

TOWN OF ULSTER TOWN BOARD WORKSHOP MEETING (18)  
SEPTEMBER 7, 2023

**Public Hearings Scheduled:**

7:10 pm – Application of BVH Sapphire Trust, Site Plan Approval, P-891, 127-133 Glenerie Blvd., Saugerties, NY, SBL 39.7-8.1.1

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**MEETING HELD IN PERSON and VIRTUALLY THROUGH ZOOM  
BROADCAST VIA FACEBOOK LIVE**

**CALLED TO ORDER BY SUPERVISOR QUIGLEY, at 7:00 PM**

**SALUTE TO OUR FLAG**

**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. Kyle Berardi, Police Chief
2. Tosca Sweeney, Comptroller
3. Frank Petramale, Highway Superintendent
4. 13 in-Person Attendees

**ADDITIONS OR CHANGES TO AGENDA – None**

**PUBLIC DISCUSSION ON AGENDA ITEMS – None**

**COMMUNICATIONS –**

9-11 Ceremonies: Saturday 10am at Ulster Hose; Monday 10am at Robert Post Park; Monday 7:30pm at Spring Lake Firehouse.

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**New Business:**

**Present and acceptance of Monthly Supervisor Report for the month of July 2023 (2023-M-270)**

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 set a Public Hearing for the 2024 East Kingston Fire Company for Thursday, October 5, 2023, at 7:10pm (2023-M-271)**

MOTION: Councilman Van Kleeck  
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 accept the resignation of Police Dispatcher Jazmine Williamson  
(2023-M-272)**

*Letter read by Councilman Secreto*

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 to authorize the closing of Account 5876 90 Day Investment at the  
Bank of Greene County (2023-M-273)**

*Supervisor:* Going in another direction that yields higher interest rates.

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*

**Presentation of Local Law \_\_\_\_ of 2023: Modification to Section 190 of the Zoning Code of the Town of Ulster – Pertaining to the Redevelopment Overlay District**

Law available on town website

**Presentation of Local Law \_\_\_\_\_ of 2023: A Local Law to Establish a Temporary Moratorium on New Sanitary Sewer Connections in the Ulster Sewer District**

Law available on town website

**Old Business:**

**Motion to authorize the Supervisor to sign an agreement with Public Sector HR Consultants to service the Town of Ulster Employee Handbook (2023-M-274)**

*Supervisor:* Will cost \$2500 to revise. Last done in 1996.

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 authorize the hiring of Full Time Dispatcher Madison VanCuren as a permanent employee (2023-M-275)**

*Presented by Councilman Secreto*

\$19.07/hour; start date 8/23/23; union; PBA; recommended by Chief 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*

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**Public Hearing:** 7:10 pm - Application of BVH Sapphire Trust, Site Plan Approval, P-891, 127-133 Glenerie Blvd., Saugerties, NY, SBL 39.7-8.1.1

**Motion to Open Public Hearing at 7:08 pm (2023-M-276)**

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*

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**Public Comment:**

Mary Jo Frederich: Glenerie resident

Last meeting when she spoke she referenced a letter she had delivered to the planning board, asking them to respond. Thanks the supervisor and police chief for seeing the same letter and responding to it. There are 52 or 53 apartments in Glenerie, which is 30% dedicated to apartments. Urbanized without us having any say. This project is an additional six units. She has a petition with 94 signatures. Asked for a traffic study. Would like to be apprised along the SEQR process.

**Motion to Hold the Public Hearing Over to October 5, 2023 at 7:10pm (2023-M-277)**

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*

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***End of Regular Agenda***

TOWN OF ULSTER TOWN BOARD WORKSHOP MEETING (18)  
SEPTEMBER 7, 2023

**PUBLIC COMMENT:**

1. Regis Obijiski, town resident – o/b/o townofulstercitizens.org  
Reads from prepared material (ATTACHED) regarding town of Woodstock’s proposal for a golf course, “Woodstock National”.
  
2. Laura Hartmann, town resident – o/b/o townofulstercitizens.org  
Regarding the “Woodstock National” project, there are extreme events in the world, who knows what we will face? We must protect our national resources. Carbon offset policy would be beneficial to this project. Prepared material ATTACHED
  
3. Vicki Lucarini, town resident  
Regarding the recent planning board agenda that contains an item for another car wash. Concern is that we already have two carwashes on Ulster Avenue.

**MOTION to adjourn (7:25 pm) (2023-M-278)**

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

Read by Regis (SR)  
Obijiski 9/7/2023



TownOfUlsterCitizens.org is a non-partisan, citizen-run organization focused on increasing citizen engagement and creating a better Town of Ulster NY.

September 7, 2023

To: Town of Ulster Town Board  
From: Regis Obijiski (Vice-Chair of ToUC.org), 170 Ledge Road, Town of Ulster  
[regis.m.obijiski@gmail.com](mailto:regis.m.obijiski@gmail.com)  
Re: Woodstock National Proposal

Good evening, Supervisor Quigley and Members of the Town Board.

On behalf of the TownOfUlsterCitizens.org, I wish to offer the following preliminary comments on the effects of a publicized proposal of an upscale housing and golf course development that includes 520 acres in Woodstock that are intended to be joined with an adjacent 106 acres in the Town of Ulster. We viewed a recording of the hour-long July 20<sup>th</sup> Woodstock Planning Board meeting with the principal developers of Woodstock National who presented their first draft plans as a prelude to a formal application.

Judging from the gracious yet pointed remarks from the Woodstock officials, we think that the developer will have some heavy lifting to do to demonstrate project feasibility against town standards and expectations. We note the following points made by Woodstock Planning Board:

- Zena Woods, the area in question, is designated as a "critical environmental area" because of its ecological sensitivity of forest and wetlands.
- The 90 unattached residences in the concept plan are on 1 to 4 acres. New residential development in Woodstock requires at least 5 acres.
- When the concept plan becomes an application, the Planning Board would like to see evidence that all applicable Woodstock zoning codes and wetlands preservation requirements are being adhered to. Some of Woodstock's regulations are more stringent than those of NYSDEC.
- The affordable housing area of 12-20 units appears to be separate from all other housing, and it is located just below the central sewer treatment plant for the site. Both appear near the Sawkill Creek. An application will need a full discussion on personal and environmental health and safety issues related to these placements.
- The FAA certified small-plane landing strip in the upper-most part of the map would be used mostly as a golf practice range and occasionally a helipad. More information will be needed.

In the current plan, the 106 acres in the Town of Ulster would remain landlocked with ingress and egress only through Woodstock. This parcel is slated to accommodate 3½ to 4 golf holes out of the 18 holes and a cluster of 77 townhomes in the northeast corner of the parcel (39.1-1-21.100). The county's parcel viewer indicates steep slopes and a stream where the golf holes are planned. We cannot imagine how that terrain will not be compromised in the shaping of the golf holes, their maintenance, and the wear and tear by golfers and golf carts. The golf course



planner claims to have a strong focus on conservation with the golf course being a non-chemicalized sustainer of the natural environment. That seems to us more aspirational than practical. Conservation denotes preservation and protection, but it should not connote exploitation and change of purpose.

Our initial opinions of this project in the Town of Ulster disfavor the concept plan as publicized:

- The Town of Ulster parcel, known as Ruby Woods, is landlocked. There are no roads directly connected to the Town of Ulster for emergency or highway department access. Road access to this site from our town may not be possible.
- The Town of Ulster does not need another golf course and certainly not one that is exclusive. Within 20 miles of the Town of Ulster there are already 20 serviceable golf courses. Two of them, Wiltwyck Golf Club in the Town of Ulster and the Woodstock Golf Club, are near the proposed site and would welcome new members. Wiltwyck, once a members-only club for people in our area, has for several years welcomed public play because they cannot recruit enough members to achieve economic viability.
- We do not need high-end housing but rather more affordable housing like many of the 800 units planned by iPark87.
- We do not need more clear-cutting of trees planned for these 106 acres of Ruby Woods, a parcel which borders a conserved forest that is overseen by the Woodstock Land Conservancy.
- Plans for residential water include only private wells which may or may not be adequate for 77 townhomes and may or may not compromise wetlands. The same is true of water required the golf course.

We do not expect the Town of Ulster Planning Board or the Town Board itself to take these comments under consideration until and unless an application is formally delivered by the developer. Nevertheless, the intent of the Woodstock National developer is out in the public domain, and these comments from the TownOfUlsterCitizens.org pertain only to that intent. If the formal application of Woodstock National resembles the intent they have already floated, we are available to learn about any changes and offer public comment as appropriate.

Thank you.



Read by TF  
Laura Hartmann  
9-6-23 (SR)

Date: September 7, 2023  
TO: Town of Ulster Supervisor and Town Board  
RE: Woodstock National Proposal  
FROM: Laura Hartmann, 44 Catskill Ave

I would like to add a few comments to Regis' statement about the Woodstock National project. I agree with all the points he made; there are really so many flaws in their proposal.

With those well-made points laid out, I wanted to remind us of a few big picture things for us to keep in mind. Things that a new Comprehensive plan would certainly address.

While our weather in the northeast has been mostly reasonable, except for the past few days, there have been so many areas around the country and the world that have suffered. The 120+ degree weather in the southwest, flooding a Burning Man, flooding in many parts of the country, wildfires in Canada, the hurricane that just went through Florida, the flooding abroad in Greece and Norway, droughts in various parts of the world. This list of extreme events just goes on and on.

We were mostly spared this summer, but we all remember the ice storm and tornadoes in 2022. Who knows what we will face in the coming months and years. With that, we all must take climate change seriously and do everything we can to protect our natural resources. We cannot live without clean air or clean water. We must protect our wetlands, waterways, and aquifers. We need to remember that trees and shrubs are the lungs of the earth. If we remove a tree, we must replace it. Having a carbon offset policy could be very helpful with this.

Any projects that we consider for our town must provide something positive to our community, more than just money. iPark87 is a great example of a good neighbor. There are so many things they are doing to enhance our community. Like providing affordable housing, not luxury housing, cleaning up the property and bring in businesses that are good for the community. We welcome good neighbors that enhance our community and help us to protect our natural resources. Not vanity projects like Woodstock National that deplete them and offer nothing of substance to our quality of life.

***TownOfUlsterCitizens.org is a non-partisan, citizen run organization focused on increasing citizen engagement and creating a better Town of Ulster, N.Y. Together we can make a difference!***

**Glenerie Lake Park Improvement Association (GLPIA) 127 - 133 Glenerie Blvd. (P-891) Petition Updated 10/03/2023**

<b>Name</b>	<b>Address</b>	<b>Signatures</b>
Caylin Sanders	442 Glenerie Blvd., Saugerties, NY 12477	1
Karen Bohnenberger	278 Glenerie Blvd	1
Mary Jo Frederich	286 Glenerie Blvd. Saugerties, NY 12477	1
Jim Balzotti	354, Glenerie Blvd	1
Aimee DeChiara	72 Eastern Pkwy.	1
Robert Lewis	282 Glenerie Blvd., Saugerties, NY 12477 (Mailing address: 74 Roundhill	1
Pedro santiago	454 glenerie blvd	1
Mr & Mrs Joseph Salerno	180 Glenerie Blvd Saugerties N.Y. 12477	2
Barbara Gill	226 Glenerie Blvd	1
Rosanne Yetzer	402 Glenerie Blvd Saugerties NY	1
Mark Frederich	286 Glenerie Blvd. Saugerties, NY 12477	1
Bonnie Coliukos	141 Gleneri Blvd. Saugerties, NY 12477	1
John Henriksen	141 Glenerie Blvd. Saugerties NY 12477	1
George Volpe	388 GLENERIE BLVD	1
James Gilbert McCausland	388 Glenerie Blvd	1
Roger Yetzer	402 Glenerie Blvd	1
Joshua Chrostensen	442 Glenerie Boulevard, Saugerties, NY 12477	1
Tyrone & Debra Vanamburgh	149 Glenerie Blvd. Saugerties, NY 12477	2
Patti Heins	19 eastern parkway	1
Kevin Koran	464 Glenerie Bld	1
Jessica Reposa	127 Glenerie Blvd apt 1 Saugerties NY 12477	1
Paul Carcaramo	88 eastern pkwy Saugerties NY 12477	1
Edith Biesele	211 GLENERIE BLVD	1
Robert M Carter	290 Glenerie Boulevard	1
Donna Sarkies	370 Glenerie Blvd	1
Carol Countryman	374 Glenerie Blvd., Saugerties, NY 12477	1
Heidi Lane	177 Glenerie Blvd Saugerties ny 12477	1
Stephanie Reginato	112 Glenerie Blvd saugerties ny 12477	1
Linda Balzotti	354 Glenerie Blvd	1
Connie Lewis	282 Glenerie Blvd., Saugerties, NY 12477	1
Jim Albrecht	278 GLENERIE BLVD	1
Rusty Terwilliger	177 glenerie blbd	1
Kim Kelly	444 Glenerie Blvd	1
Christine Hadlow	191 Glenerie Blvd	1
Linda Fallon	318 Glenerie Blvd., Saugerties, NY 12477	1
Lawrence Fine	196 Glenerie Blvd.	1
Desiree Hofmann	127 Glenerie Boulevard #6	1
Deanna Hofmann	202 Sawmill Lake Katrine NY 12449	1
Margaret A Powers	172 Glenerie Blvd, Saugerties, NY	1
Clifford King	178 Glenerie Blvd, Saugerties, NY 12477	1
Sheldon Fine	226 Glenerie Blvd	1
JoyAnn Simmons	318 Glenerie Blvd Saugerties NY	1
Kathleen Bastis	214 Glenerie Blvd	1
Matthew Paul Nathenson	358 Glenerie Blvd	1
Joanne Powers	172 Glenerie Blvd.	1
Ruby Kelly	290 Glenerie Blvd. Saugerties, N.Y. 12477	1
Elizabeth Cologero	380 Glenerie Blvd Saugerties NY 12477	1
Kelly Epstein	284 Glenerie Blvd, Saugerties	1
Peter Epstein	284 Glenerie Blvd Saugerties Ny	1
Ren Swenson	284 Glenerie Blvd.	1
Ken Epstein	282 Glenerie Blvd	1
Douglas Smith	222 Glenerie Boulevard, Saugerties, NY 12477	1
Donnis Backus	190 glenerie blvd	1
Tom & Donna Flynn	219 Glenerie Blvd	2
Rupert Rogers	460 Glenerie Blvd., Saugerties NY	1
Kellie Walsh	460 Glenerie Blvd Saugerties NY	1
Audra Hallock	314 Glenerie Blvd	1
Donna Sarkies	370 Glenerie Blvd	1
Wayne Casey	314 Glenerie Blvd, Saugerties N.Y.	1
Carolyn Salvatore	227 Glenerie Blvd, Saugerties N.Y.	1



Linda & Vic Albright	225 Glenerie Blvd.	2
Marylou & Wayne Fischer	203 Glenerie Blvd, Saugerties N.Y.	2
David Wichman	186 Glenerie Blvd.	1
Alfred Flouton	179 Glenerie Blvd. Saugerties N.Y 12477	1
George Playford	171 Glenerie Blvd. Saugerties N.Y. 12477	1
Jason Kolts	160 Glenerie Blvd	1
Lisa Winters	160 Glenerie Blvd	1
Ed Felter	130 Glenerie Blvd.	1
Bart Blass	114 Glenerie Blvd.	1
Theresa Smith	114 Glenerie Blvd.	1
Jamie Gaus	118 Glenerie Blvd.	1
Frank Sardo	366 Glenerie Blvd	1
Beth Maloney	274 Glenerie Blvd	1
Rita Marsico	400 Glenerie blvd	1
Kim Sardo	366 Glenerie Boulevard, Saugerties, NY 12477	1
Ted and Kate Pfeiffer	298 Glenerie Blvd Saugerties NY 12477	2
Frank Salerno	180 Glenerie Blvd	1
Bill Salerno	180 glenerie blvd saugerties ny 12477	1
Nancy & Gary Green	316 Glenerie Blvd	2
Florence Whaley	22 South Drive	1
Meg Maisch	428 Glenerie Blvd	1
Kirk Maisch	428 Glenerie Blvd	1
Dolores Maisch	428 Glenerie Blvd	1
Deborah & George Denise	450 Glenerie Blvd	2
K. Rhodes	197 glenerie blvd	1
Amy Williams	350 Glenerie Blvd, Saugerties NY 12477	1
Ed & Cindy Noll	188 Glenerie Blvd.	2
Michael Bhagwandin	288 Glenerie Blvd.	1
		97