

TOWN BOARD WORKSHOP MEETING
Aug 6, 2019

A regularly scheduled Town Board Workshop Meeting was held on Tuesday, August 6, 2019 in the Town Hall, 284 Broadway, Ulster Park, NY with the following persons in attendance:

Supervisor Shannon Harris
Councilperson Gloria Van Vliet Absent
Councilperson Jared Geuss Absent
Councilperson Kathie Quick
Councilperson Chris Farrell

Administrative Recorder: Holly A. Netter, Town Clerk, RMC

Supervisor Shannon Harris called the meeting to order at 7:00 PM.

PUBLIC COMMENT

Ronnie Berry, Town resident is requesting the intersection of Plantasia, Millbrook and Connelly Roads become an all way stop intersection. She has talked to Highway Superintendent Mike Cafaldo who is deferring the request to the Board. Ronnie showed pictures on her phone of the intersection. The Board members said they would like to have copies of the pictures sent to them, have an opportunity to drive the road, observe the traffic and will make a decision at a future Town Board Meeting. Other complaints have been received about people speeding through the area. Councilperson Kathie quick asked the Board to also consider a right of way sign for Mary's Ave. People making the turn do not stay on the appropriate side of the road.

UPDATES

WQIP grant – Town of Esopus submitted the 20+ page WQIP NYS Consolidated Funding Application for reimbursement for the stormwater drainage project, implementation of green infrastructure improvements and MS4 was added so we are in compliance. Supervisor Harris said two local Supervisors were recently fined \$10,000 for non compliance.

Stormwater and Drinking Water Presentations – The next Town Board meeting on Tuesday, August 20th, at 7:30 PM will feature two public presentations summarizing results from projects on Stormwater Drainage and the Drinking Water Infrastructure. There will be a second Stormwater Drainage presentation on August 21st at 5:30 PM in the Community Room.

Highway/Water Dept staff training – Engineers Tighe & Bond will hold a special presentation of the stormwater and drinking water findings and train staff on use of GIS mapping software on tablets. August 23 from 9 am – 12 pm

Eddyville Dam - A 30-day extension of public comment was granted. The owner of the damn has made some demands which may make the project cost prohibitive. Supervisor Quigley from the Town of Ulster was not satisfied with the 30 day comment period and asked for it to be extended to 60 days as originally requested. Since the majority of the property owners impacted by the proposed actions are residents of the Town of Ulster they are upset that meetings have not been held in the Town of Ulster

and he offered opportunity for the USACOE/NYSDEC to hold meetings at the Town of Ulster Town Hall. He has also requested assistance from Assemblyman Kevin Cahill and Senator George Amedore for intercession with NYS DEC on the issues and requests.

Transfer Station DEC inspection –The Esopus Transfer Station passed a surprise DEC inspection on 8/2/19. Compliments for the cleanliness and organization were received and no violations were found.

Water Storage Tank -- Supreme Court awarded the Town of Esopus property for the water tank by Eminent Domain. The Water Superintendent has filed the map with Ulster County. Engineers Brinnier and Larios need to amend the initial engineer study and have the contract rewritten to follow the provisions outlined in the grant. Town Board will be lead agency on this matter.

Vacancy – Job opening for Buildings and Parks Seasonal Maintenance Worker position is being re-advertised. There is a lot of work that needs to be done and the person can help out locking/unlocking the gate to avoid overtime. Supervisor Harris said she has received 6-7 applications since it's been reposted.

RESOLUTION
OPPOSING THE DANSKAMMER BUILD OUT PROPOSAL

WHEREAS, The Danskammer project would be a massive 550-Megawatt fracked gas plant burning fossil fuels around the clock. The project would emit greenhouse gasses, including carbon and methane, further exacerbating climate change.

WHEREAS, the Danskammer build out proposal is against the stated values of Esopus' Smart Climate Community pledge and is detrimental to our quality of life, our economy, our health and environment.

NOW, THEREFORE, BE IT RESOLVED that the Town Board of the Town of Esopus calls upon the Public Service Commission to reject the Danskammer application; and

BE IT FURTHER RESOLVED that the Town Clerk is directed to submit this statement to the Public Service Commission and to send a copy of this Resolution to New York State Governor Andrew M. Cuomo, U.S. Senator Kirsten Gillibrand, U.S. Senator Charles Schumer, U.S. Congressman Antonio Delgado, New York State Senator Jen Metzger, New York Assembly Member Kevin A. Cahill, Ulster County Executive Patrick K. Ryan, Ulster County Legislative Chair Tracey Bartels, Ulster County Legislator Laura Petit and Legislator James Delaune.

OFFERED BY: COUNCILPERSON CHRIS FARRELL
SECONDED BY: COUNCILPERSON KATHIE QUICK

COUNCILPERSON GLORIA VAN VLIET	ABSENT
COUNCILPERSON JARED GEUSS	ABSENT
COUNCILPERSON KATHIE QUICK	AYE
COUNCILPERSON CHRIS FARRELL	AYE
SUPERVISOR SHANNON HARRIS	AYE

LAKESHORE VILLAS –RESIDENT CONCERNS ABOUT LAKESHORE VILLAS PROPERTY MAINTENANCE

Mike Mulligan and his wife moved to Lake Shore Villas (LSV) June 2, 2019 from Louisiana. He was sent photographs (by Benny Goldstein) which were very impressive of the development and unit at Lakeshore Villas. Upon his arrival he quickly realized their building and unit had many issues. There were no screens, central air blower worked but emitted no cold air, no hot water, new refrigerator but no electric to it and plates were missing off of the electrical outlets. They had to seek housing at a hotel until the matters could be corrected. Some were simple fixes such as the pilot light not being lit on the hot water tank and the kitchen was wired incorrectly. He said they have provided him with an undersized window air conditioning unit. Except for the air conditioning unit all of the other matters were taken care of in his unit.

Debris has been left all along the side of the buildings as well as ladders left up against the side of their building; sloppy maintenance and a safety threat. Pools are green and yellow, lights are seldom lit, parking lot is dark, and parking curb blocks the walkways.

Mr. Mulligan has had no luck being able to reach the leasing office. He has texted and has not heard back. They started to hand deliver notices for rent payments dated 6/20 on July 9 and the August rent notices were delivered on 7/30. Mr. Mulligan said Lakeshore has the ability to hand deliver notices when they need the rent but not when the tenants need to be notified that the electric will be shut off for maintenance. Suggestions of posting notices in the common areas on bulletin boards and on the company website have been made. They also need a recycling policy and basic information for fire escape.

Mr. Mulligan has been an attorney for 30 years and his lease ends next summer. He said the property management company claims to have 40 years of management experience. With that experience how could they not know the poor condition this place was in prior to buying it. HVAC repairmen are there every other week. Supervisor Harris said the gas lines will be replaced beginning with Building 12.

7 violation tickets have been issued and have been served. LSV has the building department overwhelmed.

Mr. Mulligan said he is not sure if there is anything the Town can do. As far as his individual issues they have to do with him, his lease and any actions he may take in court. He does not expect any relief from the Town. He also feels the answers and explanations that he has been given to questions have not been answered satisfactorily and added the Board may have heard similar experiences from other tenants.

Mr. Mulligan said he is concerned that there is not a lot of available affordable housing for renters in the Town; something the Board may want to consider. He can see potential for overwhelming the Town's structure with complaints and issues with this development.

He wonders if something may be done as far as public notice and public action by having some type of website where complaints can be made. The Public can view and indicate whether the issues are resolved or not in a specific period of time. He said he was not trying to make it impossible for Landlords and actually had represented many Landlords over the years as an attorney. Landlords need to respond to their tenants.

Mr. Mulligan suggested using public or social media to get the information out and it may be a way to solve some of these problems. Jennifer Schyler is coordinator of several of their complexes. If they can share resources of the various complexes with one employee perhaps they can utilize their website to disseminate the information to their tenants.

Rich Valentine has called the Board of Health regarding the pool. Supervisor Harris said there is a lot of false advertising going on and lack of upholding the contracts of tenants.

In order for us to qualify to get the tenants protections applied to our Town, we are obligated to commit to doing a survey to prove we have a housing crisis which triggers the law. Kingston just issued a RFP which is approximately \$40,000 to do the study. This should trigger a county wide housing board to be formed. Once it's formed, other towns can opt in by also doing their own surveys to prove they also have a housing crisis. Supervisor Harris will check to see who the lowest bidders were for Kingston and get a quote for the survey.

Shannon Harris said there needs to be a tenant level organizing to take place, such as a tenants union. People are afraid because there seems to be retaliation for people who complain. Kingston's association has offered to come help organize it. Supervisor Harris said she would help set up the meeting and put Mr. Mulligan with the right contacts. Supervisor said we are in the process of taking LSV to court and changing the law to expedite these matters for the future.

Mr. Mulligan said they don't expect it to be perfect, but ask LSV to do things right. If the tenants got more information it would help. Notification to the residents was mandated by the Town. We want to be a town that stands up for our residents. There are enough violations to keep the building department busy every day.

GRANT FOR RIVER ACCESS -- HR Estuary grant due August 14th for 2019 River Access funding to pay for surveying and engineering of Freer Beach and Lighthouse Park.

TOWN OF ESOPUS RESOLUTION AUTHORIZING THE TOWN SUPERVISOR TO APPLY FOR AND RECEIVE FUNDING UNDER THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION – ROUND 30 - 2019 HUDSON RIVER ESTUARY PROGRAM FOR RIVER ACCESS

WHEREAS, the Town of Esopus Town Board has caused the preparation of a Department of Environmental Conservation Hudson River Estuary Program Grant Application to be prepared and supports the submittal of the application to the New York State Department of Environmental Conservation; and

WHEREAS, the purpose of the application is to seek funding which is necessary to begin improving Hudson River access at Freer Park and more specifically to conduct a property boundary and topographic survey and perform a structural evaluation of the existing bulkhead; and

WHEREAS, Project shall be titled "*Freer Park Survey and Engineering Evaluation*" and include a grant narrative, work plan, and other supporting documents necessary for submission of the application; and

WHEREAS, the Town Board is hereby committed to using municipal funds and in-kind services as a local match for a minimum of fifteen percent (15%) of the total project cost; and

NOW THEREFORE BE IT RESOLVED, by the Town of Esopus Town Board that the Town shall hereby apply to the Department of Environmental Conservation for the Round 30 - 2019 Hudson River Estuary Program Grant for River Access.

BE IT FURTHER RESOLVED, that the Town Supervisor is hereby authorized and designated as the representative and to act as such in connection with the application to provide additional information as may be required including all understandings and assurances contained in the application; and

BE IT FURTHER RESOLVED, that the Town Supervisor is hereby authorized and directed to execute any contract and/or agreement with the NYS Department of Environmental Conservation upon grant award in connection with the Application and her designee is further authorized to request funds from the NYS Department of Environmental Conservation pursuant to said contract and/or agreement; and

BE IT FURTHER RESOLVED, to the extent all or any actions hereby authorized have been executed and/or performed by the Town Supervisor all are hereby ratified and confirmed and this Resolution take effect immediately.

OFFERED BY: COUNCILPERSON CHRIS FARRELL
SECONDED BY: COUNCILPERSON KATHIE QUICK

COUNCILPERSON GLORIA VAN VLIET	ABSENT
COUNCILPERSON JARED GEUSS	ABSENT
COUNCILPERSON KATHIE QUICK	AYE
COUNCILPERSON CHRIS FARRELL	AYE
SUPERVISOR SHANNON HARRIS	AYE

LABERGE AMENDMENT FOR SUBMISSION OF THE ABOVE HR ESTUARY GRANT

A MOTION WAS MADE BY CHRIS FARRELL TO AUTHORIZE SUPERVISOR HARRIS TO SIGN CONTRACT ADDENDUM 2018062-01 FOR THE HUDSON RIVER ESTUARY GRANT FOR RIVER ACCESS IN THE AMOUNT OF \$4,800 TO LABERGE GROUP. THE MOTION WAS SECONDED BY COUNCILPERSON KATHIE QUICK. ALL MEMBERS PRESENT WERE IN FAVOR. MOTION CARRIED.

TRANSFER STATION

Lenny Liberta has asked for permission on a trial basis to have the Transfer Station open Sundays from 1 pm – 4 pm. Promotion of the new temporary hours will be put on the website. The Board will evaluate the success to see if there is enough interest to continue.

A MOTION WAS MADE BY COUNCILPERSON KATHIE QUICK TO THE ALLOW LENNY LIBERTA TO BEGIN EXPLORING OPENING ON SUNDAYS. THE MOTION WAS SECONDED BY COUNCILPERSON CHRIS FARRELL. ALL MEMBERS PRESENT WERE IN FAVOR. MOTION CARRIED.

EXECUTIVE SESSION

A MOTION WAS MADE BY COUNCILPERSON CHRIS FARRELL AT 8:30 PM TO GO INTO EXECUTIVE SESSION FOR THE PURPOSE OF INTERVIEWING FOR THE CUSTODIAL POSITION AT TOWN HALL AND TO DISCUSS THE EMPLOYMENT HISTORY OF PARTICULAR EMPLOYEES. THE MOTION WAS SECONDED BY SUPERVISOR HARRIS. ALL MEMBERS PRESENT WERE IN FAVOR. MOTION CARRIED.

A MOTION WAS MADE BY COUNCILPERSON CHRIS FARRELL TO COME OUT OF EXECUTIVE SESSION AT 8:55 PM THE MOTION WAS SECONDED BY SUPERVISOR HARRIS. ALL MEMBERS PRESENT WERE IN FAVOR. MOTION CARRIED.

A MOTION WAS MADE BY SUPERVISOR HARRIS TO HIRE FRANCIS BRIGLIA ON A PROVISIONAL 90 DAY PERIOD EFFECTIVE IMMEDIATELY FOR THE VACANT CUSTODIAL POSITION AT TOWN HALL AT A RATE OF \$15 PER HOUR FOR 30-34 HOURS PER WEEK. THE MOTION WAS SECONDED BY COUNCILPERSON CHRIS FARRELL. ALL MEMBERS PRESENT WERE IN FAVOR. MOTION CARRIED

ADJOURNMENT

A MOTION WAS MADE BY SUPERVISOR HARRIS TO ADJOURN THE MEETING AT 8:56PM. THE MOTION WAS SECONDED BY COUNCILPERSON CHRIS FARRELL. ALL MEMBERS PRESENT WERE IN FAVOR. MOTION CARRIED.

Respectively submitted,

Holly A. Netter
Town Clerk, RMC