

**TOWN OF ESOPUS
TOWN BOARD MEETING
September 21, 2023
7:00 PM**

A regularly scheduled Town Board Meeting was held on September 21, 2023, in person at 1 Town Hall Way, Ulster Park. Meeting was also available on TV 23, and Live Streamed on the Town of Esopus Facebook page. The following persons in attendance:

**Councilman Laura Robinson
Councilman Evelyn Clarke
Councilman Kathie Quick
Councilman Jared Guess
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 voicemail on 845 331 0676 prior to the meeting
- 3.) EMAIL – 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 7:12 pm, following the 2024 Budget Workshop meeting #2.

PLEDGE TO THE FLAG

PUBLIC COMMENT: NONE

MOTION WAS MADE TO CLOSE THE PUBLIC COMMENT BY SUPERVISOR DANIELLE FREER AND WAS SECONDED BY COUNCILMAN JARED GEUSS. ALL MEMBERS WERE IN FAVOR: MOTION CARRIED.

REVIEWING THE 2019 COMPREHENSIVE PLAN AND 2021 ZONING LAW WITH MATT ROGERS OF LABELLA: PRESENTATION

The presentation can be viewed by clicking the link below or copying it to your browser.

https://drive.google.com/file/d/1lvrA21XV4rnbF5gJz1m2ZnowMV6mM-q5/view?fbclid=IwAR2ez-7nVBdMbxvZ_376lgfthUC0SUVQ0UvIRhsJzJQs_laqNTmqXoWJKM_aem_AToNZyAwmPegslleyPYk4SV2TPd0YHV8SCgBE4CiG4CRvA_o-ewPORIRzUcvoYBdD2g&mibextid=Zxz2cZ

A link to our full Comprehensive Plan can also be found at www.esopus.com.

Q & A from presentation:

Tony Marmo, 9 Valhank Dr. Asked if any of the Planning and Zoning members were present and/or will they be getting a refresher as well? Are they up to speed?

Supervisor Freer said many of the Planning and Zoning members were on the committee and are still there. We need collaboration from the Planning and Zoning Boards so we can find out where the rubs are, where are they having trouble, do they need help understanding something, what do we need to go back and revisit, etc. The Town Board is all ears, and we look forward to digging into that work. Supervisor Freer said she has been asking them to provide specific passages from areas that need to be revisited but has had no response. This presentation will be shared with the boards.

Steven Cerrini, Mountainview Rd. Asked to clarify. Once the zone is established and the permitted uses of that zone are built into the code, it is not up to the town to dictate or develop the private owner's property, it is up to the private owner. Often, he hears confusion about the town needs more this or that. It's up to the property owner to develop it. If there needs to be a business there, it's up to the property owner to build a business there not the town to make that decision. Supervisor Freer said yes, it is up to the owner, the Comp Plan is meant to be a guiding document to look at and understand permitted use.

Matt Rogers said in any planning process it is not uncommon that people will say we would like to see this or that here. They take that into consideration and when the land use tables are created, they see what the best allowable use for that district would be. The town had an existing allowable use table that was based on industry codes but was not detailed enough and was a problem with the old zoning. They used the old table as a guide but organized it by specific uses and what types of industry are allowable. The process of updating was quite significant and generally the longest part of the zoning update process. A lot of work went into that. It doesn't mean that 5 years later if something doesn't seem to be working, you can go back and look at it to see what changes you might be able to make.

Councilman Jared Geuss said they dedicated the area from Wurtz St. Bridge up to 9W as the Gateway Zone. They sat down with those businesses and asked them if they had plans to expand in the future or if anything was holding them back with the zone as it was written. He gave an example and said they worked with the car wash. The car wash pointed out they had been approved years ago to do something that the new code would not permit, so the committee made a few tweaks to allow them to be able to continue their expansion plan. If a business decided to sell to someone who didn't want to continue that specific business, they can now use that property for more uses that weren't there before and it makes the property more marketable.

Melissa Paradise 189 Lindorf St. Asked if they collected statistical data on people who gave input to the Comprehensive Plan. Specifically demographic data. She asked if they had a good cross section of community members to create the comp plan? Matt Rogers said, given the amount of meetings that were had and with all of the outreach that was done, he is confident there was ample opportunity for people to give input. Councilman Geuss said they had several meetings to gain input throughout the community and focused on all input received from the hamlet meetings. All residents were given a survey. She asked if they collected data on who responded. Matt Rogers who was present at all the meetings said there was a vast crowd from teenagers, families, and seniors. She didn't question the process but was trying to see the demographics of people who did participate in making these suggestions. Councilman Geuss said there was an appendix that has data but was not positive it was what she was looking for.

Dennis Suraci, Lindorf St. asked if there were any amendments or changes to the zoning in the future would they require public hearings? Matt Rogers said yes. Mr. Suraci also asked, if you added a definition and one that is missing is character of a neighborhood, is there a standard for that definition and if there isn't how do you come up with it. Matt Rogers said there is not going to be one definition, it may define what you should take into consideration as to what community character is, but it will be location specific. The characters of each hamlet are different. The Planning Board must understand what the land use of the area is and how does it impact positively or negatively by the given project. You can't capsule a definition and decision based on just character of neighborhood. Planning Board must balance all issues not just the character of neighborhood or any one issue.

George Post, Clay Road offered to volunteer if there is any reconvene of a Comp Board Committee, he served on the original and would do so again. He said the process was very open and input was welcomed from a variety of sources. He stressed it was a very open process and all meetings were open to the public. They used the input that was received to make the recommended changes.

Matt Rogers said after Planning and Zoning shares their concerns and points out the areas that need to be reviewed, perhaps a diverse committee may be set up but that is a Town Board decision to make if they feel it is necessary. Supervisor Freer said again we are looking forward

to working with the Planning and Zoning Boards to see what issues they have. The public is always welcome at open meetings, and she is always willing to communicate with the public. One of the recommendations that was mentioned was an Implementation Committee. Supervisor Freer said she would like to wait to see if we can lean on our departments, committees, boards, and liaisons in a proactive way to make sure they are keeping the Comprehensive Plan in mind when setting initiatives and goals. Liaisons can also help bring issues back to the town board to work through. She thinks this will work instead of creating a whole new committee. The wiring is already in place for this work.

Ayerim Maduro, Floyd Ackert Road, asked if there were any members of the Planning and Zoning Board here to see the presentation? Supervisor Freer said no but they reached out a few times to them because she had hoped it would be more than just an overview of the comp plan and more about what we are starting to tackle with them. Unfortunately, the Board was unable to get feedback from them. Supervisor Freer said she will be sharing the presentation and Facebook link with them because she feels the conversations this evening has been super helpful.

Ayerim asked, how is the intention for all the committees to work together to then bring forward some of these recommended items in the comp plan?

Matt Rogers would love an opportunity to sit down with the boards and go through issues. He said we obviously can't force people to come to the table, but this recap meeting was a first step to reset the conversation on how we got here, what was the process for the zoning and how to move forward. He welcomes the opportunity to sit with boards and go through issues they have. Anytime you update a zoning law of this scale there is going to be some growing pains. Supervisor Freer said it is not uncommon to experience "rub" but we can't do anything if we don't know what the issues are.

Matt said they are working to bridge that gap and are all working to get to the same spot. If the Planning Board is having issues, we can work to clarify and streamline the process.

Supervisor Freer introduced Ayerim as one of the new members of the Economic Development Committee. Ayerim is very experienced in tourism. Supervisor Freer said a lot of this seems to have a negative undertone but there is a lot of fun work than can be done. As they rebuild the economic development team, this can be fun, and we can go out to pitch our town to businesses and developers with the story the community wants us to share. That in turn will bring projects to the table that we are all excited about and a good fit for our town.

**RESOLUTION TO
AWARD PROPANE BIDS PROPANE BIDS FOR
THE PORT EWEN WATER/SEWER DISTRICT**

Whereas, The Port Ewen Water/Sewer District advertised and received bids for Propane to be supplied for a period of (1) one year, beginning October 1, 2023 and ending September 30, 2024.

Whereas, bids were received and opened at the office of the Town of Esopus Town Clerk, on September 19th, 2023.

Whereas, the lowest bidder for Propane was Britt & Graff Propane and Oil, PO Box 1118, Port Ewen, NY 12466, at a price of \$ 1.53 per gallon.

Therefore, be it resolved that the Town of Esopus Town Board award the bid to Britt & Graff.

**OFFERED BY: SUPERVISOR DANIELLE FREER
SECONDED BY: COUNCILMAN JARED GEUSS**

The Board was polled.

COUNCILMAN LAURA ROBINSON	AYE
COUNCILMAN EVELYN CLARKE	AYE
COUNCILMAN KATHIE QUICK	AYE
COUNCILMAN JARED GEUSS	AYE
SUPERVISOR DANIELLE FREER	AYE

Resolution duly adopted.

MISCELLANEOUS / LIAISON UPDATES

10/5 Ulster County Sheriff Narcan Presentation at Town Hall

Working on County ARPA Contract for Water Treatment Control Panel Replacement

PEFD - looking for language for easement. Highway and Dan Vedder marked out the area for where the road would be widened.

TB 9/21/2023

CHPE is looking to set a meeting date in October; DTI /CHPE to reimburse Tighe & Bond for the Peer review study.

Highway is busy with drainage on Clay and Lindorf, looking to finish up in the next few days. Roads are paved.

Court has hired a new Clerk. Dawn LaMarca will be starting after Marianne is back from the conference.

Town Clerk - Reminder message to hunters 10/1 is the final day to purchase DMP (Doe Management Permits)

4th Quarter Water bills are going in the mail 10/2. Reminder of short collection period, last day to pay water bills is 4 pm on November 6th. All outstanding balances at that time will be levied to the 2024 taxes.

Zoning and Waterfront - no meetings

Assessor working on SCAR petitions

10/2 Senior meeting -there is a Public Hearing scheduled to see what they would like the Office of the Aging to do to improve programs for seniors.

Seniors – Oktoberfest trip planned for 10/3

Environmental Board held Honeybee Jubilee 9/17

Climate Task Force- still looking into EV charging stations

Planning Board approved the Paige Project at Berg field.

12/3 Winter Wonderland Parade anyone interested in participating please let Laura Robinson know -looking for floats and volunteers.

Oct Parks and Rec will be hosting a Trunk or Treat

Transfer Station- getting close to 100% compliance with UCRRA

UPCOMING KEY DATES – MORE INFORMATION AVAILABLE ON OUR WEBSITE:

9.23 APPLEFEST & TOWNWIDE YARD-SALE

2ND ANNUAL PREPAREDNESS MONTH EXPO IN PARTNERSHIP WITH ULSTER COUNTY

MOVIE NIGHT AT ROSS PARK AT 7:30PM HOSTED BY PARKS & RECREATION COMMISSION

9.30 ESOPUS REPAIR CAFÉ HOSTED BY ENVIRONMENTAL BOARD

10.5 NEXT TOWN BOARD WORKSHOP

10.9 TOWN HALL CLOSED FOR INDIGENOUS PEOPLES’ DAY

NO BUDGET ADJUSTMENTS SEPTEMBER 2023

RESOLUTION AUTHORIZING PAYMENT OF BILLS Sept 2023

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	231376 -231424	\$56,614.96
HIGHWAY FUND	232184-232211	\$171,519.06
STREETLIGHTS	236002	\$3,016.31
PORT EWEN SEWER FUND	233137 -233151	\$101,284.75
PORT EWEN WATER	234142-234171	\$56,865.89
Capital Water	235017 -235018	\$52,031.05
ARPA	237009	\$22,160.00
Visa		
		\$463,492.02

OFFERED BY: SUPERVISOR DANIELLE FREER
SECONDED BY: COUNCILMAN KATHIE QUICK

COUNCILMAN LAURA ROBINSON	AYE
COUNCILMAN EVELYN CLARKE	AYE
COUNCILMAN KATHIE QUICK	AYE
COUNCILMAN JARED GEUSS	AYE
SUPERVISOR DANIELLE FREER	AYE

Resolution duly adopted.

ADJOURNMENT

A MOTION TO ADJOURN THE MEETING WAS MADE BY SUPERVISOR FREER AT 8:20 PM. THE MOTION WAS SECONDED BY COUNCILMAN JARED GEUSS. ALL MEMBERS PRESENT WERE IN FAVOR. MOTION CARRIED.

Respectively Submitted,

Holly A. Netter
Town Clerk, RMC