

**TOWN OF ESOPUS  
TOWN BOARD MEETING  
April 17, 2025, 7:00 PM**

A regularly scheduled Town Board Meeting was held in person on April 17, 2025, at 1 Town Hall Way, Ulster Park. The following persons were in attendance:

**Councilman Laura Robinson - Absent  
Councilman Evelyn Clarke  
Councilman Kathie Quick  
Councilman Jared Geuss  
Supervisor Danielle Freer**

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

**4 WAYS TO GIVE PUBLIC COMMENT:**

- 1.) **In-Person – Attend the Workshop**
- 2.) **Phone in:** Leave a voicemail on 845 331 0676 before the meeting
- 3.) **EMAIL – [lreynolds@esopus.com](mailto:lreynolds@esopus.com) with the subject line “Public Comment”**
- 4.) **MAIL – mail written comments to:**  
*Town of Esopus, P.O. Box 700  
Port Ewen, NY 12466*

**Supervisor Danielle Freer called the meeting to order at 7 pm.**

**PLEDGE TO THE FLAG**

**PUBLIC COMMENT – NONE**

**SUPERVISOR FREER MOTIONED TO CLOSE THE PUBLIC COMMENT, WHICH WAS SECONDED BY COUNCILMAN GEUSS. ALL MEMBERS PRESENT WERE IN FAVOR, AND THE MOTION CARRIED.**

**DISCUSSION: LAKESHORE VILLAS SEWER REQUEST**

Joseph Moriello, Legal Counsel for Lake Shore  
Gary Williams, Lakeshore Representative  
Christine Chale, Legal Counsel for Esopus

Gary Williams addressed the board, emphasizing the organization's continued commitment to progress. He noted that Lakeshore has undergone significant transformation over the past five years, though he acknowledged that further work remains. Mr. Williams highlighted their investment—not only financially, but also emotionally and

physically—in the community. He affirmed that Lakeshore represents a vital affordable housing option for the area. While there is still ground to cover, they are actively working to reverse the effects of years of neglect. He concluded by stating that the request to tap into the town’s sewer system request is critical to sustaining their progress.

Legal professionals from both sides explained the next steps in the process to continue these discussions.

**RESOLUTION: ESTABLISH ESCROW LAKE SHORE SEWER DISTRICT**

**The following resolution was offered by Supervisor Danielle Freer seconded by Councilman Jared Geuss, to wit;**

IN THE MATTER OF THE  
ESTABLISHMENT OF LAKESHORE SEWER DISTRICT IN THE TOWN OF  
ESOPUS, COUNTY OF ULSTER, STATE OF NEW YORK, PURSUANT TO  
ARTICLE 12 OF THE TOWN LAW

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RESOLUTION TO APPROVE EXECUTION OF ESCROW AGREEMENT  
REGARDING PETITION OF THE OWNER FOR THE ESTABLISHMENT OF  
LAKE SHORE SEWER DISTRICT

WHEREAS, there has been filed in the office of the Town Clerk of the Town of Esopus (“Town”) on April 15, 2025, a petition (“Petition”) signed and acknowledged by Lakeshore Villas PropCo LLC (“Owner”), requesting the creation of a sewer district pursuant to Article 12 of the Town Law encompassing the parcel identified as Tax Map as S-B-L: 64.1-1-15, being the same premises as conveyed by deed, dated December 31, 2020 from Lakeshore Villas LG Associates L.P. to Lakeshore Villas PropCo, LLC, which said deed was recorded February 19, 2021 in the Office of the County of Ulster as Instrument No. 2021-3436, as such area is more specifically described in the Petition, which said lands are situated outside of any incorporated village or city and are wholly within the Town of Esopus (the “Lake Shore Sewer District”); and

WHEREAS, a form of Deposit Agreement with the Owner providing for expenses of the Town in connection with review of the Petition has been placed on file with the Town Clerk; and

NOW THEREFORE BE IT RESOLVED by the Town Board of the Town of Esopus that the Town Supervisor is hereby authorized to execute the Escrow Agreement by and between the Town of Esopus, and Lakeshore Villas PropCo LLC.

The question of the adoption of the foregoing resolution was duly put to vote on a roll call, which resulted as follows:

<b>COUNCILMAN LAURA ROBINSON</b>	<b>ABSENT</b>
<b>COUNCILMAN EVELYN CLARKE</b>	<b>AYE</b>
<b>COUNCILMAN KATHIE QUICK</b>	<b>AYE</b>
<b>COUNCILMAN JARED GEUSS</b>	<b>AYE</b>
<b>SUPERVISOR DANIELLE FREER</b>	<b>AYE</b>

**Resolution duly adopted.**

The foregoing resolution was thereupon declared duly adopted.

**CERTIFICATE OF RECORDING OFFICER**

The undersigned hereby certifies that:

(1) She is the duly qualified and acting Clerk of the Town of Esopus, Ulster County, New York (hereinafter called the "Town") and the custodian of the records of the Town, including the minutes of the proceedings of the Town Board, and is duly authorized to execute this certificate.

(2) Attached hereto is a true and correct copy of a resolution duly adopted at a meeting of the Town Board held on the 17th day of April, 2025 and entitled:

IN THE MATTER OF THE  
ESTABLISHMENT OF LAKESHORE SEWER DISTRICT IN THE TOWN OF  
ESOPUS, COUNTY OF ULSTER, STATE OF NEW YORK PURSUANT TO  
ARTICLE 12 OF THE TOWN LAW

RESOLUTION TO APPROVE EXECUTION OF ESCROW AGREEMENT  
REGARDING PETITION OF THE OWNER FOR THE ESTABLISHMENT OF  
LAKE SHORE SEWER DISTRICT

(3) Said meeting was duly convened and held and said resolution was duly adopted in all respects in accordance with law and the regulations of the Town. To the extent required by law or said regulations, due and proper notice of said meeting was given. A legal quorum of members of the Town Board was present throughout said meeting, and a legally sufficient number of members (a majority of the Town Board) voted in the proper manner for the adoption of the resolution. All other requirements and proceedings under law, said regulations or otherwise incident to said meeting and the adoption of the resolution, including any publication, if required by law, have been duly fulfilled, carried out and otherwise observed.

(4) The seal appearing below constitutes the official seal of the Town and was duly affixed by the undersigned at the time this certificate was signed.

IN WITNESS WHEREOF, the undersigned has hereunto set her hand this 17 day of April, 2025.

-SEAL-

\_\_\_\_\_  
Holly A. Netter, Town Clerk

**RESOLUTION AWARD OF CONTRACTOR-WATER MAIN PROJECT BROADWAY & HASBROUCK.**

**RESOLUTION FOR  
Town of Esopus, Port Ewen Water District,  
Water Main Improvements, Broadway & Hasbrouck Ave. – Contract No. 2.**

**Councilman Geuss** introduced the following resolution, which was seconded by **Supervisor Danielle Freer**, as follows:

**WHEREAS**, the Town of Esopus has duly solicited sealed bids by public notice pursuant to General Municipal Law Section 103 for improvements to water mains located in the Town of Esopus (the “Project”); and

**WHEREAS**, on Wednesday, April 2, 2025, the Town of Esopus opened four bids for the Broadway and Hasbrouck Ave Improvement Contract. The bidders, their respective bid prices, and Tighe & Bond’s opinion of probable construction cost are as follows:

<b>Contractor</b>	<b>Total Bid Amount</b>
Green Meadows Enterprises, Inc.	\$1,699,677.50
Arold Construction Company, Inc.	\$2,096,865.00
Whispering Pines Development Corp	\$2,143,120.00
TAM Enterprises, Inc.	\$2,478,623.00
<i>Tighe &amp; Bond’s Opinion of Probable Construction Cost</i>	<i>\$2,230,650.00</i>

**WHEREAS**, all bids received were considered publicly at the time and place specified in such public notice; and

**WHEREAS** the Town Board of the Town of Esopus has determined that Green Meadows Enterprise Inc. is the lowest responsible bidder whose bid was filed in conformity with such public notice for the Project in accordance with the plans and specifications incorporated into the bid documents (the “Proposal”); and

**WHEREAS**, the total Lump Sum Bid for the Project is \$1,699,677.50; and

**WHEREAS**, *the project is funded through a combination of grants and loans awarded to the Town of Esopus by the New York State Environmental Facilities Corporation under the Water Infrastructure Improvement Act and the Drinking Water State Revolving Fund; and*

**WHEREAS**, *there is an adequate budget for this funding to award this bid.*

**NOW, THEREFORE, BE IT RESOLVED** as follows:

1. The Town Board of the Town of Esopus does hereby authorize the Supervisor, or in her absence or unavailability the Deputy Supervisor, to accept the foregoing bid for the Project and execute a contract in such the form provided by the specifications, subject to the provision of a certificate of insurance and payment and performance bonds and such further documentation as required by the bid specifications.
2. This Resolution shall take effect immediately.

The question of the adoption of the foregoing resolution was duly put to vote on a roll call, which resulted as follows:

<b>Councilman Laura Robinson</b>	<b>Absent</b>
<b>Councilman Evelyn Clarke</b>	<b>Aye</b>
<b>Councilman Kathie Quick</b>	<b>Aye</b>
<b>Councilman Jared Geuss</b>	<b>Aye</b>
<b>Supervisor Danielle Freer</b>	<b>Aye</b>

**The foregoing resolution was thereupon declared duly adopted.**

The foregoing resolution was thereupon declared duly adopted.

DATED: Ulster Park, New York  
April 17, 2025

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HOLLY A. NETTER, TOWN CLERK, RMC

**CAS LANDI PARK UPGRADE UPDATE:**

Supervisor Freer provided an update on the planned upgrades to Cas Landi Park. She expressed her appreciation to the Parks and Highway Departments for initiating the site preparations and confirmed that the project remains on schedule for the targeted installation date of May 19, 2025. While the town typically does not require formal approval for projects of this nature, particularly when they involve upgrades to existing facilities, a SEQRA Resolution (Type II – no action needed) is necessary in this instance to access the ARPA grant funds that have been awarded to support the project.

Supervisor Freer will forward a copy of the following to the State and acknowledged the collaborative efforts of multiple teams in preparing the site for the new playground equipment. NYS DOT and our Highway Department are making progress on the stormwater drainage line along Route 213, which will significantly improve drainage within the park. Parks and Recreation and the Highway Department have begun removing the old equipment and preparing the area by removal of dead trees, site prep, etc.

**RESOLUTION  
DECLARING PROPOSED RECREATIONAL IMPROVEMENTS AT CAS LANDI PARK  
TO BE A TYPE II ACTION IN ACCORDANCE WITH THE REGULATIONS  
IMPLEMENTING SEQRA**

**BE IT RESOLVED**, by the Town Board of the Town of Esopus, in the County of Ulster, as follows:

**WHEREAS**, the Town of Esopus (the “Town”) is a subrecipient of funds awarded to the County of Ulster (“County”) under the American Rescue Plan Act (“ARPA”) of 2021 Coronavirus State and Local Fiscal Recovery Fund (“SLFRF”) for purposes of improving Cas Landi Park; and

**WHEREAS**, said funds shall be used to remove old playground equipment at Cas Landi Park and replace same with new accessible playground equipment; and

**WHEREAS**, said improvements are detailed in Exhibit A, Estimated Work Costs, of the Municipal Park and Recreation Subaward Agreement between the Town and County; and

**WHEREAS**, projects involving physical activities that may affect the environment must be reviewed in accordance with the regulations implementing the New York State Environmental Quality Review Act (“SEQRA”); and

**WHEREAS**, the Town Board is the agency proposing to undertake the Proposed Action, i.e., Cas Landi Park improvements, and is the Lead Agency under SEQRA; and

**WHEREAS**, a Short Environmental Assessment Form (SEAF), Parts 1 and 2, was prepared on April 5, 2025, describing the Proposed Action; and

**WHEREAS**, based on a review of the Proposed Action, the Town Board has determined that the Proposed Action primarily involves “replacement, rehabilitation or reconstruction of a structure or facility, in kind on the same site” which is a Type II action as per Section 617.5(c)(2) of the regulations implementing SEQRA; and

**WHEREAS**, the Proposed Action also involves “construction or expansion of a primary or accessory/appurtenant, nonresidential structure or facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning or a use variance and consistent with local land use controls....” which is a Type II action as per Section 617.5(c)(9) of the regulations implementing SEQRA.

**NOW THEREFORE BE IT RESOLVED**, the Town Board as Lead Agency under SEQRA, determines that the Cas Landi Park improvements project is classified as a Type II action and is not subject to SEQRA review.

**Resolution offered by: Supervisor Danielle Freer**  
**Seconded by: Councilman Kathie Quick**

<b>Councilman Laura Robinson</b>	<b>Absent</b>
<b>Councilman Evelyn Clarke</b>	<b>Aye</b>
<b>Councilman Kathie Quick</b>	<b>Aye</b>
<b>Councilman Jared Geuss</b>	<b>Aye</b>
<b>Supervisor Danielle Freer</b>	<b>Aye</b>

The foregoing resolution was thereupon declared duly adopted.

**REQUEST FOR SAFETY SIGNS**

**RESOLUTION REQUESTING INSTALLATION OF PEDESTRIAN CROSSING SIGNS ON  
NYS DOT ROUTE 213 AT THE INTERSECTION OF UNION CENTER**

**WHEREAS**, Route 213 is a state highway owned and maintained by the New York State Department of Transportation ("NYS DOT") in the Town of Esopus ("Town"); and

**WHEREAS**, the Town is in the process of installing a new playground at Cas Landi Park, located at the intersection of Route 213 and Union Center, which is expected to increase foot traffic from families and residents from the surrounding area; and

**WHEREAS**, this section of Route 213 currently lacks adequate pedestrian crossing signage to alert drivers of increased pedestrian activity; and

**WHEREAS**, the safety of children, families, and all park users is a top priority for the Town; and

**WHEREAS**, the installation of pedestrian crossing signs at or near this intersection would provide much-needed safety measures for pedestrians crossing Route 213 to access the park;

**NOW, THEREFORE BE IT RESOLVED**, the Town Board of the Town of Esopus hereby formally requests that NYS DOT install pedestrian crossing signs on Route 213 at or near the intersection of Union Center to ensure the safety of our residents in the area;

**BE IT FURTHER RESOLVED** that a certified copy of this resolution shall be forwarded to NYS DOT for their review and action.

The foregoing resolution was voted upon with all councilmen voting as follows:

<b>Resolution offered by:</b>	<b>Supervisor Danielle Freer</b>	
<b>Seconded by:</b>	<b>Councilman Kathie Quick</b>	
	<b>Councilman Laura Robinson</b>	<b>Absent</b>
	<b>Councilman Evelyn Clarke</b>	<b>Aye</b>
	<b>Councilman Kathie Quick</b>	<b>Aye</b>
	<b>Councilman Jared Geuss</b>	<b>Aye</b>
	<b>Supervisor Danielle Freer</b>	<b>Aye</b>

**The foregoing resolution was thereupon declared duly adopted.**

Supervisor Freer will send a copy to the County. Supervisor Freer recognized the various teams working to get the drainage and area prepped for the new playground equipment. NYSDOT is making significant progress on the stormwater drainage line on Route 213, which will help the drainage in the park. Parks and Rec have begun to remove the old equipment and prepare the site for the new equipment; Highway has helped remove dead trees.



**Tax Certiorari Settlement: Transformation Life Center, Inc. and Citivision, Inc.**

**Resolution  
Town of Esopus  
Transformation Life Center, Inc. and Citivision, Inc.  
Tax Assessment Negotiation**

**WHEREAS**, tax certiorari proceedings have been filed against the Town of Esopus by Transformation Life Center, Inc. and Citivision, Inc., in regard to the assessments upon certain property located in the Town of Esopus and designated on the assessment rolls of the Town as Tax Grid Nos.:

- 63.3-3-19.100, located at 103 Carney Road
- 63.3-3-18.200, located at 3 Grace Lane
- 63.3-3-18.320, located at 90 Carney Road
- 63.3-3-19.200 located at 105 Carney Road

**WHEREAS**, it is desired to settle the 2024 proceeding.

**NOW, THEREFORE, BE IT RESOLVED**, that the Town Board of the Town of Esopus authorizes Kyle W. Barnett, Esq., of the law firm of Van DeWater & Van DeWater, LLP, 85 Civic Center Plaza, Poughkeepsie, New York 12601 to negotiate a settlement whereby the 2024 assessment shall be settled as follows:

The claims pertaining to 63.3-3-18.200, located at 3 Grace Lane are hereby withdrawn with prejudice.

Tax Grid No.	Equalization Rate	Original Assessment	Original Taxable Value	Corrected Taxable Value
63.3-3-19.100	59%	\$ 554,878	\$ 554,878	0
63.3-3-18.320	59%	\$ 170,000	\$ 170,000	0
63.3-3-19.200	59%	\$ 53,000	\$ 53,000	0

and Kyle W. Barnett, Esq is authorized to sign such documents as are necessary to effectuate the settlement.

Dated: April 17, 2025  
Ulster Park, New York

**Offered by:** Councilman Kathie Quick  
**Seconded by:** Councilman Jared Geuss

<b>Councilman Laura Robinson</b>	<b>Absent</b>
<b>Councilman Evelyn Clarke</b>	<b>Aye</b>
<b>Councilman Kathie Quick</b>	<b>Aye</b>
<b>Councilman Jared Geuss</b>	<b>Aye</b>
<b>Supervisor Danielle Freer</b>	<b>Aye</b>

**Resolution duly adopted.**

**LIAISON LIGHTNING ROUND:**

**Supervisor Freer:**

**Highway Department**—Installed pipe and new basin on Mountainview Ave.

Archtop is in the area laying fiber optic cables; various utilities place flags to mark out the area for safe digging. Supervisor Freer reached out to Archtop for an update. Once they send information, she will share it on social media and our website.

**Town Clerk**- Holly Netter will attend the NYS Town Clerks Association Conference in Syracuse from April 27 to April 30, 2025, to continue her education.

**Fee Waiver Request:**

Officer Patrick Carroll, a wellness officer and member of the Critical Incident Stress Management Team for the Ulster County Sheriff’s office, requested a fee waiver for the use of Freer Park for a law enforcement luncheon on Friday, 6/20, from 11 am to 2 pm.

**SUPERVISOR DANIELLE FREER MOTIONED TO WAIVE THE RENTAL FEE FOR FREER PARK FOR THE ULSTER COUNTY SHERIFF’S DEPARTMENT TO HOLD A LAW ENFORCEMENT LUNCHEON ON FRIDAY, JUNE 20, FROM 11 A.M. TO 2 P.M. COUNCILMAN KATHIE QUICK SECONDED THE MOTION; ALL MEMBERS PRESENT WERE IN FAVOR: THE MOTION CARRIED.**

**PARKS & REC**

4/19 Annual Easter Egg Hunt Hosted by Parks & Recreation - Ross Park, 1 pm-2:30 pm

5/19 Cas Landi: New Playground Equipment will be installed

**PARKS, BUILDINGS & GROUNDS** - Maintenance worker sought to perform summer work under the direction of the Parks Department and Town Supervisor. Up to 40 hours per week, including weekends, \$17.50 per hour. Full details on the website at [www.esopus.com](http://www.esopus.com).

**Councilman Quick:**

**Zoning Board of Appeals** - The ZBA meeting scheduled for 4/15/2025 was rescheduled for Tuesday, 4/22/25.

**Waterfront Advisory Board:** The WAB meeting scheduled for 4/23/2025 has been cancelled. The next meeting is scheduled for Wednesday, 5/28/2025. Review of LWRP continues.

**Assessor's Office** - The Assessor's Office will complete the TENTATIVE 2025 ASSESSMENT ROLL on May 1st, 2025. A copy will be left with the Town Clerk and the Assessor's Office at the Esopus Town Hall, where any interested person may see and examine it until the fourth Tuesday in May.

The Assessor will be in attendance with the Tentative Assessment Roll on Thursday, May 8, and Tuesday, May 20, between the hours of 2:00 PM and 4:00 PM, and 5:00 PM and 7:00 PM She will also be available Saturday, May 17, from 10:00 AM to 12:00 PM.

The Board of Assessment Review will meet on May 29 between 2:00 PM and 4:00 PM and from 5:00 PM to 7:00 PM at the Esopus Town Hall to hear and examine all complaints concerning Assessments upon written application of any person believing to be aggrieved. Please call 845-331-5546 for an appointment.

Before appearing before the Board of Assessment Review, please review the publication "Contesting Your Assessment in New York State," which is available online at NYS Tax and Finance under Real Property. If you want to file a grievance, please fill out Form RP-524, Complaint on Real Property Assessment to grieve your assessment. You, your representative, or your attorney can complete the form.

**Esopus Seniors**—A defensive driving class will be offered on May 12<sup>th</sup> 9 a.m. to 3 p.m., and the cost is \$30. Contact Kathie Quick if you are interested. The trip for 5/21 has been cancelled, but they were able to plan a replacement trip for 6/20 to see a Motown review at the Brownstone in New Jersey.

The John Burroughs Association presents the Riverby Award to outstanding natural history books for young readers. One of this year's awards was given to Chris Baker, a former Esopus Environmental Board member. She won the Riverby Award for a children's book, "On a Mushroom Day". This book takes young readers on a magical walk through the forest, where they learn all about the beauty and wonder of mushrooms. Her inspiration came from walking through the woods of Esopus with her children.

**Councilman Clarke:**

**ENVIRONMENTAL BOARD** – Met 4/16. They have a possible candidate to fill one of the two vacancies. Jenna Ice continues to work on the Climate Smart Bronze certification. A gentleman named Nick is assisting with the EV Charging stations and Battery station for the Transfer Station. Prior to mowing, the annual Carex frankii count needs to be performed at Sleightsburgh Park.

Last Frost Fest/Sapling Giveaway/Plant Swap; Saturday, May 17, 2025, 10 AM- 2 PM at MHVCU Broadway

Repair Cafes - May 31, July 26, Sept 27, and Nov 29, 10 am - 2 pm at Ascension Church, West Park

Honeybee Jubilee; Sunday, Sept 14, 2025, 10 am - 3 pm at Ross Park

**No budget Adjustments**

**RESOLUTION AUTHORIZING PAYMENT OF BILLS APRIL 2025**

**BE IT RESOLVED** by the Town Board of the Town of Esopus, County of Ulster, as follows:

**WHEREAS** the Town of Esopus has been presented with vouchers for payment, and these vouchers have been examined and approved by the Town Board,

**THEREFORE, BE IT RESOLVED** that the following vouchers be approved for payment:

GENERAL FUND	251121-251168	\$68,191.08
HIGHWAY FUND	252053-252076	\$62,791.49
STREETLIGHTS	256002	\$7,592.48
PORT EWEN SEWER FUND	253038-253059	\$14,876.73
PORT EWEN WATER	254047-254070	\$36,975.05
Capital Water	255006	\$1,110.00
ARPA		
ESCROW		
Total		\$191,536.83

**Offered by:** Supervisor Danielle Freer  
**Seconded by:** Councilman Jared Geuss

Councilman Laura Robinson	absent
Councilman Evelyn Clarke	Aye
Councilman Kathie Quick	Aye
Councilman Jared Geuss	Aye
Supervisor Danielle Freer	Aye

Resolution duly adopted.

**KEY UPCOMING DATES**

- 4.18 Town Hall Closed: Good Friday
- 4.19 Annual Easter Egg Hunt Hosted by Parks & Recreation - Ross Park, 1 pm-2:30 pm
- 5.3 Riverkeeper Sweep Esopus locations Sleightsburgh Park/ Lighthouse Park/Esopus Meadows
- 5.15 Next Town Board Meeting

**\*\*REMINDER: THE ANNUAL STATEWIDE BAN ON RESIDENTIAL BRUSH BURNING IS IN EFFECT THROUGH MAY 14, 2025. FOR MORE INFORMATION, PLEASE VISIT THE DEC WEBSITE. \*\***

**ADJOURNMENT**

**SUPERVISOR FREER MOVED TO ADJOURN THE MEETING AT 8:03 PM, SECONDED BY COUNCILMAN JARED GEUSS. ALL MEMBERS PRESENT WERE IN FAVOR, AND THE MOTION CARRIED.**

*Respectfully Submitted,  
Holly A. Netter  
Town Clerk, RMC*