R-190)**

Supervisor reads Resolution.

*Supervisor:* This was requested in a letter from Central Hudson due to Covid restrictions and PSC determinations relating to capital investments in the rate base. No intrusive activities left on site. All requirements are completed including tree cutting, dirt moving. Remaining are interior construction on control center, pole placements for training, and construction of 20,000 sq. ft. training building. Nothing on the site plan has changed. Central Hudson has complied with all requirements. Berm on Eastern Parkway almost complete. From the supervisor, it would not be a responsible town government to hold up a capital project that is going to benefit the climate challenge we are facing in this community, by delaying an integral project and the integration of solar capacity into the grid.

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**RESOLUTION**  
**TOWN OF ULSTER TOWN BOARD**  
**Site Plan and Special Permit Approval Extension**  
**Central Hudson Gas & Electric Training Center**  
**SBL: 39.15-4-11 & 39.15-4-16**

WHEREAS, the Town of Ulster Town Board approved an application for Conditional Site Plan and Special Permit Approval from Central Hudson on November 21, 2019 for the purpose of a new gas and electric training facility;

WHEREAS, pursuant to Ulster Town Code Section 145-13(B), construction of an approved site plan shall be completed within three (3) years after the start of construction; and

WHEREAS, construction of the approved site plan started on July 9, 2020, and construction is not expected to be completed until December 31, 2028; and

WHEREAS, Central Hudson is requesting an extension of the Conditional Site Plan and Special Permit Approval until December 31, 2028; and

WHEREAS, Central Hudson has already completed the gas village and the pole yard, and the primary control center development is currently underway, to be completed in 2024;

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 November 21, 2019, shall be amended as follows: the approval granted by the Town Board on November 21, 2019 shall be deemed to have expired unless completion of the approved development shall occur and a Certificate of Occupancy shall issue no later than December 31, 2028; and be it further

RESOLVED, that this resolution shall take effect upon payment by Central Hudson of any applicable extension fees.

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MOTION: Councilman Kitchen

SECOND: Councilman Secreto

Town Councilwoman Hayner	-Yes
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Supervisor Quigley	-Yes

*CARRIED*

**END OF SCHEDULED AGENDA**

**PUBLIC COMMENT:**

1. Laura Hartmann, Town Resident  
Re: Delaware Aqueduct Closure  
Can you update us on what is happening? Keep us apprised.

*Supervisor:* Meeting with NYC DEP. Delaware aqueduct required to be closed due to leaks in Wawarsing and Roseton. Diversion tunnel constructed under Hudson River that needs to be connected to close the section of the tunnel that is leaking, and de-water from Rondout to Roseton, address issues in Wawarsing. Work was designated for last year but postponed to this year. Delaware aqueduct main source of water supply for NYC, now alternate sources need to be established, including running Ashokan at maximum capacity. Recent studies by NOAA, relating to El Nino. May and April were very dry months. If dry summer, water out of Ashokan will be impacted, which will delay the repair to the aqueduct. No determination to proceed or not; waiting for additional information to develop. DEP contract for the shutdown specified a three year period, now possibly facing what to do timewise.

Re: Hazard Mitigation Plan

Supervisor: There is a meeting next Tuesday. Will report at the 6/15 meeting.

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2. Virginia Hamilton, Town Resident

Re: Wildwood Lane

Consistent noise, heavy machinery , trucking, trailers, has called building and police departments, uses machinery on Sundays. Needs help with the noise problem. Is this legal in a residential area?

*Supervisor:* Noise is a nuisance. Has a building permit and certain activities are allowed. Conducting contractor's storage yard in R-30 zone not allowed without a special permit by the town board, which he cannot get. Describes a similar business in the town that is now shut down (Buc's Junkyard), in which the town attorney had to become involved. Instructed the building inspector and town attorney to act on this issue.

3. Paul Vogt, Town Resident

Re: Wildwood Lane

This has been going on 3-4 years. Owner living in a camper 12 months and clearcut the property. Hoping you can look into it.

**MOTION to adjourn (7:30 pm) (2023-M-191)**

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*

Respectfully Submitted by Suzanne Reavy  
Ulster Town Clerk