

ULSTER COUNTY LEGISLATURE

TRACEY A. BARTELS, Chair
EVE WALTER, Vice Chair
JONATHAN R. HEPPNER, Majority Leader
KENNETH J. RONK, JR., Minority Leader
VICTORIA A. FABELLA, Clerk



P.O. Box 1800
KINGSTON, NEW YORK 12402
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MINUTES

April 18, 2023

PUBLIC HEARINGS AND REGULAR MEETING

Also Available via *vimeo* Livestream <https://livestream.com/accounts/1512750/events/1824203>

And via videoconference due to extraordinary circumstances pursuant to NYS Public Officers Law Section 103-A and Ulster County Local Law No. 8 of 2022, Zoom Meeting ID: 831 8403 3102 or by dialing (646) 558-8656

7:10 PM

MEETING CALLED TO ORDER BY CHAIR: 7:13 PM

PLEDGE OF ALLEGIANCE TO THE FLAG AND MOMENT OF SILENT MEDITATION:

ANNOUNCEMENTS

FIRE EVACUATION PLAN

PLEASE NOTE THAT IN THE EVENT OF AN EMERGENCY THE FIRE DEPARTMENT HAS REQUESTED THAT LEGISLATORS AND ALL OTHERS MOVE AT LEAST ONE BLOCK AWAY FROM THE COUNTY OFFICE BUILDING IN ORDER NOT TO IMPEDE THE FIREFIGHTERS IN THEIR DUTIES

CELL PHONES

Please silence cell phones for the duration of the Session.

MICROPHONES

Please be reminded to use your microphones when speaking so that you are recorded for the official record.

ROLL CALL: Present: 22 Absent: 1
(Legislator Fabiano)

7:10 PM – CALL OF THE 1ST PUBLIC HEARING BY CLERK: Pursuant To Agricultural Markets Law Article 25AA On 8-Year Review Of Agriculture District No. 2

PUBLIC COMMENT: There were no speakers signed up for public comment.

PUBLIC HEARING ADJOURNED: 7:15 PM

Motion made by Legislator Litts, seconded by Majority Leader Heppner to adjourn the public hearing. All in favor.

Please Note: Complete content of the public comment period can be heard on the Ulster County Legislative Website.

7:15 PM – CALL OF THE 2ND PUBLIC HEARING BY CLERK: On CDBG Economic Development Small Business Grant Program Application: The Hudson House and Distillery

PUBLIC COMMENT: There was (1) speaker signed up for public comment.

1. Charles Ferri, Hudson House Distillery: Mr. Ferri provided background information on the need for expansion of the Hudson House Distillery's kitchen capabilities.

PUBLIC HEARING ADJOURNED: 7:18 PM

Motion made by Legislator Litts, seconded by Majority Leader Heppner to adjourn the public hearing. All in favor.

Please Note: Complete content of the public comment period can be heard on the Ulster County Legislative Website.

BIRTHDAYS:

Legislative Counsel Chris Ragucci, April 6th
Legislative Employee, Chelsea Villalba, April 26th

MOTION TO DISPENSE WITH THE READING OF THE MINUTES OF THE PREVIOUS MEETING

Motion by Legislator Roberts, seconded by Minority Leader Ronk to adjourn the public hearing. All in favor.

COMMUNICATIONS FROM:

UC Legislative Chair, Tracey A. Bartels

Thank You, Lara Kasper-Bukareff

Appt. Gina Hansut, UC Law Enforcement
Community Engagement Committee

Appt. Chris Hewitt, UC Law Enforcement
Community Engagement Committee

Rescindment of 08.26.22 Letter to County
Executive Requesting a Recommendation
to Ulster County Law Enforcement
Community Engagement Committee

Ulster County Legislative Clerk Victoria Fabella

FOIL Response, R. Irizarry

FOIL Response, S. Bruck

Local Law No. 1 of 2023 NYS Secretary
of State Filing

Local Law No.1 of 2023 Ulster County
Clerk Filing

FOIL Response, Kor Lor, Bid Review
Specialist, PEMCO Limited

Legislative News

Press Release, Ulster County Legislature
Moves to Raise Hotel Bed Tax

Comunicado de prensa, La legislatura del
condado de Ulster se mueve para aumentar
el Impuesto a Las Camas de Hotel

Press Release, Ulster County Legislature
Partners with Legal Services of the
Hudson Valley to Provide Eviction
Counseling

COMMUNICATIONS FROM:

Legislative News

Comunicado de prensa, La Legislatura del Condado de Ulster se Asocia con los Servicios Legales del Valle de Hudson para proporcionar consejería de desalojo

Ulster County Personnel Department

Civil Service Announcements

NYS Public Service Commission

Subsequent Filing – Matter No. 21-01188, DOE QA Dec 2022

Subsequent Filing – Case No. 17-T-0816, H&SB Minor Change Notice 015 Approved

Subsequent Filing – Matter No. 21-01188, Notice Announcing Meeting Concerning Indian Point Decommissioning

Subsequent Filing – Matter No. 21-01188, Notice Announcing Public Statement Hearing Concerning Indian Point Decommissioning

NYS Public Service Commission

Subsequent Filing – Matter No. 21-01188, 2023.04.13 HDI Letter to DOB Re Discharge

Ulster County Regional Chamber of Commerce

Ribbon Cutting, Kingston Cyclery

Ribbon Cutting, 9 Essentials Pilates and Wellness

Ribbon Cutting, Wellness Rx Pharmacy for the Public Good

Ribbon Cutting, Kelly Danielle Aesthetics

Ribbon Cutting & Update, Caring Connectors

Ulster County Regional Chamber of Commerce

Ribbon Cutting, BLACKBARN Hudson Valley

Ribbon Cutting, Kelly Danielle Aesthetics

Ribbon Cutting, RoseBud Entity Inc.

Letter to NYS DHCR Supporting Hudson House Distillery CDBG Application

COMMUNICATIONS FROM:

Ulster County Comptroller March Gallagher

Press Release, Ulster County Comptroller Appoints Charles Dinstuhl, CPA, as Director of Internal Audit and Control

Press Release, Comptroller Recommends Occupancy Tax Enforcement Measures To Enhance Short-Term Rental Revenue & Short-Term Rental Tax Compliance Snapshot

Press Release, Real Property Tax Collection Audit Finds Inadequate Collection Practices

Audit of Delinquent Property Tax Collection

Ulster County Comptroller March Gallagher

Press Release, Ulster County Experienced Record Breaking 2022 Sales Tax Revenue Mid-Hudson Newsletter, 3.22.23

Empire State Development

Support for Proposed Local Law No. 12 of 2022

Concerned Citizen

Emails, Public Comment, Support for Proposed Local Law No. 2 of 2023

Concerned Citizens (8)

Emails, Public Comment, Opposed to Plattekill Landfill

Concerned Citizens (6)

Draft Minutes for 2.27.23

Ulster County Agricultural & Farmland Protection Board

State Superfund Site Delist Notice, Napanoch Paper Mill

NYS Department of Environmental Conservation

Cornell Local Roads Program

NYS Local Technical Assistance Program

CFA News, Spring 2023, Vol. 41 No. 1

Catskill Forest Association, Inc.

Notice of Lattintown Road Culvert Replacement in Town of Marlborough

Ulster County Department of Public Works

Notice of Malden Turnpike Culvert Replacement in Town of Saugerties

Ulster County Tourism Department

April 2023 Trending Calendar of Events

Letter to NYS DHCR Support Hudson House Distillery CDBG Application

COMMUNICATIONS FROM:

Ulster County Workforce Development Board
Village of New Paltz Board of Trustees
National Association of Counties

Ulster County Substance Abuse Prevention Board
Ulster County Department of the Environment

Ulster County Probation Department

Civil Service Employees Association
Ulster County Veteran Services Director Mark Cozzupoli
R. Irizarry
Marlboro Middle School

Ulster County Purchasing Department
Catskill Watershed Corporation
Empire State Development

Ulster County Planning Board
Town Board of New Paltz

R. M. Williams
S. Bruck
Ulster County Resource Recovery Agency
Family of Kenneth Johnson
Times Herald-Record
New York State Conservationist
Feeding New York State
Absolute Auctions & Realty

March Meeting Minutes
Resolution Nos. 15 & 16 of 2023
County News, Vol. 55, No. 5
County News, Vol. 55, No. 6
February Meeting Minutes
Food Waste Prevention and Recovery Act
Update for 2022 Regulation Year
Ulster County Crime Victims Assistance
Program Volunteer Training
Work Force April 2023, Vol. 26, No. 4
Veteran Related Communications
FOIL Request
Invitation to Celebration for the Essential
Elements Schools To Watch
March 2023 Executed Contract List
Notice of Preliminary Decisions
Mid-Hudson Economic Development
Updates
April Agenda & March Minutes
Resolution in Opposition to Indian Point
Discharging Contaminated Water Into The
Hudson River
Thank You
FOIL Request
Spring Newsletter
Thank You
Notice of Change in Mail Service
April/May 2023 Issue
Peer to Peer, April 2023, Issue 5
Informational Brochure

COMMUNICATIONS FROM:

Ulster County Attorney Clint Johnson

Concerned Citizens (2)

Family of Woodstock

Kor Lor, Bid Review Specialist, PEMCO Limited

Ulster County Board of Health

Majority Leader Heppner

Ulster County Trails Advisory Committee

Concerned Citizens (3)

UC Law Enforcement Community Engagement Committee

Human Rights Commission

N. Maczaj

February 2023 County Litigation

March 2023 County Litigation

Public Comment, Email, Support for
Catskill Mountain Railroad Extension

Spring 2023 Family Ties Newsletter

FOIL Request

February 2023 Agenda

December 2022 & January 2023 Minutes

Ulster County Law Enforcement
Community Engagement Committee
appts.

April Agenda

Public Comment, Email, Support for
Proposed Local Law No. 12

April Agenda

Minutes for January 2023 – March 2023

Minutes for July 2022 – December 2022

Public Comment, Email, Opposition of
Proposed Ban on Gas Stoves & Other
Fossil Fuel Appliances

COUNTY EXECUTIVE COMMUNICATIONS:

Press Release, Ulster County Announces
Projects Selected for Opioid Settlement
Fund Awards

Press Release, Ulster County Tourism,
Office for Film, and Ulster County
Economic Development Launch Special
Event Sponsorship Fund

March 2023 Budgetary Transfers

COUNTY EXECUTIVE COMMUNICATIONS (continued):

Reappt. John Allen Blue & Dr. Stephanie Blaisdell, STOP DWI Advisory Board

Appt. Anne Zahradnik, PhD, Ulster County Board of Ethics

Appt. Laura Hartmann, Ulster County Environmental Management Council

Appt. Erin Moran, Ulster County Environmental Management Council

Appt. Omari Washington, Ulster County Environmental Management Council

Appt. Maria Angelica Medaglia, Ulster County Human Rights Commission

Press Release, Ulster County Closes on Sale of Former IBM West Campus, Paving

Way for Green Jobs and Workforce Innovation Center

Appt. Valerie Naccarato, Ulster County Probation Director

Press Release, Ulster County Executive Jen Metzger Appoints Deputy Director Valerie Naccarato to Lead Probation, Pending Approval from County Legislature

Appt. Jannelle Koszarek, Ulster County Environmental Management Council

Appt. Penny Coleman, Ulster County Environmental Management Council

Reappt. Maureen Sheehan, Jeanette de Beaumont & Anne Flanagan Kelly, Ulster County Community Services Board Subcommittee on Persons With Developmental Disabilities

COUNTY EXECUTIVE COMMUNICATIONS (continued):

Appt. Lisa McDonald, Ulster County
Community Services Board
Subcommittee on Substance Abuse

MEMORIALIZING LETTERS:

Legislative Members

Public Comment on Proposed Interim
Release Protocol Modifications

Support for Upstate Film Tax Credit in
F23-24 State Budget

Restoration of Ulster Social Security
Office

ANNUAL REPORTS:

Ulster County District Attorney
Ulster County Comptroller
Ulster County Traffic Safety Board

2022 Annual Report
2022 Annual Report
2022 Annual Report

COMMITTEE REPORTS:

Economic Development, Planning, Education,
Employment, Arts & Agriculture
Energy, Environment & Sustainability
Law Enforcement and Public Safety
Laws and Rules, Government Services
Health, Human Services & Housing
Public Works, Capital Projects & Transportation
Ways and Means

DATE:

March 1, 2023
April 6, 2023
April 6, 2023
March 9, 2023
March 1, 2023
March 8, 2023
March 7, 2023
March 15, 2023
March 21, 2023
March 8, 2023

American Rescue Plan Act (ARPA), 2022

PRIVILEGE OF THE FLOOR:

Chair Tracey A. Bartels is granted Privilege of the Floor to New Paltz resident Mr. Butch Dener, a liver transplant recipient. For more than a decade Mr. Dener has attended Legislative Session during the month of April, National Donate Life Month, to raise awareness about the importance of organ donation.

Chair Bartels called upon Deputy Majority Leader Abe Uchitelle, and Deputy Minority Leader Craig Lopez, Chair and Deputy Chair of the Health, Human Services and Housing Committee to present a Proclamation on behalf of the Ulster County Legislature to Mr. Butch Dener, declaring the month of April as Donor Awareness Month in Ulster County.

Visit www.donatelifenys.org and www.donatelife.ny.gov to learn more and register today! Your kindness can make a lasting impact and create a legacy of compassion and generosity.

PUBLIC COMMENT: (on items currently before the Legislature): There were 4 speakers signed up.

1. Sebastian Pillitteri, Kingston, NY: Mr. Pillitteri spoke in support of Resolution No. .

**RESOLUTION NOS: 78, 88, 97, 101, 102, 122, 123, 125, 127 – 131, 135 – 154, 156 – 199, 201 – 210, 212 – 215; 200 of 2022, 5, 79 – NO ACTION TAKEN;
486 of 2022, 554 of 2022, 86, 87, 124, 126, 134, 155, 200 – POSTPONED;
89, 132, 211 – WITHDRAWN; 133 – FOR MAY INTRODUCTION**

Resolution No. 200 of 2022 – Setting A Public Hearing On Proposed Local Law No. 7 Of 2022, A Local Law Amending The Code Of The County Of Ulster In Relation To Evictions, To Be Held On Tuesday, May 16, 2023 At 7:00 PM

NO ACTION TAKEN IN COMMITTEE

Resolution No. 486 of 2022 – Adopting The Ulster County Information Services/ Information Technology Security Policy – Department Of Information Services

POSTPONED IN COMMITTEE

Resolution No. 554 of 2022 – Adopting Proposed Local Law No. 10 Of 2022, A Local Law Amending The Code Of The County Of Ulster In Relation To Construction Apprenticeships

POSTPONED IN COMMITTEE

Resolution No. 5 – Setting A Public Hearing On Proposed Local Law No. 12 Of 2022, A Local Law Providing For The Rights Of The Residents Of Ulster County To Clean Water, And For The Rights Of The Hudson River, Also Known As Mahicannituck, To Be Held On Tuesday, May 16, 2023 At 7:05 PM

NO ACTION TAKEN IN COMMITTEE

Resolution No. 79 – Urging New York State To Approve And Implement An Opt-Out Community Distributed Generation (CDG) Program In New York
NO ACTION TAKEN IN COMMITTEE

Resolution No. 86 – Amending The 2023 Ulster County Budget To Create Two Fully Reimbursable Full-Time Positions – Ulster County Industrial Development Agency
POSTPONED IN COMMITTEE

Resolution No. 87 – Approving The Execution Of A Contract For \$430,000.00 Entered Into By The County – Ulster County Industrial Development Agency
POSTPONED IN COMMITTEE

Resolution No. 89 – Amending The 2023 Budget To Provide Funding To The Ulster County Historical Society (UCHS) To Create A Job Training & Mentorship Program - Department Of Finance, Division Of Recovery And Resilience
WITHDRAWN BY SPONSOR

Resolution No. 124 – Setting A Public Hearing On Proposed Local Law No. 3 Of 2023, A Local Law Amending Local Law No. 3 of 2019, A Local Law Establishing The Ulster County Electrical Licensing Board And Providing For The Qualifications, Examination, Licensing And Regulation Of Electricians In Ulster County, New York, To Be Held On Tuesday, May 16, 2023 At 7:10 PM
POSTPONED IN COMMITTEE

Resolution No. 126 – Dedicating Funding To Housing Justice
POSTPONED IN COMMITTEE

Resolution No. 132 – Amending The 2023 - 2028 Capital Improvement Program - Establishing Capital Project No. 664 - ARPA Respite House Program- Amending 2023 Capital Fund Budget - Department Of Finance, Division Of Recovery And Resilience
WITHDRAWN BY SPONSOR

Resolution No. 133 – Supporting New York State Senate Bill S182 and Assembly Bill A710 To End Qualified Immunity For Certain Defendants
FOR MAY INTRODUCTION

Resolution No. 134 – Supporting Freedom Of Choice In Relation To COVID-19 Shots
POSTPONED IN COMMITTEE

Resolution No. 155 – Setting A Public Hearing On The Sale And/Or Transfer Of Lands Owned By Ulster County Located At 701 Grant Avenue, Lake Katrine (Town of Ulster), To Be Held On Tuesday, May 16, 2023 At 7:15 PM
POSTPONED IN COMMITTEE

Resolution No. 200 – Opposing A County Wide Landfill In The Town Of Plattekill
POSTPONED IN COMMITTEE

Resolution No. 211 – Amending The 2023 County Budget To Create A Full-Time Social Worker, A Full-Time Paralegal, And Establish A Full-Time Family Court Bureau Chief With A Salary Increase – Public Defender
WITHDRAWN BY SPONSOR

Resolution No. 213 – Adopting Revised Ulster County Fund Balance Policy
POSTPONED IN COMMITTEE

	Consent
78	Amending The 2023 - 2028 Capital Improvement Program – Establishing Capital Project No. 659 - ARP Solar And EV Charging Infrastructure – Amending The 2023 Capital Fund Budget – Department Of Finance ADOPTED BY THE FOLLOWING VOTE: AYES: 22 NOES: 0 (Absent: Legislator Fabiano)
97	Supporting The Re-Introduction Of The National Plan To End Parkinson’s Act And Proclaiming April 2023 As Parkinson’s Awareness Month In Ulster County ADOPTED BY THE FOLLOWING VOTE: AYES: 22 NOES: 0 (Absent: Legislator Fabiano)
128	Adopting Proposed Local Law No. 1 Of 2023, A Local Law To Allow Enrolled Volunteer Firefighters And Volunteer Ambulance Workers To Be Eligible For A Real Property Tax Exemption Under Real Property Tax Law (RPTL) § 466-a ADOPTED BY THE FOLLOWING VOTE: AYES: 20 NOES: 0 (2 Abstentions: Legislators Gavaris and Ronk) (Absent: Legislator Fabiano)

129	Establishing A Policy To Maximize Resources For And Benefits Of Arts And Culture In Ulster County By Initiating Assessment And Developing An Arts And Culture Master Plan ADOPTED BY THE FOLLOWING VOTE: AYES: 22 NOES: 0 (Absent: Legislator Fabiano)
131	Authorizing The Chair Of The Ulster County Legislature To Execute An Intermunicipal Agreement With The Town Of Ulster, As An ARPA-SLFRF Subrecipient, To Partially Fund Replacement Of A Municipal Water Storage Tank – Department Of Finance, Division Of Recovery And Resilience ADOPTED BY THE FOLLOWING VOTE: AYES: 22 NOES: 0 (Absent: Legislator Fabiano)
135	Confirming Appointment Of A Member To The Community Services Board ADOPTED BY THE FOLLOWING VOTE: AYES: 22 NOES: 0 (Absent: Legislator Fabiano)
136	Confirming Appointment Of A Member To The Community Services Board ADOPTED BY THE FOLLOWING VOTE: AYES: 21 NOES: 0 (1 Abstention: Legislator Nolan) (Absent: Legislator Fabiano)
137	Confirming Appointment Of A Member To The Community Services Board ADOPTED BY THE FOLLOWING VOTE: AYES: 22 NOES: 0 (Absent: Legislator Fabiano)

138	Confirming Appointment Of Member To The Community Services Board's Mental Health Subcommittee ADOPTED BY THE FOLLOWING VOTE: AYES: 22 NOES: 0 (Absent: Legislator Fabiano)
139	Confirming Appointment Of Member To The Community Services Board's Mental Health Subcommittee ADOPTED BY THE FOLLOWING VOTE: AYES: 22 NOES: 0 (Absent: Legislator Fabiano)
140	Confirming Appointment Of Member To The Community Services Board's Mental Health Subcommittee ADOPTED BY THE FOLLOWING VOTE: AYES: 22 NOES: 0 (Absent: Legislator Fabiano)
141	Confirming Appointment Of Member To The Community Services Board's Mental Health Subcommittee ADOPTED BY THE FOLLOWING VOTE: AYES: 22 NOES: 0 (Absent: Legislator Fabiano)
142	Confirming Appointment Of Member To The Community Services Board's Persons With Developmental Disabilities Subcommittee ADOPTED BY THE FOLLOWING VOTE: AYES: 22 NOES: 0 (Absent: Legislator Fabiano)

143	Confirming Appointment Of Member To The Community Services Board's Substance Abuse Subcommittee ADOPTED BY THE FOLLOWING VOTE: AYES: 21 NOES: 0 (1 Abstention: Legislator Nolan) (Absent: Legislator Fabiano)
144	Confirming Appointment Of Member To The Community Services Board's Substance Abuse Subcommittee ADOPTED BY THE FOLLOWING VOTE: AYES: 21 NOES: 0 (1 Abstention: Legislator Nolan) (Absent: Legislator Fabiano)
145	Confirming Appointment Of Members To The Ulster County Youth Board ADOPTED BY THE FOLLOWING VOTE: AYES: 22 NOES: 0 (Absent: Legislator Fabiano)
146	Confirming Appointment Of A Member To The Environmental Management Council ADOPTED BY THE FOLLOWING VOTE: AYES: 22 NOES: 0 (Absent: Legislator Fabiano)
147	Confirming Appointment Of A Member To The Environmental Management Council ADOPTED BY THE FOLLOWING VOTE: AYES: 22 NOES: 0 (Absent: Legislator Fabiano)

148	Confirming Reappointment Of A Member To The Environmental Management Council ADOPTED BY THE FOLLOWING VOTE: AYES: 22 NOES: 0 (Absent: Legislator Fabiano)
149	Confirming Appointment Of Member To The Hudson River Drinking Water Intermunicipal Council ADOPTED BY THE FOLLOWING VOTE: AYES: 22 NOES: 0 (Absent: Legislator Fabiano)
151	Confirming The Appointment Of Elizabeth Corrado As Director Of Ulster County's Public Defender's Office ADOPTED BY THE FOLLOWING VOTE: AYES: 22 NOES: 0 (Absent: Legislator Fabiano)
152	Confirming Reappointments To The Ulster County Electrical Licensing Board ADOPTED BY THE FOLLOWING VOTE: AYES: 22 NOES: 0 (Absent: Legislator Fabiano)
156	Approving And Executing A Five-Year Collective Bargaining Agreement Dated September 1, 2022 Through August 31, 2027 Between The County Of Ulster And The Organization Of Professional And Administrative Personnel (OPAP) – Ulster County Community MOVED TO NON-CONSENT

157	Amending The Ulster County 2023 Budget To Allow For The Implementation Of The Plus One Accessory Dwelling Unit (ADU) Program With Funding Provided By The New York State Housing Trust Fund Corporation Existing As A Subsidiary of the New York State Housing Finance Agency - Department Of Planning ADOPTED BY THE FOLLOWING VOTE: AYES: 22 NOES: 0 (Absent: Legislator Fabiano)
158	Approving The Execution Of A Contract For \$1,750,000.00 Entered Into By The County – Housing Trust Fund Corporation – Department of Planning ADOPTED BY THE FOLLOWING VOTE: AYES: 22 NOES: 0 (Absent: Legislator Fabiano)
160	Appointing Alternate Member To The Ulster County Planning Board – Town Of Hurley ADOPTED BY THE FOLLOWING VOTE: AYES: 22 NOES: 0 (Absent: Legislator Fabiano)
161	Appointing Member To The Ulster County Planning Board – Town Of New Paltz ADOPTED BY THE FOLLOWING VOTE: AYES: 22 NOES: 0 (Absent: Legislator Fabiano)
162	Appointing Alternate Member To The Ulster County Planning Board – Town Of Ulster ADOPTED BY THE FOLLOWING VOTE: AYES: 22 NOES: 0 (Absent: Legislator Fabiano)

165	Amending The 2023 Ulster County Budget To Accept Additional Funding From The New York State Office Of Mental Health For The Dwyer Veteran Peer To Peer Support Program – Department Of Mental Health ADOPTED BY THE FOLLOWING VOTE: AYES: 22 NOES: 0 (Absent: Legislator Fabiano)
166	Amending The 2023 Ulster County Budget To Accept Additional Funding From The New York State Office Of Mental Health For A 2.5% Cost of Living Adjustment For Eligible Programs And For A Stipend Increase For Supportive Housing Beds – Department Of Mental Health ADOPTED BY THE FOLLOWING VOTE: AYES: 22 NOES: 0 (Absent: Legislator Fabiano)
167	Approving The Execution Of A Contract Amendment For \$81,252.00 Entered Into By The County – Gateway Community Industries, Inc. – Department of Mental Health ADOPTED BY THE FOLLOWING VOTE: AYES: 22 NOES: 0 (Absent: Legislator Fabiano)
168	Approving The Execution Of A Contract Amendment For \$32,880.00, Causing The Aggregate Contract Plus Amendment Amount To Be In Excess Of \$50,000.00, Entered Into By The County – PEOPLE: Projects to Empower and Organize the Psychiatrically Labeled, Inc. – Department of Mental Health ADOPTED BY THE FOLLOWING VOTE: AYES: 22 NOES: 0 (Absent: Legislator Fabiano)

170	Approving The Execution Of A Contract Amendment For \$80,145.00 Entered Into By The County – Mental Health Association in Ulster County, Inc. – Department of Mental Health ADOPTED BY THE FOLLOWING VOTE: AYES: 22 NOES: 0 (Absent: Legislator Fabiano)
171	Approving The Execution Of A Contract For \$1,241,021.00 Entered Into By The County – PEOPLE: Projects to Empower and Organize the Psychiatrically Labeled, Inc. – Department of Mental Health ADOPTED BY THE FOLLOWING VOTE: AYES: 22 NOES: 0 (Absent: Legislator Fabiano)
172	Amending The 2023 Ulster County Budget To Accept An Allocation Of Funds From The New York State Office Of Temporary And Disability Assistance To Support Activities Associated With Sheltering The Homeless During Inclement Winter Weather (Code Blue Plan) – Department Of Social Services MOVED TO NON-CONSENT
173	Authorizing The Chair Of The Ulster County Legislature To Execute An Intermunicipal Agreement With The Town Of Saugerties To Provide The Services Of A Domestic Violence Investigator To The Ulster County Family And Child Advocacy Center – Department Of Social Services ADOPTED BY THE FOLLOWING VOTE: AYES: 22 NOES: 0 (Absent: Legislator Fabiano)

174	Approving The Execution Of A Contract Amendment For \$1,200.00, Causing The Aggregate Contract Plus Amendment Amount To Be In Excess Of \$50,000.00, Entered Into By The County – Nicholas Kamen – Department of Social Services ADOPTED BY THE FOLLOWING VOTE: AYES: 22 NOES: 0 (Absent: Legislator Fabiano)
175	Approving The Execution Of A Contract Amendment For \$13,000.00, Causing The Aggregate Contract Plus Amendment Amount To Be In Excess Of \$50,000.00, Entered Into By The County – Family Home Health Care, Inc. – Office For The Aging ADOPTED BY THE FOLLOWING VOTE: AYES: 22 NOES: 0 (Absent: Legislator Fabiano)
176	Approving The Execution Of A Contract Amendment For \$30,000.00, Causing The Aggregate Contract Plus Amendment Amount To Be In Excess Of \$50,000.00, Entered Into By The County – Pitingaro & Doetsch Consulting Engineers, P.C. – Veteran Services Agency ADOPTED BY THE FOLLOWING VOTE: AYES: 22 NOES: 0 (Absent: Legislator Fabiano)
178	Approving The Execution Of A Contract For Rates Anticipated To Exceed \$50,000.00, Entered Into By The County – GeoStabilization International, LLC – Department Of Public Works ADOPTED BY THE FOLLOWING VOTE: AYES: 22 NOES: 0 (Absent: Legislator Fabiano)

179	Amending Capital Project No. 585 - Bridge Substructure Repairs – Amending The 2023 Capital Fund Budget – Department Of Public Works (Highways And Bridges) ADOPTED BY THE FOLLOWING VOTE: AYES: 22 NOES: 0 (Absent: Legislator Fabiano)
181	Amending The 2023-2028 Capital Improvement Program - Amending Capital Project No. 611 To Provide Funding For Construction - Amending The 2023 Capital Fund Budget Development Court Lighting Retrofit – Department Of Public Works (Buildings And Grounds) ADOPTED BY THE FOLLOWING VOTE: AYES: 22 NOES: 0 (Absent: Legislator Fabiano)
183	Approving The Execution Of A Contract For \$409,935 Entered Into By The County – Centrica Business Solutions, Inc. – Department of Public Works ADOPTED BY THE FOLLOWING VOTE: AYES: 22 NOES: 0 (Absent: Legislator Fabiano)
184	Amending The 2023 - 2028 Capital Improvement Program - Amending Capital Project 621 – Voting System Replacement —Amending The 2023 Capital Fund Budget – Department Of Elections (Ulster County Board Of Elections) ADOPTED BY THE FOLLOWING VOTE: AYES: 22 NOES: 0 (Absent: Legislator Fabiano)

188	Establishing Capital Project No. 659 – 2023 Pavement Preservation Of Various Roads - Amending The 2023 Capital Fund Budget – Department Of Public Works (Highways And Bridges) ADOPTED BY THE FOLLOWING VOTE: AYES: 22 NOES: 0 (Absent: Legislator Fabiano)
190	Establishing Capital Project No. 660 – 2023 Bridge Flag Response - Amending The 2023 Capital Fund Budget – Department Of Public Works (Highways And Bridges) ADOPTED BY THE FOLLOWING VOTE: AYES: 22 NOES: 0 (Absent: Legislator Fabiano)
194	Approving The Execution Of A Contract For \$59,700.00 Entered Into By The County – Barton & Loguidice, DPC – Department of Public Works (Highways and Bridges) ADOPTED BY THE FOLLOWING VOTE: AYES: 22 NOES: 0 (Absent: Legislator Fabiano)
195	Establishing Capital Project No. 662 – 2023 DPW Guide Rail Replacement Program - Amending The 2023 Capital Fund Budget – Department Of Public Works (Highways And Bridges) ADOPTED BY THE FOLLOWING VOTE: AYES: 22 NOES: 0 (Absent: Legislator Fabiano)

197	Amending The 2023 - 2028 Capital Improvement Program -Establishing Capital Project No. 663 Woodstock Culvert #2 – Amending The 2023 Capital Fund Budget – Department Of Public Works (Highways And Bridges) ADOPTED BY THE FOLLOWING VOTE: AYES: 22 NOES: 0 (Absent: Legislator Fabiano)
201	Opposing The Discharge Of Contaminated Water From Indian Point Into The Hudson River And Supporting New York State Senate Bill S5181 and Assembly Bill A5338 Amending The Environmental Conservation Law To Prohibit The Discharge Of Any Radiological Agent Into New York State Waters ADOPTED BY THE FOLLOWING VOTE: AYES: 21 NOES: 0 (1 Abstention: Legislator Greene) (Absent: Legislator Fabiano)
202	Approving The Execution Of A Contract Amendment For \$23,516.00, Causing The Aggregate Contract Plus Amendment Amount To Be In Excess Of \$50,000.00, Entered Into By The County – Environmental Systems Research Institute, Inc. – Department of Information Services ADOPTED BY THE FOLLOWING VOTE: AYES: 22 NOES: 0 (Absent: Legislator Fabiano)
203	Approving The Execution Of A Contract Amendment For \$84,753.38 Entered Into By The County – Gimmel LLC – Department of Information Services ADOPTED BY THE FOLLOWING VOTE: AYES: 22 NOES: 0 (Absent: Legislator Fabiano)

204	<p>Approving The Execution Of A Contract For \$96,306.15 Entered Into By The County – Sedara LLC – Department of Information Services</p> <p>ADOPTED BY THE FOLLOWING VOTE:</p> <p>AYES: 22 NOES: 0 (Absent: Legislator Fabiano)</p>
206	<p>Authorizing The Chair Of The Ulster County Legislature To Execute An Agreement With The Town Of Saugerties To Provide An Officer Deputy To The Sheriff’s O.R.A.C.L.E. Team As A Trainee – Ulster County Sheriff</p> <p>ADOPTED BY THE FOLLOWING VOTE:</p> <p>AYES: 22 NOES: 0 (Absent: Legislator Fabiano)</p>
207	<p>Authorizing The Chair Of The Ulster County Legislature To Approve Application For BJA FY 2023 Connect And Protect: Law Enforcement Behavioral Health Response Program Grant - Ulster County Sheriff</p> <p>ADOPTED BY THE FOLLOWING VOTE:</p> <p>AYES: 22 NOES: 0 (Absent: Legislator Fabiano)</p>
208	<p>Authorizing The Chair Of The Ulster County Legislature To Approve Application For DOJ COPS FY 2023 Law Enforcement Mental Health And Wellness Act (LEMHWA) Grant - Ulster County Sheriff</p> <p>ADOPTED BY THE FOLLOWING VOTE:</p> <p>AYES: 22 NOES: 0 (Absent: Legislator Fabiano)</p>

209	Authorizing The Chair Of The Ulster County Legislature To Enter Into An Agreement With The Department Of Homeland Security/Federal Emergency Management Agency For Information Sharing Access – Department Of Emergency Management ADOPTED BY THE FOLLOWING VOTE: AYES: 22 NOES: 0 (Absent: Legislator Fabiano)
210	Authorizing The Chair Of The Ulster County Legislature To Enter Into An Agreement With The New York State Office Of Indigent Legal Services For The Second Upstate Family Defense (Child Welfare) Quality Improvement & Caseload Reduction – Public Defender ADOPTED BY THE FOLLOWING VOTE: AYES: 22 NOES: 0 (Absent: Legislator Fabiano)
212	Authorizing The Chair Of The Ulster County Legislature To Sign Agreements With Various School Districts In Ulster County For The Use Of Polling Equipment And Material – Ulster County Board Of Elections ADOPTED BY THE FOLLOWING VOTE: AYES: 22 NOES: 0 (Absent: Legislator Fabiano)

	Non-Consent
88	<p>Amending The 2023 Budget To Provide Hudson River Watershed Alliance With Funding For Administrative And Program Support Services To Assist Various Agencies In Ulster County - Department Of The Environment</p> <p>Legislator Heppner motioned, seconded by Legislator Stewart, to refer the resolution back to the Energy, Environment and Sustainability Committee.</p> <p>MOTION ADOPTED BY THE FOLLOWING VOTE:</p> <p>AYES: 16 NOES: 6 (Noes: Legislators Corcoran, Hansut, Litts, Lopez, Roberts, and Ronk) (Absent: Legislator Fabiano)</p> <p><i>REFERRED BACK TO ENERGY, ENVIRONMENT AND SUSTAINABILITY COMMITTEE</i></p>
101	<p>Amending The 2023-2028 Capital Improvement Program – Establishing Capital Project No. 656 – 2023 County Fleet Vehicles – Amending The 2023 Capital Fund Budget – Department Of Public Works (Central Garage)</p> <p>Legislator Heppner motioned, seconded by Legislator Ronk, to amend the resolution as presented.</p> <p>MOTION ADOPTED BY THE FOLLOWING VOTE:</p> <p>AYES: 21 NOES: 1 (Noes: Legislator Maloney) (Absent: Legislator Fabiano)</p> <p>ADOPTED AS AMENDED BY THE FOLLOWING VOTE:</p> <p>AYES: 20 NOES: 2 (Noes: Legislators Maloney and Petit) (Absent: Legislator Fabiano)</p>

102 BOND	<p>Authorizing The Purchase Of County Fleet Vehicles, For The County Of Ulster, New York, At A Maximum Estimated Cost Of \$2,600,000.00, And Authorizing The Issuance Of An Aggregate \$2,600,000.00 Bonds Of Said County To Pay The Cost Thereof</p> <p>Legislator Heppner motioned, seconded by Legislator Ronk, to amend the resolution as presented.</p> <p>MOTION ADOPTED BY THE FOLLOWING VOTE:</p> <p>AYES: 21 NOES: 1 (Noes: Legislator Maloney) (Absent: Legislator Fabiano)</p> <p>ADOPTED AS AMENDED BY THE FOLLOWING VOTE:</p> <p>AYES: 20 NOES: 2 (Noes: Legislators Maloney and Petit) (Absent: Legislator Fabiano)</p>
122	<p>Establishing A Policy For The County Of Ulster To Replace Payroll Paper Checks With Electronic Deposits</p> <p>ADOPTED BY THE FOLLOWING VOTE:</p> <p>AYES: 18 NOES: 4 (Noes: Legislators Litts, Lopez, Roberts, and Ronk) (Absent: Legislator Fabiano)</p>
123	<p>Establishing A Policy To Formalize Procedures Relating To Future Hiring Freezes</p> <p><i>POSTPONED IN WAYS & MEANS COMMITTEE</i></p>

125	<p>Adopting Proposed Local Law No. 2 Of 2023, A Local Law Designating Affordable Housing As An Ulster County Public Purpose</p> <p>ADOPTED BY THE FOLLOWING VOTE:</p> <p>AYES: 19 NOES: 3 (Noes: Legislators Gavaris, Maloney, and Roberts) (Absent: Legislator Fabiano)</p>
127	<p>Establishing A Policy To Prioritize Meals For Ulster County Residents Living In Emergency Housing</p> <p><i>REFERRED BACK TO HEALTH, HUMAN SERVICES & HOUSING COMMITTEE</i></p>
130	<p>Supporting New York State Senate Bill S.4832 And Assembly Bill A.5003, Extending And Enhancing The Empire State Film Production Credit And The Empire State Film Post Production Credit</p> <p>ADOPTED BY THE FOLLOWING VOTE:</p> <p>AYES: 20 NOES: 2 (Noes: Legislators Erner and Maloney) (Absent: Legislator Fabiano)</p>
150	<p>Confirming Appointment Of Member To The Traffic Safety Board</p> <p>ADOPTED BY THE FOLLOWING VOTE:</p> <p>AYES: 21 NOES: 1 (Noes: Legislator Erner) (Absent: Legislator Fabiano)</p>

153	<p>Amending The 2023 County Budget To Fund The Maintenance Of Tax Foreclosed Property Located At 701 Grant Ave., Town Of Ulster – Department Of Public Works</p> <p>Legislator Heppner motioned, seconded by Legislator Uchitelle, to amend the resolution as presented.</p> <p>MOTION ADOPTED BY THE FOLLOWING VOTE:</p> <p>AYES: 21 NOES: 1 (Noes: Legislator Ronk) (Absent: Legislator Fabiano)</p> <p>ADOPTED AS AMENDED BY THE FOLLOWING VOTE:</p> <p>AYES: 19 NOES: 3 (Noes: Legislators Maloney, Petit, and Ronk) (Absent: Legislator Fabiano)</p>
154	<p>Approving The Execution Of A Contract For \$1,082,435.00 Entered Into By The County – Vetere Real Estate LTD. – Department of Public Works</p> <p>Legislator Heppner motioned, seconded by Legislator Uchitelle, to amend the resolution and contract as presented.</p> <p>MOTION ADOPTED BY THE FOLLOWING VOTE:</p> <p>AYES: 21 NOES: 1 (Noes: Legislator Ronk) (Absent: Legislator Fabiano)</p> <p>ADOPTED AS AMENDED BY THE FOLLOWING VOTE:</p> <p>AYES: 19 NOES: 3 (Noes: Legislators Maloney, Petit, and Ronk) (Absent: Legislator Fabiano)</p>

156	Approving And Executing A Five-Year Collective Bargaining Agreement Dated September 1, 2022 Through August 31, 2027 Between The County Of Ulster And The Organization Of Professional And Administrative Personnel (OPAP) – Ulster County Community ADOPTED BY THE FOLLOWING VOTE: AYES: 22 NOES: 0 (Absent: Legislator Fabiano)
159	Approving The Execution Of A Contract For \$646,632.00 Entered Into By The County – Barton & Loguidice, D.P.C. – Department Of Planning ADOPTED BY THE FOLLOWING VOTE: AYES: 20 NOES: 2 (Noes: Legislators Maloney and Petit) (Absent: Legislator Fabiano)
163	Amending The 2023 Ulster County Budget To Reflect The Increase In Costs Associated With Forensic Pathology Services Provided By Westchester Medical Center (WMC) And Morgue Storage Services Provided By Health Alliance Hospital ADOPTED BY THE FOLLOWING VOTE: AYES: 18 NOES: 4 (Noes: Legislators Erner, Maloney, Petit, and Ronk) (Absent: Legislator Fabiano)
164	Approving The Execution Of A Contract For Rates Anticipated To Exceed \$50,000.00, Entered Into By The County – Westchester County Health Care Corporation D/B/A Westchester Medical Center HealthAlliance Hospital Mary's Avenue Campus – Department Of Health ADOPTED BY THE FOLLOWING VOTE: AYES: 18 NOES: 4 (Noes: Legislators Erner, Maloney, Petit, and Ronk) (Absent: Legislator Fabiano)

169	Approving The Execution Of A Contract Amendment For \$49,320.00, Causing The Aggregate Contract Plus Amendment Amount To Be In Excess Of \$50,000.00, Entered Into By The County – Rehabilitation Support Services, Inc. – Department of Mental Health ADOPTED BY THE FOLLOWING VOTE: AYES: 20 NOES: 2 (Noes: Legislators Maloney and Petit) (Absent: Legislator Fabiano)
172	Amending The 2023 Ulster County Budget To Accept An Allocation Of Funds From The New York State Office Of Temporary And Disability Assistance To Support Activities Associated With Sheltering The Homeless During Inclement Winter Weather (Code Blue Plan) – Department Of Social Services ADOPTED BY THE FOLLOWING VOTE: AYES: 22 NOES: 0 (Absent: Legislator Fabiano)
177	Approving The Execution Of A Contract For \$130,860.00 Entered Into By The County – New York Communications Company, Inc. – Department Of Public Transportation (Ulster County Area Transit) ADOPTED BY THE FOLLOWING VOTE: AYES: 18 NOES: 4 (Noes: Legislators Erner, Gavaris, Maloney and Petit) (Absent: Legislator Fabiano)
179	Amending Capital Project No. 585 - Bridge Substructure Repairs – Amending The 2023 Capital Fund Budget – Department Of Public Works (Highways And Bridges) MOVED TO CONSENT

180 BOND	Authorizing The Bridge Substructure Repair For Various Bridges, In And For The County Of Ulster, New York, At A Maximum Estimated Cost Of \$118,275.00, And Authorizing The Issuance Of \$118,275.00 Bonds Of Said County To Pay The Cost Thereof ADOPTED BY THE FOLLOWING VOTE: AYES: 19 NOES: 3 (Noes: Legislators Gavaris, Maloney and Petit) (Absent: Legislator Fabiano)
182 BOND	Authorizing The Issuance Of An Additional \$450,000.00 Bonds Of The County Of Ulster, New York, To Pay Part Of The Cost Of Retrofit Lighting At The Development Court, In And For Said County ADOPTED BY THE FOLLOWING VOTE: AYES: 19 NOES: 3 (Noes: Legislators Gavaris, Maloney and Petit) (Absent: Legislator Fabiano)
185 BOND	Authorizing The Issuance Of An Additional \$600,000.00 Bonds Of The County Of Ulster, New York, To Pay Part Of The Cost Of The Purchase Of A Replacement Voting System, In And For Said County ADOPTED BY THE FOLLOWING VOTE: AYES: 19 NOES: 3 (Noes: Legislators Gavaris, Maloney and Petit) (Absent: Legislator Fabiano)
186	Amending Capital Project No. 640 DPW Large Culvert Program – Amending The 2023 Capital Fund Budget – Department Of Public Works (Highways And Bridges) ADOPTED BY THE FOLLOWING VOTE: AYES: 21 NOES: 1 (Noes: Legislator Erner) (Absent: Legislator Fabiano)

187 BOND	Authorizing The Issuance Of An Additional \$30,000.00 Bonds Of The County Of Ulster, New York, To Pay Part Of The Cost Of The Replacement Of A Large Culvert On Awosting Road (C.R. 109A) In The Town Of Shawangunk, In And For Said County ADOPTED BY THE FOLLOWING VOTE: AYES: 18 NOES: 4 (Noes: Legislators Erner, Gavaris, Maloney, and Petit) (Absent: Legislator Fabiano)
189 BOND	Authorizing The Pavement Preservation Of Various Roads Throughout And In And For The County Of Ulster, New York At A Maximum Estimated Cost Of \$650,000.00, And Authorizing The Issuance Of \$650,000.00 Bonds Of Said County To Pay The Cost Thereof ADOPTED BY THE FOLLOWING VOTE: AYES: 19 NOES: 3 (Noes: Legislators Gavaris, Maloney and Petit) (Absent: Legislator Fabiano)
191 BOND	Authorizing Improvements To Bridges For Flag Response, Throughout And In And For The County Of Ulster, New York, At A Maximum Estimated Cost Of \$110,250.00, And Authorizing The Issuance Of \$110,250.00 Bonds Of Said County To Pay The Cost Thereof ADOPTED BY THE FOLLOWING VOTE: AYES: 19 NOES: 3 (Noes: Legislators Gavaris, Maloney and Petit) (Absent: Legislator Fabiano)
192	Amending The 2023-2028 Capital Improvement Program - Establishing Capital Project No. 661 Bridge Superstructure Repairs – Department Of Public Works (Highways And Bridges) ADOPTED BY THE FOLLOWING VOTE: AYES: 21 NOES: 1 (Noes: Legislator Erner) (Absent: Legislator Fabiano)

193 BOND	Authorizing Preliminary Design For Bridge Superstructure Reconstruction, In And For The County Of Ulster, New York, At A Maximum Estimated Cost Of \$65,000.00, And Authorizing The Issuance Of \$65,000.00 Bonds Of Said County To Pay The Cost Thereof ADOPTED BY THE FOLLOWING VOTE: AYES: 18 NOES: 4 (Noes: Legislators Erner, Gavaris, Maloney and Petit) (Absent: Legislator Fabiano)
196 BOND	Authorizing The Guide Rail Replacement Program Throughout And In And For The County Of Ulster, New York, At A Maximum Estimated Cost Of \$150,000.00, And Authorizing The Issuance Of \$150,000.00 Bonds Of Said County To Pay The Cost Thereof ADOPTED BY THE FOLLOWING VOTE: AYES: 19 NOES: 3 (Noes: Legislators Gavaris, Maloney and Petit) (Absent: Legislator Fabiano)
198 BOND	Authorizing The Replacement Of The Stream Culvert In A Tributary To The Sawkill River, Under A Portion Of Wittenberg Road In The Town Of Woodstock, In And For The County Of Ulster, New York, At A Maximum Estimated Cost Of \$250,000.00, And Authorizing The Issuance Of \$250,000.00 Bonds Of Said County To Pay The Cost Thereof ADOPTED BY THE FOLLOWING VOTE: AYES: 19 NOES: 3 (Noes: Legislators Gavaris, Maloney, and Petit) (Absent: Legislator Fabiano)
199	Establishing A Policy To Provide Healthy, Locally Sourced Food To Those Facing Food Insecurity, Through Community Supported Agriculture <i>POSTPONED IN WAYS & MEANS COMMITTEE</i>

205	<p>Authorizing The Chair Of The Ulster County Legislature To Enter Into An Agreement With The Department Of Justice For Asset Forfeiture - Ulster County Sheriff</p> <p>ADOPTED BY THE FOLLOWING VOTE:</p> <p>AYES: 19 NOES: 3 (Noes: Legislators Bartels, Erner, and Hewitt) (Absent: Legislator Fabiano)</p>
213	<p>Adopting Revised Ulster County Fund Balance Policy</p> <p><i>POSTPONED IN WAYS & MEANS COMMITTEE</i></p>
214	<p>Amending The 2023 County Budget To Defund Two Grant Positions In The Finance Department, And Fund Two Grant Positions in the Budget Division – Department Of Finance</p> <p>Legislator Heppner motioned, seconded by Legislator Ronk, to amend the resolution as presented.</p> <p>MOTION ADOPTED BY THE FOLLOWING VOTE:</p> <p>AYES: 22 NOES: 0 (Absent: Legislator Fabiano)</p> <p>ADOPTED AS AMENDED BY THE FOLLOWING VOTE:</p> <p>AYES: 22 NOES: 0 (Absent: Legislator Fabiano)</p>

215	<p>Setting A Public Hearing On Proposed Local Law No. 4 Of 2023, A Local Law Amending The Ulster County Charter, (Local Law No. 2 Of 2006), And Amending The Administrative Code For The County Of Ulster, (Local Law No. 10 Of 2008), To Establish The Department Of Budget, To Be Held On Tuesday, May 16, 2023 At 7:20 PM</p> <p>Legislator Heppner motioned, seconded by Legislator Ronk, to amend the local law as presented.</p> <p>MOTION ADOPTED BY THE FOLLOWING VOTE:</p> <p>AYES: 22 NOES: 0 (Absent: Legislator Fabiano)</p> <p>ADOPTED AS AMENDED BY THE FOLLOWING VOTE:</p> <p>AYES: 22 NOES: 0 (Absent: Legislator Fabiano)</p>
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PUBLIC COMMENT (on subjects *not* currently before the Legislature):

1. Sebastian Pillitteri, Kingtson: Mr. Pillitteri spoke in support of Proposed Local Law No. 2 and thanked the Legislators who voted to adopt it.
2. Mary McNamara: Ms. McNamara spoke in support of Resolution No. 196 and thanked the Legislators who voted to adopt it.

Please Note: Complete content of the public comment period can be heard on the Ulster County Legislative Website.

MEETING ADJOURNED IN MEMORY OF:

Franklyn Engel, Woodstock, NY
William J. Larkin, III, Blooming Grove, NY
Barbara Ercoline, Pine Bush, NY
Rosemarie Floor, Marlboro, NY
Michael Patrick Cryan, Honolulu, HI
Jessie A. Poluzzi, Poughkeepsie, NY
Margaret Kolano, Saugerties, NY
Tomarra Williams, Kingston, NY

Robert Keagle, Accord, NY
Henry Buser, Ulster Park, NY
Oscar Keogan, Stone Ridge, NY
Barbara Jean Million, Lake Saranac, NY
Gladys Skura, Vero Beach, FL
Durwood Swart, Highland, NY
James Tenhagen, Marlboro, NY
Robert Carpenter, Saugerties, NY

Motion by Legislator Walter, seconded by Legislator Litts to adjourn Legislative Session.

MEETING ADJOURNED: 9:00 PM

NEXT MEETING:

The next Regular Meeting of the Ulster County Legislature will be held on **Tuesday, May 16, 2023 at 7:00 PM** in the Legislative Chambers, Sixth Floor, Ulster County Office Building, 244 Fair Street, Kingston, New York.

Resolution deadline is **Friday, April 21, 2023 at 12 Noon.**



ULSTER COUNTY LEGISLATURE

PUBLIC HEARING: PURSUANT TO AGRICULTURAL MARKETS LAW ARTICLE 25AA
ON 8-YEAR REVIEW OF AGRICULTURE DISTRICT NO. 2

TUESDAY, APRIL 18, 2023

NAME (PLEASE PRINT)	CONTACT
1.	TOWN WHERE YOU RESIDE: EMAIL:
2.	TOWN WHERE YOU RESIDE: EMAIL:
3.	TOWN WHERE YOU RESIDE: EMAIL:
4.	TOWN WHERE YOU RESIDE: EMAIL:
5.	TOWN WHERE YOU RESIDE: EMAIL:
6.	TOWN WHERE YOU RESIDE: EMAIL:



Jen Metzger
County Executive

ULSTER COUNTY

AGRICULTURAL AND FARMLAND PROTECTION BOARD

c/o Ulster County Planning Dept.
244 Fair St.
PO Box 1800
Kingston, N.Y. 12402

Robert Magnanini, Chair

March 1, 2023

Report to the Ulster County Legislature: AFPB Recommendation for Agricultural District #2

The Ulster County Agricultural and Farmland Protection Board (AFPB) has conducted a review of issues related to the continuation of Agricultural District #2. The AFPB finds that the majority of the land within the District continues to be viable agricultural land and recommends the recertification of Agricultural District #2 with modifications to remove 27 parcels as a result of land use changes.

Section 303-a(2c), Article 25AA of Agriculture and Markets Law requires the AFPB to consider the following factors in making its recommendation to recertify the District:

- 1. The nature and status of farming and farm resources within the district, including the total number of acres of land and the total number of acres of land in farm operations in the District**

Agricultural District #2 is 28,716.24 acres, comprising 772 parcels. The acreage of land in farm operations is 15,621.42 acres, which comprises tax parcels classified as agriculture by local tax assessors using New York State's property class codes. In terms of acreage, Agricultural District #2 is the biggest of Ulster County's agricultural districts by close to twelve thousand acres.

The eastern and western boundaries of Agricultural District #2 converge at its northernmost location. They come together in Rosendale, in the Hamlet of Tillson, with a small portion on the other side of the New York State Thruway in Esopus. Heading south, New Paltz and Plattekill west of the Thruway are in the District. This District widens to encompass all of Gardiner and Shawangunk. The boundary of Plattekill and Shawangunk with Orange County is the District's southernmost extent. Agricultural District #2 is centered around the Wallkill River with a network of major roads that crisscross it (see Appendix 1). This area is the Wallkill Valley in Ulster County and includes higher elevations in the west of Shawangunk. Technically, Agricultural District #2 is all the tax parcels included in the New York State Certified Agricultural District Program located in this area.

When focusing on crops other than hay and pasture, the amount of farmland increased from 2015 to 2020 according to USDA CropScape data. Figure 1 shows that much of the farmland

<u>USDA CropScape Land-Use Categories</u>	<u>2015 Acreage</u>	<u>2020 Acreage</u>
Including Alfalfa, Grassland/Pasture, Other Hay/Non-Alfalfa	21,092.51	19,657.85
Not Including Grassland/Pasture	12,542.58	11,986.59
Not Including Alfalfa, Grassland/Pasture, Other Hay/Non-Alfalfa	4,283.98	4,672.28

Figure 1: Estimated Farmland Acreages for 2015 and 2020 in the Area containing Agricultural District #2

in Agricultural District #2 is used for haying and pasture. This acreage decreased a little but stayed roughly the same.¹ When excluding land for haying and pasture, the amount of farmland increased for cash crops, particularly fruits and vegetables. Grains like soybeans and specialty crops like Christmas trees and sod also saw increases in their acreage. Altogether, the acreage for these crops increased by about 388 acres.

CropScape data show a greater variety of crops being grown. Since 2015, crops ideal for direct sales like sunflowers, onions, squash, pumpkins, and sweet corn, among others, saw increases in acreage planted. General categories in this data called “Other Crops” and “Misc. Fruits and Vegetables” started appearing recently. Some crops in these categories are Brussels sprouts, broccoli rabe, kohlrabi, and rhubarb. Agritourism’s presence in the area also increased visibly.

Much farming in the Wallkill Valley takes place outside Agricultural District #2 and on tax parcels with property class codes for rural residential, vacant, or other types of non-agricultural tax parcels. This means there are farms with land outside a state certified agricultural district and on tax rolls as something other than agriculture. This sometimes characterizes an entire farm, but usually only a portion of a property. While these properties form a presence in the Wallkill Valley and western Shawangunk, they are a minority of farming operations. What is common are fields hayed outside the District and on properties often classified as vacant or rural residential. CropScape data and aerial photographs show these fields throughout Agricultural District #2.

Acreage devoted to apple growing increased from 2015 to 2020 in Agricultural District #2. USDA CropScape data show an increase from 1,673 to 1,774 acres. Data from 2021 is an

¹ According to USDA CropScape data, the amount of farmland went from 21,092.51 acres to 21,912.04 acres from 2015 to 2021 when including hay and pasture. Issues about the accuracy of 2021 CropScape data for Ulster County are discussed in this report.

outlier, though. It shows a decrease in acreage used for apple production. A USDA news release² from May 5, 2022 reported that apple production was down 4% in New York from 2020 to 2021. It said “heavy rains in September hindered fresh harvest” of this crop.³

But the USDA news release also said apple-bearing acreage remained unchanged in the state. Satellite imaging and field observations confirm this.⁴ Orchards in the District are still there and were operating normally ahead of the 2021 storms. This past year (2022) has been better without the weather disruptions⁵. (See Appendix 2 for a map showing typical crop locations.)

2. The extent to which the district has achieved its original objectives

Glaciers in New York carved valleys out of its landscape. The last glacier left the Mid-Hudson Region around 10,000 years ago, retreating northward. Glaciers formed and left lakes, rivers, and hills in their wake. Wind, rain, and biology did their part to weather material and shape this landscape, too. But rivers played an especially important role in making these valleys fertile. Rivers meandered across valley floors, wearing down rock material left by glaciers. In time, alluvial soils were created, and they are excellent for farming. The Wallkill Valley is one of the places where this happened.

Soils and Capability Classes

Prime soils cover much of Agricultural District #2 and the Wallkill Valley. Within the area containing Agricultural District #2 and its tax parcels, prime soils cover an estimated 56.46%. This is about 52,971 acres. New York State classifies these soils into Mineral Soils Groups 1 through 10, also referred to as capability classes. These are the soils that contribute to lowering farm operations’ property tax assessments. In other words, they contribute to a tax reduction. Much of this area is covered by soils in capability classes 1 through 4, which are soils identified as more productive for crop production than those in 5 through 10. For that reason, soils in classes 1 through 4 contribute more to lowering an agricultural tax assessment. Of the 52,971

² United States Department of Agriculture, National Agricultural Statistics Service, New York Field Office. (2022, May 5). *New York apple harvest hindered by September rains*. [News Release].

³ Along with the weather, a lack of farm workers complicated farming in 2021. This would have played a role in crops left unharvested and actively farmed fields becoming uncut grasslands.

⁴ CropScape for 2021 includes remotely sensed data for New York State from the last few days of September. Data collection from different sources often ended around the same time: Resourcesat-2 (9/25/2021), Landsat-8 (9/11/2021), Sentinel-2A (9/29/2021), Sentinel-2B (9/27/2021). These last few satellite flyovers would have normally captured areas with apple production but saw areas with idle farmland. Agricultural District #1, the area with the most orchards, also saw a decrease in acreage for apple production in 2021. https://www.nass.usda.gov/Research_and_Science/Cropland/metadata/metadata_ny21.htm

⁵ At least one orchard in Shawangunk and another in Plattekill are for sale and weren’t in production in 2022.

acres of prime soil coverage, these very productive soils have a surface area estimated at 46,184 acres (see Appendix 3). Most of the prime soils in Agricultural District #2 and the Wallkill Valley are the best prime soils.

Inside agricultural district parcels, prime soils cover much of the ground. Prime soils cover 74.24% of the acreage in agricultural district tax parcels, about 38,256 acres. More specifically, prime soils in Mineral Soils Groups 1 through 4 cover 67.82% of the acreage or approximately 34,947 acres. Soils in capability classes 1 through 4 compose most of the prime soil coverage found in Agricultural District #2's tax parcels (see Appendix 4). Farms located on properties with the best soils, and the subsequent formation of the District reflects this.

Farming Activity and Tax Parcels

One can find a variety of agriculture across Agricultural District #2. There's a mix of crop and livestock production that takes up a lot of space across the District. But the level of farming activity isn't only reflected by what's grown or raised.

Tax assessment rolls reflect farming activity. There were 19 tax parcels, or 440.02 acres, designated as agriculture by local tax assessors in 2015, but stopped being designated as such by 2022. Yet, from 2015 to 2022, another 67 tax parcels became designated as agriculture. This is an area of 4,293.26 acres, or a net gain of 3,853.24 new acres receiving an agricultural tax assessment (see Appendix 5). The number of parcels qualifying for this assessment surged in the last six or seven years.⁶ This means more land is being used to meet gross sales requirements needed to qualify for the tax reduction. Direct sales through farm stands and agritourism aided the level of economic activity seen in Agricultural District #2. Tax assessment rolls reflect an increased level of farming activity.

Even before 2015, many parcels newly designated as agriculture were already in Agricultural District #2. Of the 67 tax parcels, there were 54 that had been included in the District even before 2015. This is land deemed viable because it was part of a commercial farm operation that received an agricultural tax assessment a few decades prior. But later these tax parcels saw diminished farming activity or none. Now, these parcels host a level of commercial production that allows tax assessors to give them property class codes signifying agriculture. New farms established themselves on these parcels. Also, existing farms further maximized the use of these parcels in their agricultural production. Prime soils on these properties helped lower agricultural tax assessments even more.

⁶ There were 261 tax parcels that received an agricultural tax assessment in 2015. Over the next several years, 19 of these stop qualifying for this assessment. Over this same period, though, 67 other parcels qualified, bringing the total to 309 parcels with an agricultural tax assessment at the time of writing this report.

Field Crops and Orchards

Field crops occupy a lot of farmland in Agricultural District #2. Of all the tax parcels designated as agriculture by local assessors, the largest number have property class code 120, which is for field crops. Field crops do well in a wide, flat area like much of the Wallkill Valley. The amount of space available lends itself to extensive agriculture like field crop production that requires relatively lower levels of input per unit of agricultural land area. As such, field crops grow throughout much of Agricultural District #2.

In the eastern part of the District, it gets hillier. Fewer tax parcels are used for field crops. Rather, tax parcels with property class codes for orchard crops (150) and stone fruit (151) form concentrations of fruit production in New Paltz, Gardiner, and Plattekill. Both categories include apples, and there are many apple orchards in this area. The hilly terrain is formed by glacial deposits and creates changes in elevation over short distances, which suits fruit production and orchards.

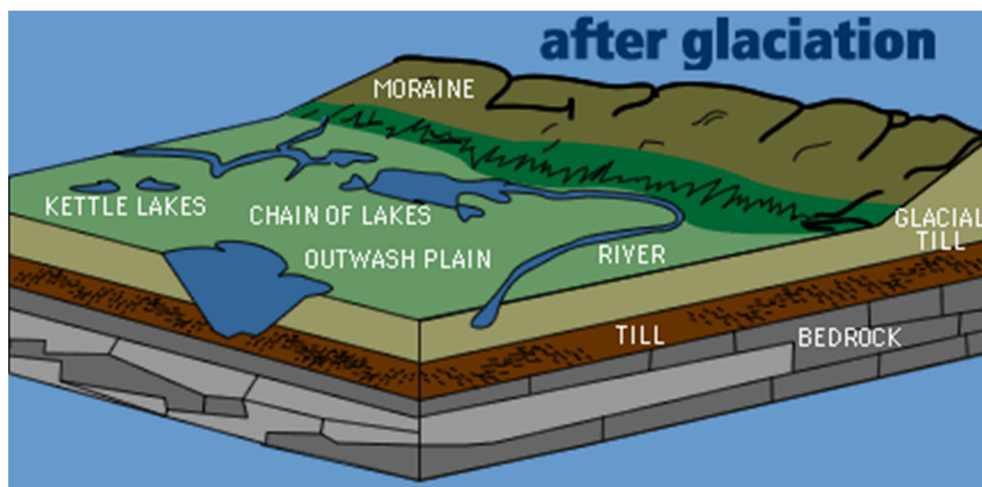


Figure 2: Postglacial Landscape

Excellent soils have long made Agricultural District #2 ideal for farming. Its topography, formed by glaciers, helped determine where different kinds of farming currently take place. The specific conditions conducive to farming in the District began taking shape long ago.

3. The extent to which county and local comprehensive plans, policies, and objectives are consistent with and support the district

The Ulster County Legislature adopted *the Ulster County Agricultural and Farmland Protection Plan* in 1997. The Plan identifies state certified agricultural districts as a key tool for preserving farmland. The Plan encourages farm participation in the New York State Agricultural District Program, promotes land use compatibility, and recommends strategies and practices that increase agricultural viability. An update to the 1997 plan is currently underway.

Comprehensive planning efforts in Agricultural District #2 reflect the central role agriculture plays there. With the understandable exception of the Village of New Paltz, every town has significant portions of their comprehensive plans devoted to agriculture. The Towns of New Paltz and Shawangunk even have farmland protection plans, both addressing land planning techniques and economic development goals. Gardiner has a community preservation plan that pays considerable attention to agriculture.

Esopus

The preservation and development of agriculture is an economic development goal in Esopus' comprehensive plan. The town intends to work with Cornell Cooperative Extension to increase the economic viability of farming. The plan makes a priority that "there are no regulator obstacles for activities such as 'U-Pick' operations, fruit and vegetable stands, farm stays and wineries to be located where agricultural uses are allowed."

Rosendale

Rosendale's comprehensive plan sees agriculture as a component of its economic development efforts. It has a small section on how it will support community-supported agriculture (CSA). The Town also considers CSAs as an opportunity to increase the availability of fresh produce for its residents. In its goals for economic development, one of the stated goals says, "Agriculture should be encouraged as an important part of Rosendale's economy." The plan said the farming community should be represented on Rosendale's Economic Development Committee. Since the adoption of its comprehensive plan, Rosendale now hosts a farmers market.

New Paltz (town)

The Town of New Paltz adopted a farmland preservation plan in 2010. The Town's Clean Water and Open Space Preservation Commission oversees funding for conservation projects, which includes the preservation of working farms. Farm properties are one of the priorities for the Commission, particularly those with prime soils. The Commission looks for projects that present an opportunity to protect ecological, water, cultural, and scenic resources, too. In November 2020, the Community Preservation Act passed a voter referendum. This enables New Paltz to levy a real estate transfer tax to fund open space projects in town, including farmland preservation.

New Paltz (village)

The Village of New Paltz does not address agriculture in its comprehensive plan. It's a densely populated municipality. However, its plan discusses the part of the Village along the Wallkill River. "Because of its flatness, the area near the river is subject to periodic flooding...and its development for uses other than agriculture is severely restricted." This area has farming and a few agricultural district parcels.

Plattekill

In Plattekill's comprehensive plan, the section on agriculture lists protecting it as land use, supporting the economic viability of farming, and providing opportunities to educate the public about farming as priorities. Its plan also called for looking for ways to promote agritourism.

Gardiner

Gardiner finished updating its comprehensive plan recently in 2022. In Chapter 3, Goals and Recommendations, agriculture has its own set of goals and recommendations. It listed five goals:

- Work in partnership to improve the viability of farms and farm businesses throughout the Town.
- Broaden public support for agriculture through ongoing community education and engagement.
- Help maintain the economic viability of agriculture as a leading economic sector and as a primary element of the Town's landscape and character.
- Support new and next generation of farmers and farm business owners.
- Ensure Town policies and codes remain farm-friendly.

To achieve these goals, the Town will review and update its code to be more conducive to farming. It will look to solicit input from its agricultural community. It will look for ways to implement marketing initiatives for its agricultural industry. It will begin educating its residents, particularly new residents, about farming practices. It will also continue and support farmland preservation work with willing property owners. The comprehensive plan connects agriculture to upholding the quality of life in the town.

The Town also adopted a community preservation plan (CPP) in 2022. It addressed agriculture and spelled out the same goals in its comprehensive plan. The CPP takes the goal of maintaining the economic viability of farming further by explicitly saying the Town will encourage the formation of new agricultural businesses. The CPP does call for farms to be included in open space planning efforts by conserving and integrating working farmlands into the open space system. In its section on Farmland and throughout the entire document, the CPP discusses the importance of the Town's quality soils to local agriculture. Throughout its comprehensive planning, Gardiner places a lot of importance on agriculture and looks to be proactive in reaching out to its agricultural community and promoting farming.

Shawangunk

Shawangunk's comprehensive planning places a strong emphasis on agriculture. The Town's vision statement in the plan has agriculture as an important part of it. The Town wants agriculture to continue as an important land use and economically viable industry." Its plan

discusses the transition away from wholesale commodity production to direct marketing and regional wholesale marketing. The need to accommodate an agricultural sector that experiences significant changes is reflected in the recommendations in the plan:

- Encourage cluster development on farmland
- Establish or promote a farmer recruitment program
- Encourage maximizing return on land not in production through improved tax planning, weed lot management, agritourism, and allowing other income-producing activities as accessory uses to farming.
- Encourage the development of new products and markets as part of the broader Hudson Valley initiative.
- Create or participate in an agricultural advisory committee for Shawangunk and/or Southern Ulster County

In a public meeting, agriculture placed a close second behind hamlet revitalization as something the community should promote or encourage.

As part of this strong emphasis on comprehensive planning and agriculture, the Town also prepared a farmland protection plan. This plan first put considerable focus on integrating agricultural conservation efforts with open space preservation. For example, it explored how the purchase of development rights or transfer of development rights would operate in the Town. Then it discussed how local zoning and other laws could be amended to better accommodate farming. Finally, it discussed ways to promote agricultural economic development. This section discussed supporting agritourism and improving the marketing networks for small farms.

4. The degree of coordination between local laws, ordinances, rules, and regulations that apply to farm operations in such district and their influence on farming

Esopus

Esopus handles its zoning of agriculture by regulating specific land uses. The town divides agriculture into several categories. Esopus permits crop agriculture in every zoning district, so in effect, everywhere in town. Agricultural services providers such as soil preparation and farm management businesses are allowed in the Town's commercial and industrial districts with site plan review. Veterinary clinics are allowed in commercial districts and the light industrial district with a special permit, but they are not allowed in the heavy industrial district. Veterinary clinics are also allowed in the R-40 District, which is the residential district with the largest lot sizes and covers many rural areas of town. This district captures much of Esopus's hilly topography. Esopus's zoning statute reflects that it took great pains to accommodate agriculture while minimizing its environmental impact.

Esopus treats livestock agriculture as it would factories, warehouses, and large stores. As far as residential districts are concerned, Esopus allows livestock agriculture residential zones that cover rural areas, because of their required large lot sizes. These are the RF-1, RF-2, and R-40 Districts. The Town's two industrial districts and its General Commercial (GC) District also allow livestock agriculture, as opposed to smaller, neighborhood commercial districts that do not. In zoning districts that allow agriculture, livestock operations are subject to supplementary regulations that give animals appropriate room and farming activities separation of distance from neighboring properties. The required large lot sizes in these zoning districts and supplementary regulations minimize farm operations' impacts on neighboring land uses.

Poultry farms are their own distinct land use in the Esopus zoning code. They are treated separately from livestock operations. Poultry farms are only allowed in the R40 District and require a special use permit. Supplementary regulations outline requirements for poultry operations 5 acres or less, over 5 acres and under 10 acres, and over 10 acres. The larger the operation, the larger the number of requirements to minimize environmental impacts. These supplementary regulations are in addition to special use permit review requirements, which already add a heightened level of review that is subject to all land uses undergoing. Regulations for poultry operation in Esopus are stricter than for any other type of commercial agriculture.

The supplementary zoning regulations for Esopus show the Town's regard for agriculture, particularly livestock, as a high-impact land use. These regulations peg the number of livestock and fowl allowed on a property to the amount of land available. Structures housing livestock or fowl can be no closer than "750 feet to the nearest residence building on an adjoining lot." The storage of manure or other odor- or dust-producing substances or use except spraying and dusting to protect vegetation needs a 150-foot setback from a street or lot line. This is 50 feet more than often seen elsewhere. Livestock agriculture has several other requirements all meant to reduce negative externalities. The supplementary regulations also address farm stands located in a residential district. Such an operation cannot be larger than 2,000 square feet within any structure, provide at least 5 parking spaces and provide ingress and egress so "such use shall be so arranged as to provide minimal interference with through traffic on the street."

Esopus places restrictions on agriculture to minimize its impact on neighboring land uses, particularly residential. Hilly terrain covers much of the town, which has created a fragmented pattern of where farms locate. A patchwork of relatively, small developable areas of land is ideal for single-family homes and small farms. This means farms are likely to neighbor non-agricultural land uses. Esopus undertakes a detailed balancing act in accommodating agriculture while minimizing its impact as far as noise, odors, pollution, traffic, and other issues go.

Rosendale

Rosendale's zoning statute allows agriculture throughout the Town. Crop agriculture is allowed in every zoning district by right, except for a light industrial zoning district, which does not allow it. Livestock is confined largely to two agricultural zoning districts, the A and A-1 Districts, and allowed by right. Livestock agriculture is also allowed by special permit in the R-1 District, the residential district with the largest minimum lot size in Rosendale, or 1 acre. Supplementary zoning regulations limit the intensity of agricultural operations. They ban canneries, slaughterhouses, rendering, and fertilizer plants. Supplementary regulations impose a 100 feet setback from a property for structures housing fowl and containers for manure, dead fowl, and other odor- and dust-producing substances.

Rosendale's zoning statute differs from many other statutes in Ulster County by the specificity with which it categorizes land uses related to agriculture. It uses the Standard Industrial Classification or SIC Code as a tool for defining these land uses. Specific items include "horticultural specialties" which cover nurseries, greenhouses, and mushroom farms, among other things. "Animal specialties" include some businesses likely to be established in Rosendale, particularly apiaries. "Agricultural services" include companies catering to particular needs of farms such as soil preparation, supplying farm labor, etc. In Rosendale, veterinary clinics fall under the umbrella of agriculture. Farm stands, though, fall under the category of retail and wholesale business. In general, these specific land uses are allowed in the two agricultural zoning districts and its two business districts. Farm stands, though, are not allowed in the business districts.

Rosendale accommodates agriculture, but places restrictions to minimize its impact on neighboring land uses, residential in particular. Nevertheless, Rosendale looks to accommodate a variety of businesses related to agriculture. As with Esopus, hilly terrain covers Rosendale to a considerable extent, setting both apart from others in Agricultural District #2, which is located mostly on the Wallkill River Valley's fertile plain.

New Paltz (town)

The Town of New Paltz allows crop agriculture by right in most of its zoning districts. The Business 2 (B-2), Main Street Mixed Use (MSMU), Gateway Business (GB), and Gateway Hamlet (GH) Districts are the exceptions. Livestock agriculture is restricted to two agricultural zoning districts and three floodplain zoning districts. The Agriculture 3 (A-3) and Agriculture 1.5 (A-1.5) Districts allow livestock agriculture by right. The Floodway (FW), Flood Fringe (FF), and General Flood (GF) Districts allow livestock agriculture by special permit. Retail sales of agricultural produce grown on the same lot from a road are permitted by right in the B-2, MSMU, GB, and GH Districts and in every other zoning district by special permit.

The Town has a list of prohibited industrial uses in its zoning statute for areas that allow manufacturing or light industry. The Town of New Paltz, as with other towns in Ulster County,

is seeing smaller, niche farms that produce value-added goods from what they raise. Soaps, lotions, cosmetics, and various types of food processing are some examples. Production of value-added goods does not automatically qualify as a prohibited industrial use. Many of these operations employ items and processes that do not fall on this list. In other words, these operations are not like typical manufacturing or industrial uses that would be incompatible with residential and neighborhood commercial land uses. The Town may want to periodically review this list of prohibited uses to make sure it does not prohibit the value-added component of an agricultural business. Currently, though, this list does not appear to hinder such businesses.

New Paltz (village)

The Village is one of the most densely populated areas of Ulster County. Apartment buildings and strip malls cater to SUNY New Paltz students and employees that live in and around the Village. Tourism also fuels the dense development with restaurants, shops, and a few hotels catering to those coming to the Village, either because of the school and/or because of the nearby mountains, hiking trails, apple orchards, etc. Yet, the Village accommodates agriculture - crops, but not livestock - in its zoning statute, and has 4 parcels in the Agricultural Districts Program.

The Village's location relative to the Wallkill River explains agriculture's current role in the Village. The Wallkill River borders the southwestern portion of the Village before veering west, deeper into the Town of New Paltz, then heading directly north again. Where the Wallkill River runs in very close proximity to the municipal boundary or in some instances crosses it, the Village has a Flood Plain (F) District covering these areas. Further north, prime agricultural land stretches from the River in the Town of New Paltz and into the Hamlet (H) District in the Village.

Geography explains the agricultural activity found in the western portion of the Village. Two parcels are west of the Wallkill River composing part of properties that is farmland largely located in the Town of New Paltz. The other two parcels east of the Wallkill River and connected to the rest of the Village are adjacent to large tracts of farmland in the Town.

Plattekill

Agricultural District #1 serves the area of town east of the New York State Thruway. Plattekill's zoning statute allows agriculture in every area of town. Zoning districts allow agriculture by right except in Plattekill's Hamlet Residential (H-1) District and its two business districts. In these three zoning districts, agricultural operations need a special permit. Nurseries and greenhouses are treated as their own distinct land use. They are allowed in every district except the Residential Settlement (RS-1) District or Plattekill's major residential area as opposed to other less populated residential zoning districts. Nurseries and greenhouses are usually allowed by special permit, and where they are allowed as a principally permitted use, site plan review is

still required. Farm equipment sales & service and farm labor housing are only allowed in the AG-1.5 Agricultural District and by special permit. Farm labor housing also has supplemental regulations taken into consideration when during special permit review.

Plattekill's supplementary zoning regulations deal with animal husbandry. The regulations focus primarily on the amount of area allowed per animal. For horse farms, there are different requirements for commercial and private stables. Kennels have their own set of regulations, requiring at least three acres. Farms with cows, pigs, sheep, or goats need to dedicate a minimum amount of land for each animal, with the amounts dedicated depending on the type of animal.

Gardiner

Gardiner's zoning statute accommodates agriculture in many ways. Every zoning district allows agriculture as a land use permitted by right. This includes both livestock and crops in areas with relatively large population densities and smaller parcels.

Livestock, however, does face some restrictions about where they can be kept. Supplementary zoning regulations place restrictions on where livestock can be kept on properties designated residential based on the amount of land available. This, in effect, keeps livestock operations out of the commercial areas in town or the hamlets. These restrictions reveal the wide variety of livestock being reared in Gardiner. For every cow, horse, bison, pig, or "similar large animal" there must be one acre dedicated per animal. Also, for every acre dedicated to livestock, Gardiner allows 2 deer, llamas, or alpacas; 4 sheep, emus, or ostriches; and 6 goats. The exotic nature of the animals regulated by Gardiner's zoning statute reflects the presence of hobby farms. These restrictions do not apply to properties designated as farm operations, which would be commercial farms meeting the definition of a farm operation per New York State Law. This includes farms receiving an agricultural tax exemption.

The supplementary regulations for Gardner's zoning statute also have a section titled "Protection of agriculture". These regulations give farmers considerable leeway over the placement of agricultural structures. For those persons buying a non-agricultural property next to an active farm, they must provide vegetative screening, woodlands, vegetated berms, or other topographic features to buffer their property from the farm. *The responsibility is put on owners of non-agricultural uses to reduce their exposure to noise, odors, and other potential nuisances from farm activities.*

Gardiner integrates the state certified agricultural district program into its zoning statute, particularly in the supplementary regulations. In an agricultural district, farms have a lot of leeway with where they can locate agricultural structures. The supplementary regulations on agriculture stipulate that "there shall be no lot line setback restrictions on agricultural structures, except setbacks from lots that are either not within the agricultural district or lots that have

existing residential uses.” Site plan and special permit approvals only apply when agricultural structures are larger than 20,000 square feet and higher than 35 feet. Farm operations included in the agricultural district program have leeway within zoning whether a town incorporates this program into its statute or not. However, Gardiner displays its willingness to accommodate farms with its treatment of the program in its zoning statute.

This leeway given to farm operations in agricultural districts goes beyond situating agricultural structures. It extends to other aspects of the built environment. Agricultural structures, “including but not limited to barns, silos, grain bins, wind energy conversion systems, and fences, as well as equipment related to such structures,” have no height, building footprint, or impervious surface coverage limits so long such structures are used as part of a farm operation. Soil mining is permitted by right on farms in agricultural districts subject to a zoning permit by the building inspector for operations not requiring a permit from the New York State Department of Environmental Conservation. By being in a parcel included in a state certified agricultural district, farm operations as defined by New York State Law already have leeway in how they can develop and operate. Nevertheless, Gardiner shows its support for agriculture and the agricultural district program through its zoning laws.

Shawangunk

Shawangunk has zoning districts where agriculture is not allowed, or it’s allowed with more restrictions than much of the town. Neither the Small Business (SB) District nor the Mixed-Use Business Conservation (MB-C) District list agriculture as an allowable use. The one area of town zoned MB-C is actively farmed, though, and appears to be grandfathered. MB-C District is intended for hosting master-planned developments, particularly office parks. The Residential-Agricultural-1 (R-Ag-1) District allows agriculture, but as a special use requiring a permit from the local planning board. None of these zoning districts occupy a lot of land area in town.

The bulk of the Town’s agricultural activity takes place in the other residential-agricultural zoning districts. This zoning allows for a full range of agriculture. The R-Ag-2, R-Ag-3, and R-Ag-4 have larger setback, lot width, and minimum lot size requirements than zoning districts that limit agricultural activity. These requirements are more conducive to farming, and agriculture is listed as a principal permitted use. Farm stands are listed as an accessory land use. The keeping of fowl and livestock has density restrictions. These zoning restrictions limit fowl to 20 per acre and 1 animal per acre for horses and cows. The RS-1 and RS-2 Districts, or ridge stewardship zoning, allow for the full range of agriculture as the three residential-agricultural districts have fewer farms because of rockier terrain.

Shawangunk’s zoning statute is geared towards allowing agriculture. Every district labeled residential is also labeled agricultural, hence the “Residential-Agricultural” zoning districts. Private residences must share zoning districts with agriculture throughout much of the town.

Shawangunk's approach to zoning reinforces its rural character. The Borden Home Farm Historic Overlay Zoning District is another example of this. The Borden Overlay District is focused on preserving the historic structures and surrounding landscapes of the historic farm. While agriculture is the preferred land use in this overlay district, the emphasis is on preserving viewsheds. To put it another way, the emphasis is preserving how the area looks regardless of whether the area is farmed. So, this overlay district allows golf courses.

5. Recommendation to continue, modify or terminate such district

The AFPB recommends continuation of the District with modifications to its boundaries.

Agricultural District #2 continues to play an important role in Ulster County's farming communities. The AFPB's recommendation was based on the following examination of tax parcels:

A digital map of Agricultural District #2's tax parcels was examined for this review. Tax assessor information and an aerial map of Ulster County were also used in conjunction with this examination. These items supplied information on land uses found in the tax parcels.

For this review, viable agricultural lands are tax parcels with real property class codes in the 100 (agriculture) range along with codes 241 (single-family residence with agriculture) and 555 (riding stables). In other words, land that tax assessors designated as agriculture. Agricultural property class codes mean an operational farm. Generally, vacant land already in an agricultural district is considered viable for agriculture. These are parcels with real property class codes in the 300 (vacant lands) range. Meaning such land was deemed viable at one point for agriculture and is presumed to be so now. Economic factors may come into play that have them host commercial farms one day. Residential and commercial tax parcels connected to farms or that could feasibly connect to commercial agricultural operations were not flagged for further review by the Ulster County Planning Department.

Every part of Agricultural District #2 was examined. However, because the Ulster County Planning Department monitors subdivision activity throughout the County, certain areas of the District came under more scrutiny. These are residential subdivisions with small lot sizes i.e. less than 5 acres.

In particular, the review looked for residential neighborhoods that had housing built on them, or neighborhoods with vacant properties where water and sewer/septic systems were installed. This brought into focus eight areas in Shawangunk and one in Plattekill. The areas in Shawangunk include lone parcels in residential subdivisions and groups of parcels in subdivisions that are within the agricultural district. One such subdivision built along Mulford Dr in Shawangunk has 17 parcels that are candidates for removal. In this subdivision, most have homes built on them, but a few are listed as vacant residential on tax assessment rolls. A

visit to this particular subdivision showed the construction of a new single-family home on one of these parcels.

Agricultural District #2 is an area of Ulster County that has seen significant residential subdivision activity in recent years. The District's review looks to modify its boundaries in light of the development activity it's seen in recent years.

The person who owns parcel SBL # 104.2-3-7.230 in Shawangunk requested its removal. The landowner sent a formal request to remove the parcel from the state certified agricultural district program to the Ulster County Planning Department.

Recommendation

The AFPB held its meeting concerning the review of Agricultural District #2 on February 27, 2023. The AFPB reviewed the parcels highlighted for removal by Ulster County Planning Department staff. The AFPB, after this review, recommends that **27 parcels totaling 45.94 acres be removed from Agricultural District #2. The list of parcels recommended for removal is attached in Appendix 7. A parcel location map is included in Appendix 6. Aerial photography of the parcels reviewed can be found in Appendices 8a through 8j.**

**Ulster County
Agricultural District No. 2
8-Year Review 7/21/2023**

	Size of District January 2023		Recommended for Removal		Landowner Requested		Presented for Removal	
	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage	Parcels	Acreage
Esopus	2	96.57						
Gardiner	258	7,931.23						
New Paltz (town)	88	36.47						
New Paltz (village)	4	4,857.37						
Plattekill	81	3,378.15	2	2.3			2	2.3
Rosendale	10	539.59						
Shawangunk	329	11,876.85	25	43.64	1	62.4	26	106.04
Total	772	28,716.24	27	45.94	1	62.4	28	108.34

Note: Thirty-one tax parcels totalling 73.34 acres in Shawangunk were reviewed.

List of Figures and Appendices

Figure 1: *Estimated Farmland Acreages for 2015 and 2020 in the Area containing Agricultural District #2.* USDA National Agricultural Statistics Service, CropScape – Cropland Data Layer. <https://nassgeodata.gmu.edu/CropScape/>

Figure 2: *Postglacial Landscape.* Image taken from the Minnesota Shoreland Management Resource Guide. <https://www.shorelandmanagement.org/quick/ei.html>

Appendix 1: Selected Geographic Features in Agricultural District #2 – 2022

Appendix 2: USDA CropScape Land-Uses from 2020 (Typical Crop Locations in Agricultural District #2)

Appendix 3: Prime Soils in the Area Encompassing Agricultural District #2 with a Focus on Mineral Soils Groups 1 through 4

Appendix 4: Prime Soils Coverage within Agricultural District #2

Appendix 5: Tax Parcels Designated as Agriculture by Local Assessors

Appendix 6: Locations of Parcels Reviewed at AFPB Meeting

Appendix 7: List of Parcels in Agricultural District #2 Recommended for Removal by the Agricultural and Farmland Protection Board at its February 27, 2023 Meeting

Appendix 8a: Ridge Rd in Plattekill

Appendix 8b: Red Barn Rd in Shawangunk

Appendix 8c: Pirog Rd in Shawangunk

Appendix 8d: Dubois Rd in Shawangunk

Appendix 8e: James Crowell Ln in Shawangunk

Appendix 8f: Route 208 near Kobelt Dr in Shawangunk

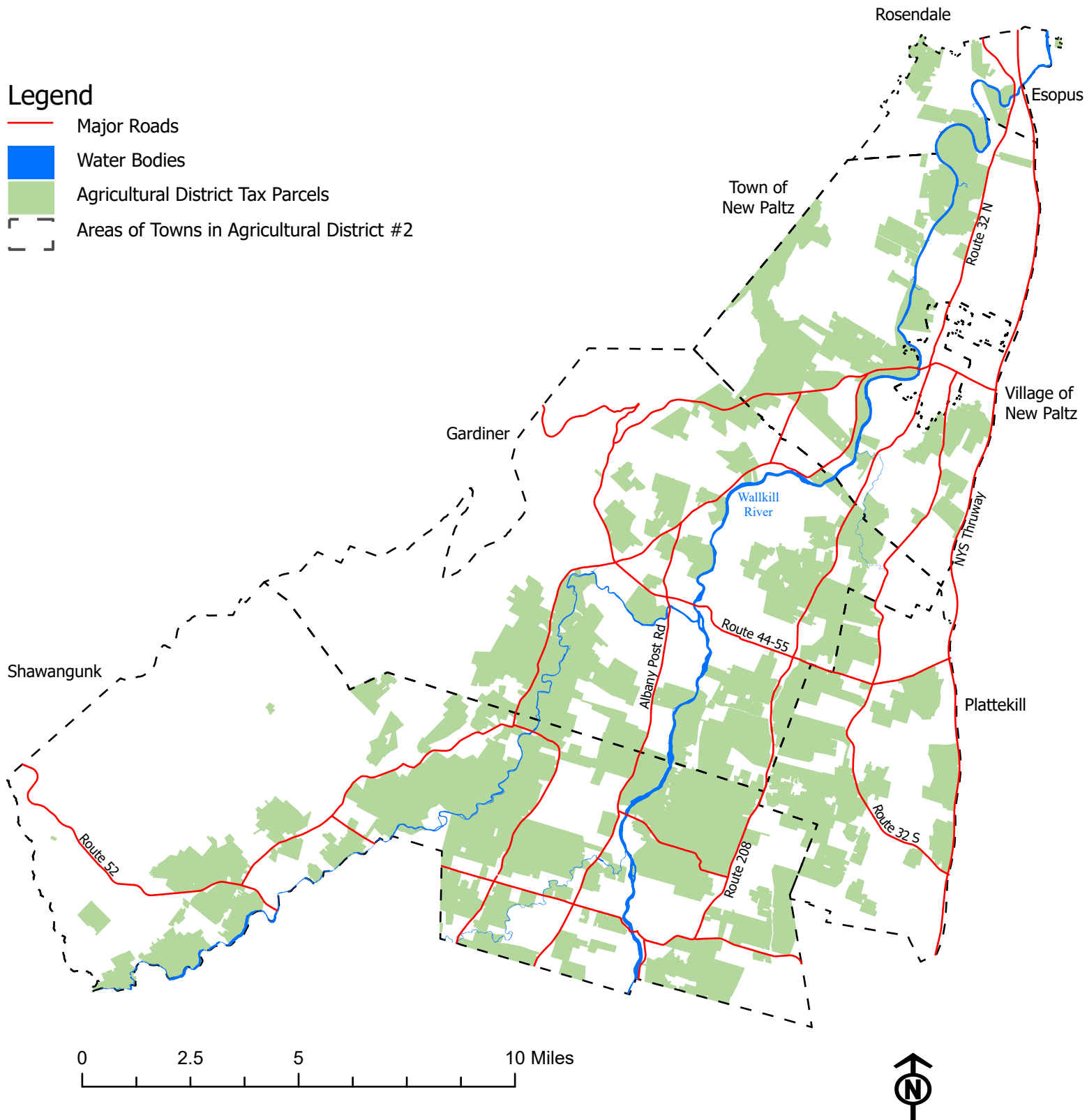
Appendix 8g: Plains Rd near Route 300 in Shawangunk

Appendix 8h: Tax Parcel Map of Mulford Dr in Shawangunk with Lot Numbers

Appendix 8i: Tax Parcel Map of Mulford Dr in Shawangunk using Aerial Photo

Appendix 8j: Tax Parcel Map of Mulford Dr in Shawangunk with Current Land-Uses Labelled

Appendix 1: Selected Geographic Features in Agricultural District #2 - 2022



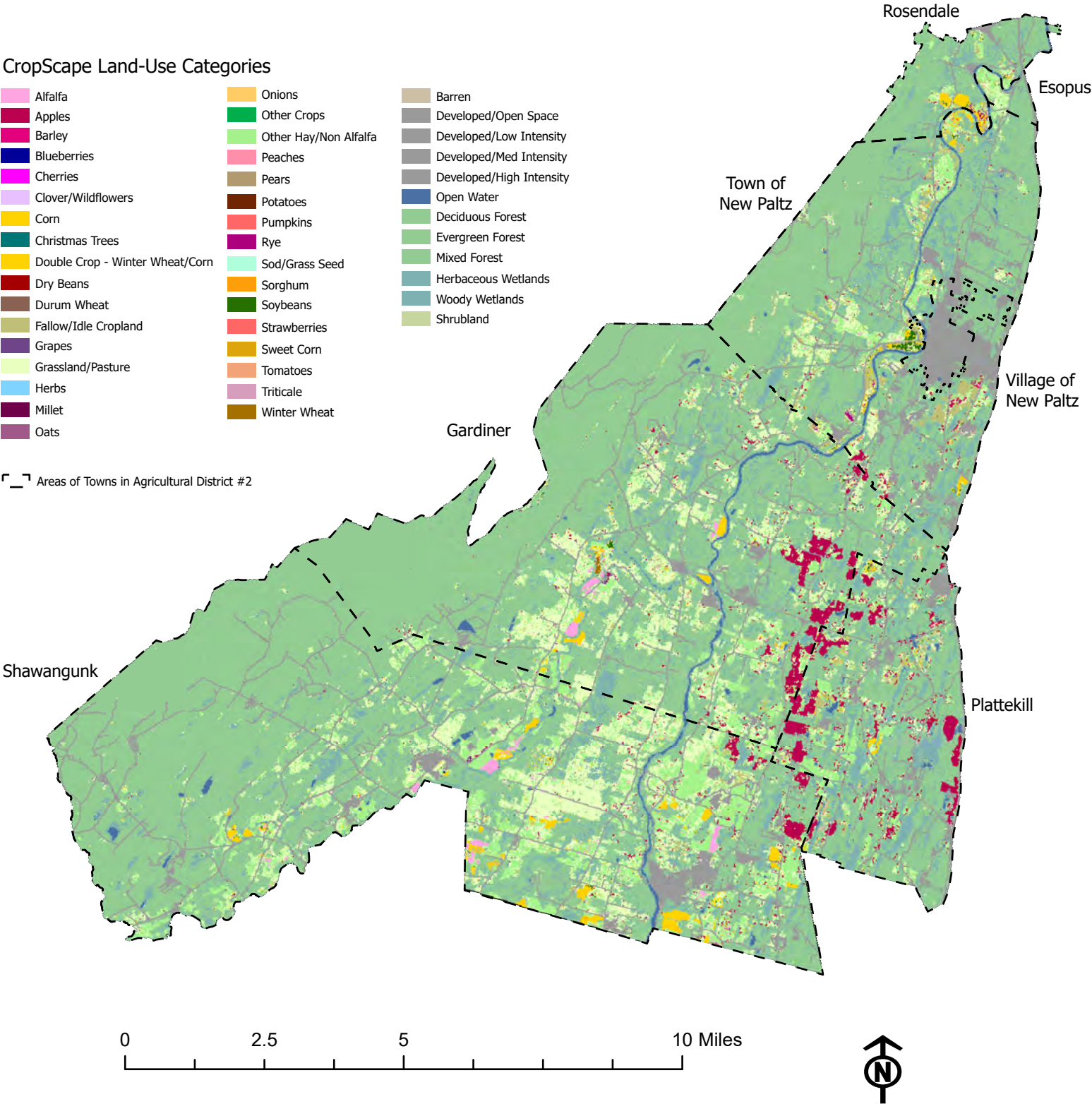
Map created at the Ulster County Planning Department
by Burt Samuelson on October 12, 2022

Appendix 2: USDA CropScape Land-Uses from 2020 (Typical Crop Locations in Agricultural District #2)

CropScape Land-Use Categories

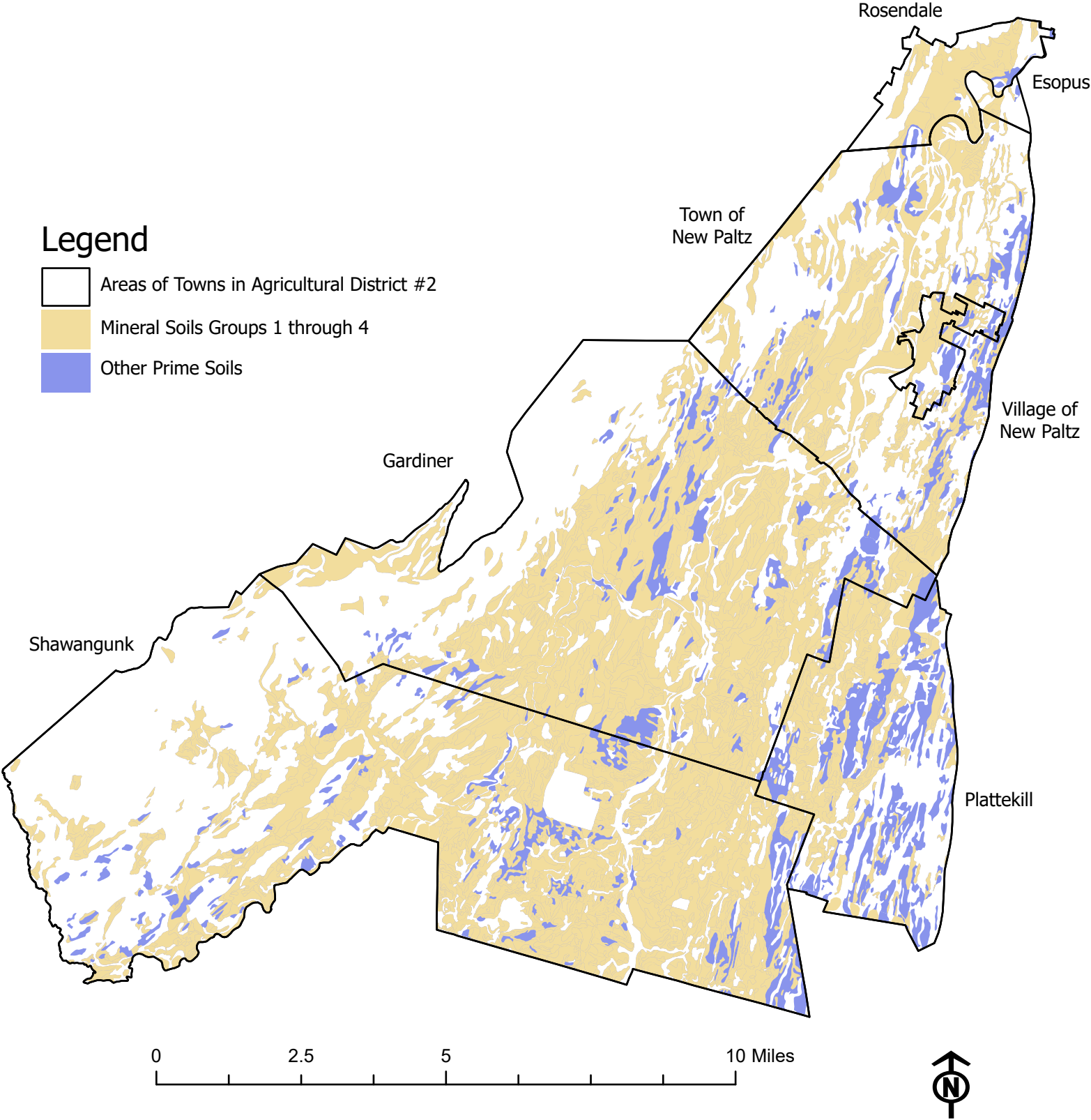
- | | | |
|---------------------------------|-----------------------|--------------------------|
| Alfalfa | Onions | Barren |
| Apples | Other Crops | Developed/Open Space |
| Barley | Other Hay/Non Alfalfa | Developed/Low Intensity |
| Blueberries | Peaches | Developed/Med Intensity |
| Cherries | Pears | Developed/High Intensity |
| Clover/Wildflowers | Potatoes | Open Water |
| Corn | Pumpkins | Deciduous Forest |
| Christmas Trees | Rye | Evergreen Forest |
| Double Crop - Winter Wheat/Corn | Sod/Grass Seed | Mixed Forest |
| Dry Beans | Sorghum | Herbaceous Wetlands |
| Durum Wheat | Soybeans | Woody Wetlands |
| Fallow/Idle Cropland | Strawberries | Shrubland |
| Grapes | Sweet Corn | |
| Grassland/Pasture | Tomatoes | |
| Herbs | Triticale | |
| Millet | Winter Wheat | |
| Oats | | |

Areas of Towns in Agricultural District #2



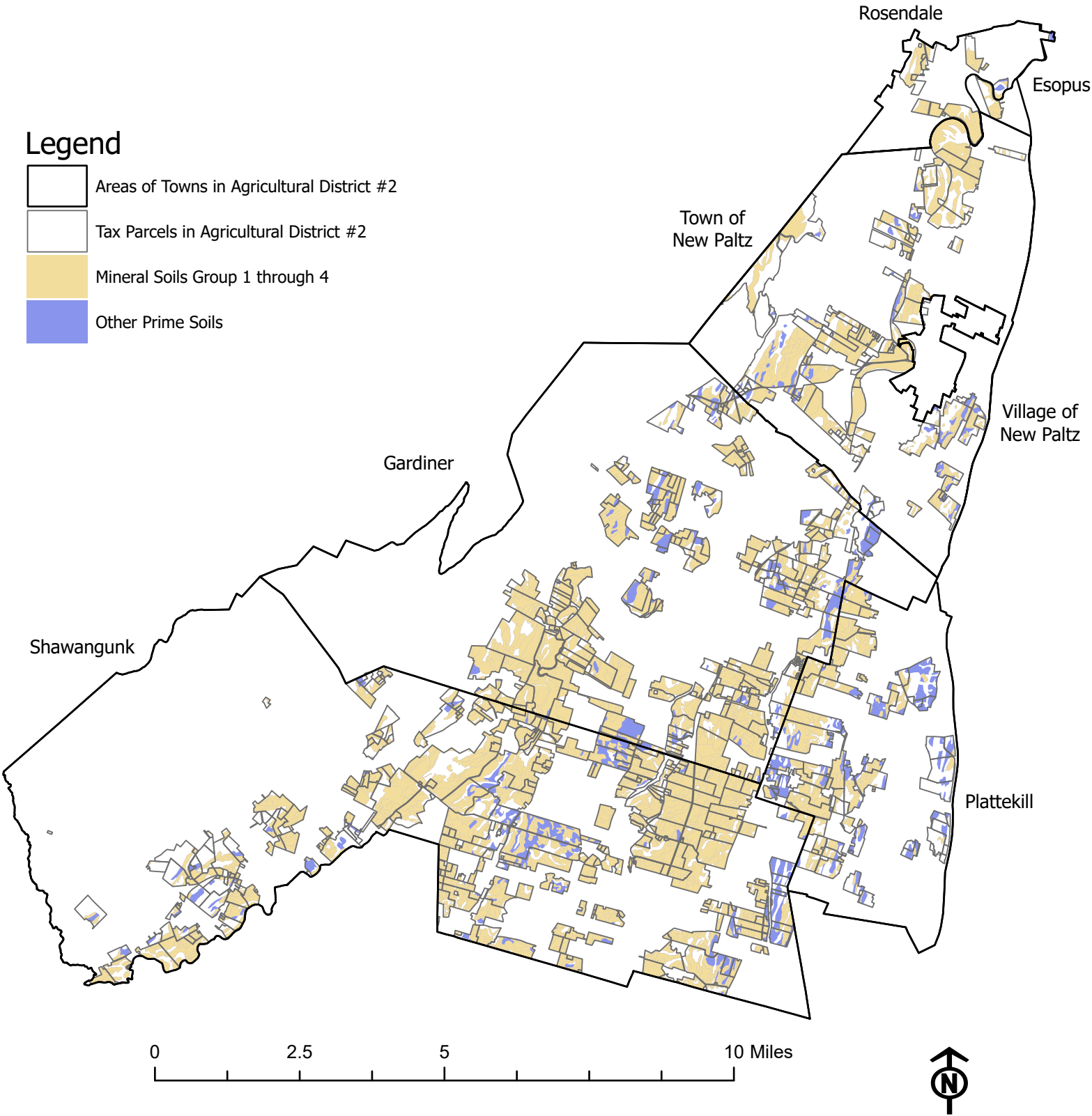
Map created at the Ulster County Planning Department
by Burt Samuelson on October 6, 2023.

Appendix 3:
Prime Soils in the Area Encompassing Agricultural District #2
with a Focus on Mineral Soils Groups 1 through 4



Map created at the Ulster County Planning Department
by Burt Samuelson on December 6, 2022.






Appendix 4:
Prime Soils Coverage within Agricultural District #2 Tax Parcels

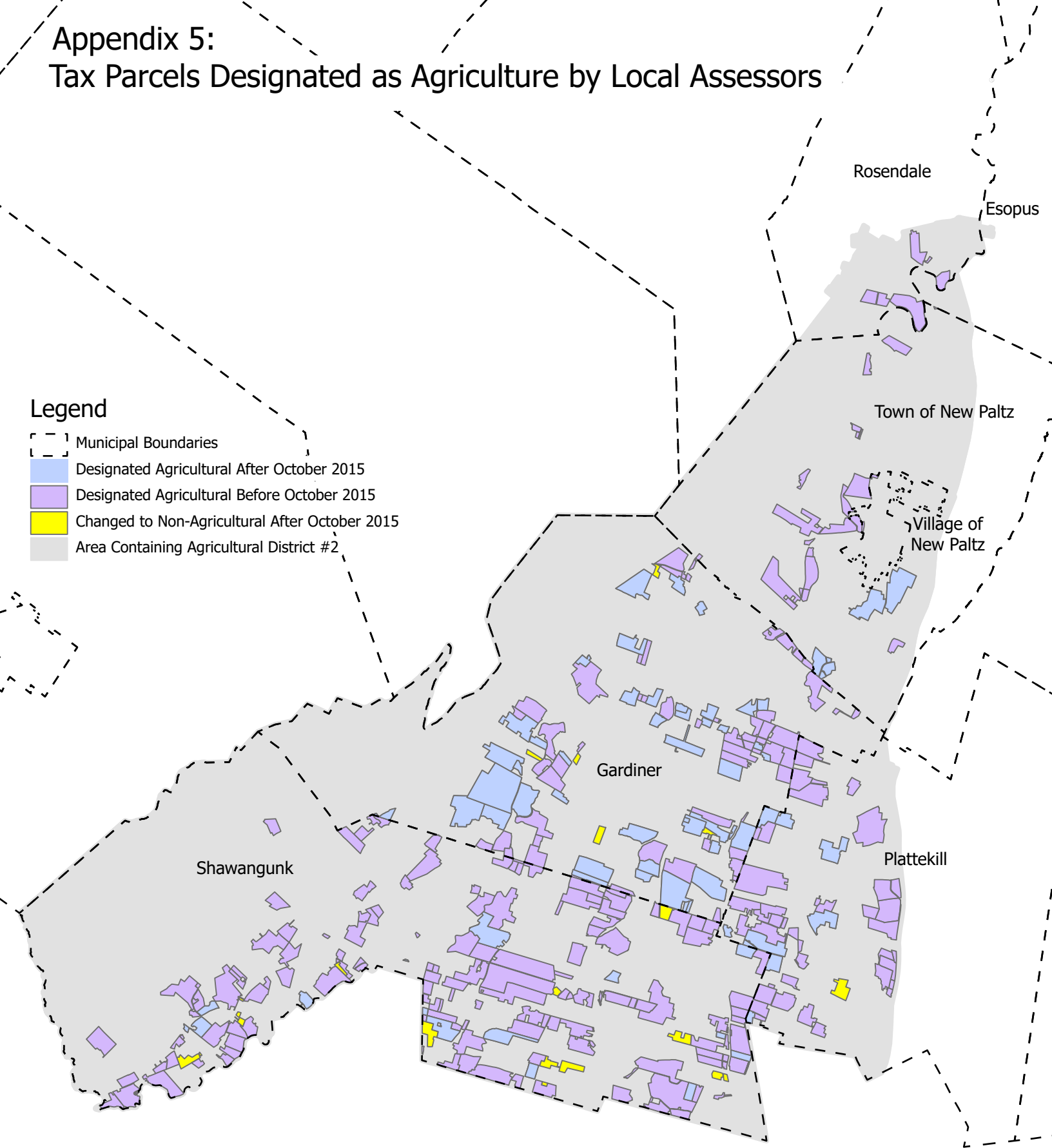


Map created at the Ulster County Planning Department
by Burt Samuelson on December 9, 2022.

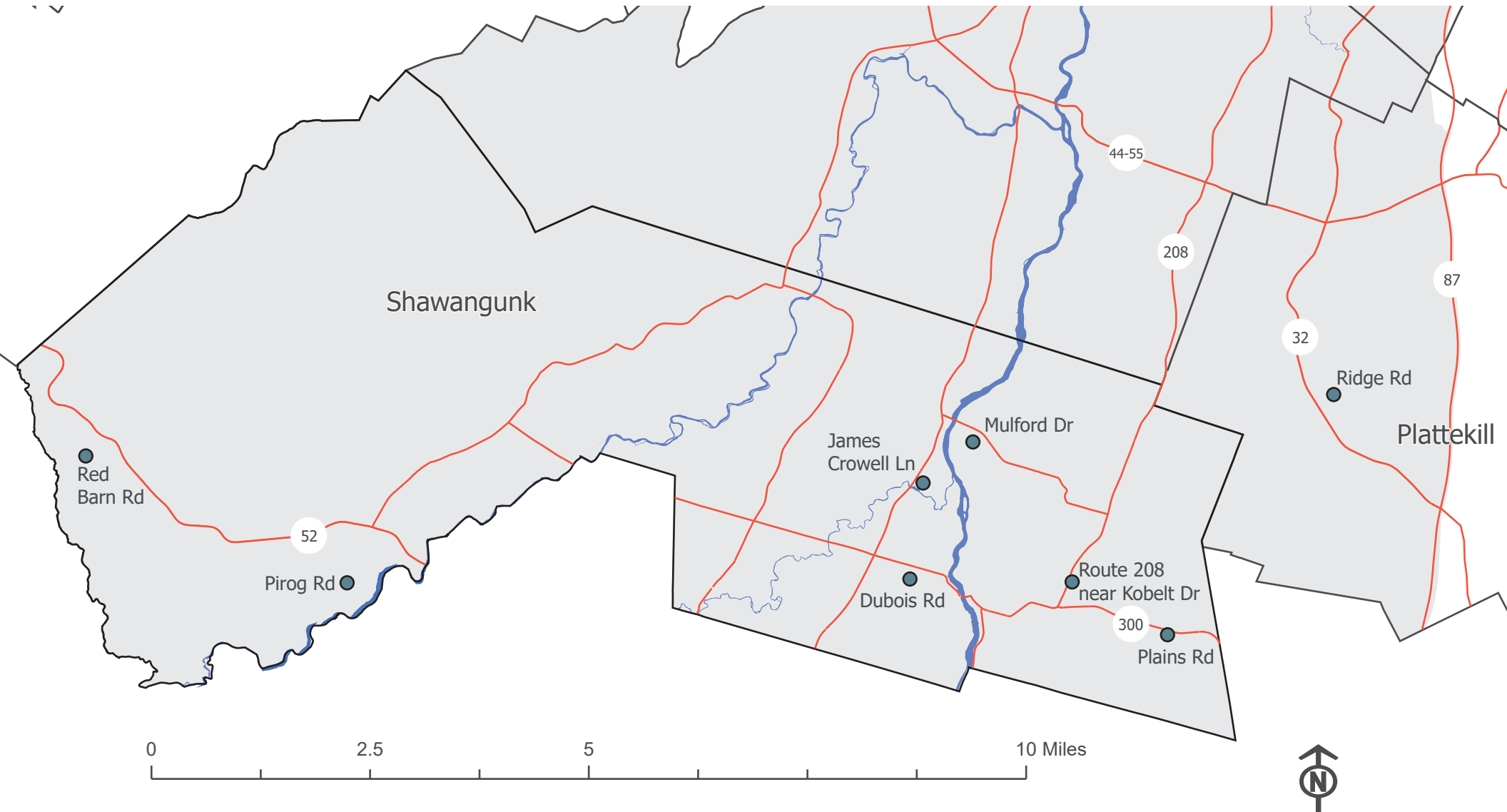
Appendix 5: Tax Parcels Designated as Agriculture by Local Assessors

Legend

-  Municipal Boundaries
-  Designated Agricultural After October 2015
-  Designated Agricultural Before October 2015
-  Changed to Non-Agricultural After October 2015
-  Area Containing Agricultural District #2



Appendix 6: Locations of Tax Parcels Considered for Removal from Agricultural District #2



Map created at the Ulster County Planning Department
by Burt Samuelson on February 16, 2023.

Appendix 7 – List of Parcels in Agricultural District #2
Recommended for Removal by the Agricultural and Farmland
Protection Board at its February 27, 2023 Meeting

SBL	Town	Parcel Address	Acreage
98.3-5-27	Shawangunk	65 Barn Rd	2
100.4-1-41.221	Shawangunk	130 Mulford Dr	1.5
100.4-1-41.222	Shawangunk	126 Mulford Dr	1.5
100.4-1-41.224	Shawangunk	122 Mulford Dr	1.6
100.4-1-41.225	Shawangunk	120 Mulford Dr	1.6
100.4-1-41.227	Shawangunk	116 Mulford Dr	1.04
100.4-1-41.228	Shawangunk	114 Mulford Dr	1.4
100.4-1-41.229	Shawangunk	112 Mulford Dr	1.4
100.4-1-41.230	Shawangunk	110 Mulford Dr	1.6
100.4-1-41.231	Shawangunk	109 Mulford Dr	1.1
100.4-1-41.232	Shawangunk	113 Mulford Dr	1.4
100.4-1-41.233	Shawangunk	115 Mulford Dr	1.6
100.4-1-41.234	Shawangunk	119 Mulford Dr	1.1
100.4-1-41.235	Shawangunk	121 Mulford Dr	1.3
100.4-1-41.236	Shawangunk	123 Mulford Dr	1.4
100.4-1-41.237	Shawangunk	106 Mulford Dr	3.6
101.3-2-17.117	Plattekill	69 Ridge Rd	1.1
101.3-2-17.118	Plattekill	77 Ridge Rd	1.2
106.1-2-36.214	Shawangunk	3 James Crowell Ln	3
106.1-3-10.121	Shawangunk	553 Dubois Rd	1.6
106.1-3-10.122	Shawangunk	563 Dubois Rd	1.8
106.1-3-10.123	Shawangunk	573 Dubois Rd	2.4
106.2-3-25.200	Shawangunk	1415 Route 208	3.8
107.3-2-35	Shawangunk	456 Plains Rd	1.3
107.3-2-36	Shawangunk	452 Plains Rd	1.5
107.3-2-37	Shawangunk	448 Plains Rd	1.5
107.3-2-38	Shawangunk	444 Plains Rd	1.6

Appendix 8a: Ridge Rd in Plattekill



Tax identification numbers:

101.3-2-17.117

101.3-2-17.118

Appendix 8b: Red Barn Rd in Shawangunk



Tax identification number:

98.3-5-27

Appendix 8c: Pirog Rd in Shawangunk



Tax identification numbers:

105.1-4-36.100

105.1-4-36.200

Appendix 8d: Dubois Rd in Shawangunk



Tax identification numbers:

106.1-3-10.121

106.1-3-10.122

106.1-3-10.123

Appendix 8e: James Crowell Ln in Shawangunk



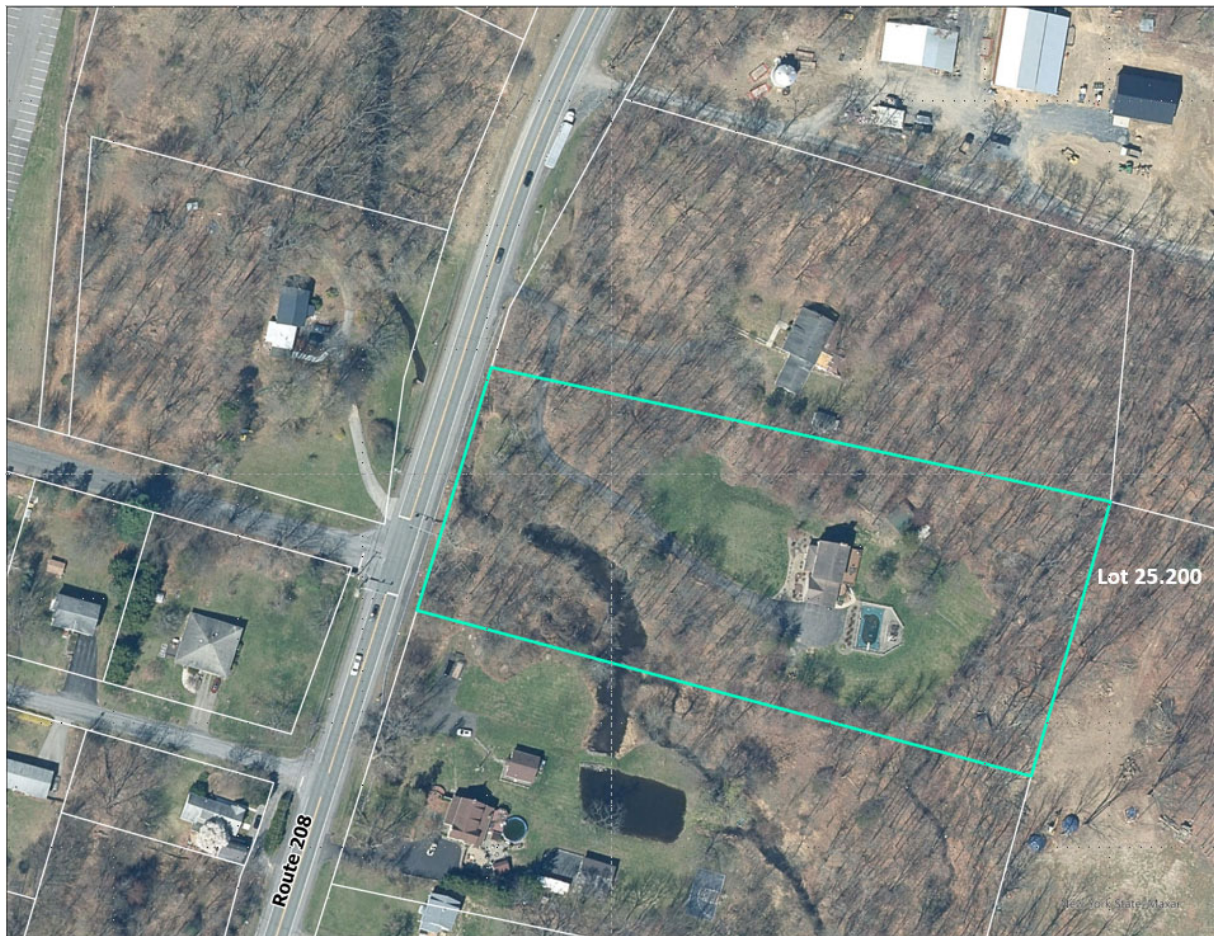
Tax identification numbers:

106.1-2-36.214

106.1-2-36.215

106.1-2-36.400

Appendix 8f: Route 208 near Kobelt Dr in Shawangunk



Tax identification number:

106.2-3-25.200

Appendix 8g: Plains Rd near Route 300 in Shawangunk



Tax identification numbers:

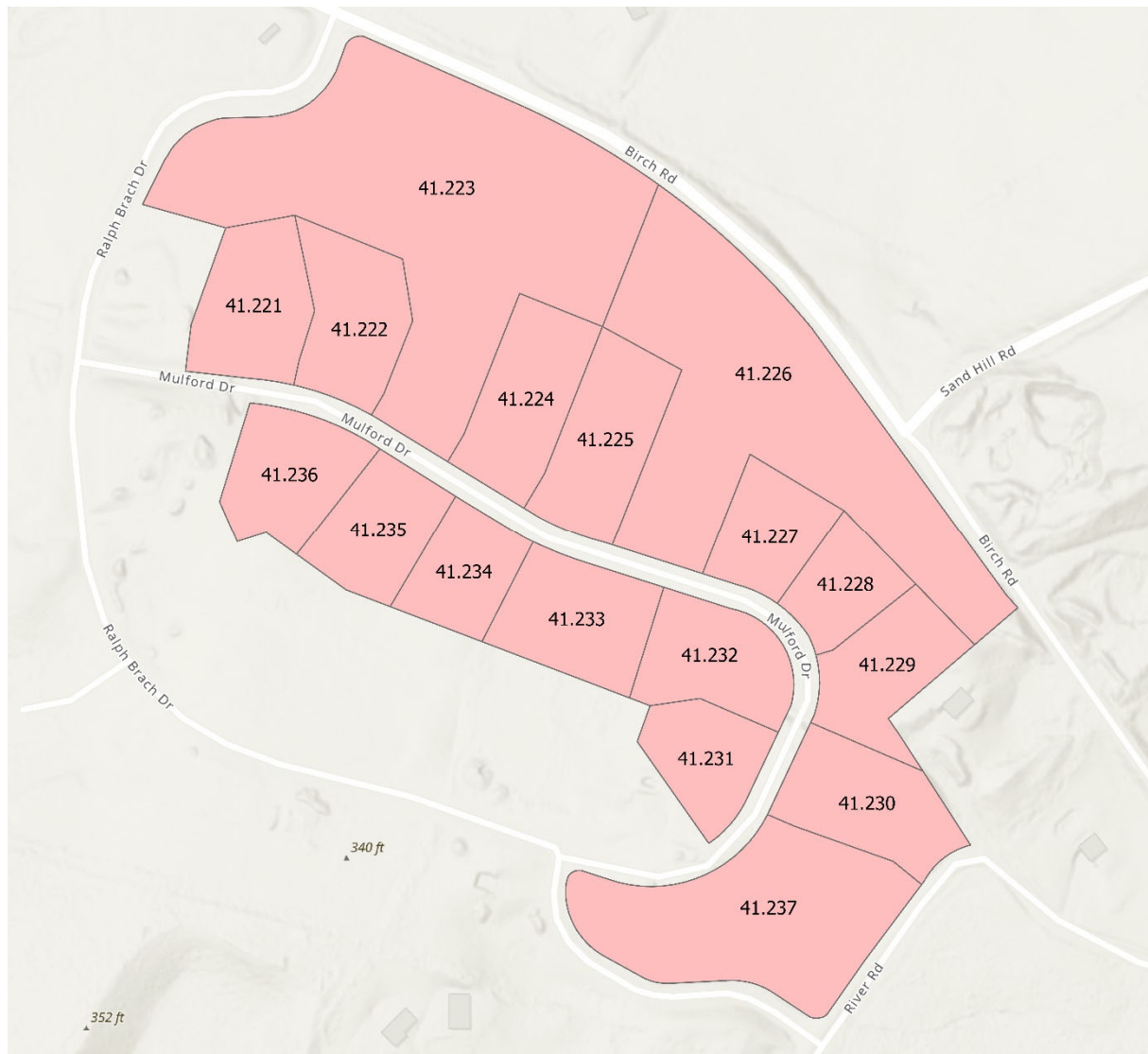
107.3-2-35

107.3-2-36

107.3-2-37

107.3-2-38

Appendix 8h: Tax Parcel Map of Mulford Dr in Shawangunk with Lot Numbers



Tax identification numbers

100.4-1-41.221 through 100.4-1-41.237 for seventeen tax parcels in total.

Appendix 8i: Tax Parcel Map of Mulford Dr in Shawangunk using Aerial Photo



Note: Aerial photograph does not reflect most recent development activity.

Appendix 8j: Tax Parcel Map of Mulford Dr in Shawangunk with Current Land-Use Labelled



Note: Aerial photograph does not reflect most recent development activity.

:Joseph-Anthony: .Vilela
% rural route 100 Sinsabaugh Road
Pine Bush, New York, near [12566]
(914) 850-9197
Email: hiddencedarinn@twc.com

October 18, 2022

Ulster County Planning Dept.
Department of Agriculture and Markets
Burt Samuelson, Senior Planner
244 Fair Street - Box 1800
Kingston, NY 12402

Dear Mr. Samuelson,

I Joseph Antony Vilela own 62.4 acres of private property located at the address above in Shawangunk, Ulster County, New York. Your SBL number is 104.2-3-7.230. I hereby revoke any and all applications and enrollments in the Agricultural District. Thank you for your time.

Reserving All my Natural God-Given Unalienable Rights, Waiving None, Ever.

Respectfully Submitted,

By: Joseph Anthony Vilela, Without prejudice
Joseph Anthony Vilela, Without prejudice



ULSTER COUNTY LEGISLATURE

PUBLIC HEARING: CDBG ECONOMIC DEVELOPMENT SMALL BUSINESS GRANT
PROGRAM APPLICATION: THE HUDSON HOUSE AND DISTILLERY

TUESDAY, APRIL 18, 2023

NAME (PLEASE PRINT)	CONTACT
1. Charles Ferri	TOWN WHERE YOU RESIDE: Esopus EMAIL: Charles@thehudsonhouse.ny.com
2.	TOWN WHERE YOU RESIDE: EMAIL:
3.	TOWN WHERE YOU RESIDE: EMAIL:
4.	TOWN WHERE YOU RESIDE: EMAIL:
5.	TOWN WHERE YOU RESIDE: EMAIL:
6.	TOWN WHERE YOU RESIDE: EMAIL:

COUNTY OF ULSTER

OFFICE OF ECONOMIC DEVELOPMENT

PO BOX 1800, 244 FAIR STREET

KINGSTON, NEW YORK 12402



Jen Metzger
Ulster County Executive

Timothy Weidemann
Director

Telephone
845-340-3556

PO Box 1800, 244 Fair Street
Kingston, NY 12402

February 6, 2023

Tim,

The NYS Community Development Block Grant Program is a federally funded program that provides financial resources to assist in the development of viable communities by providing decent housing and a suitable living environment by expanding economic opportunities, principally for persons of low and moderate income (LMI). NYS Homes and Community Renewal's Office of Community Renewal (OCR) administers NYS CDBG funding for non-entitlement communities which in our case is a county with populations under 200,000. Eligible applicants apply on behalf of the business seeking NYS CDBG funds.

Under the NYS CDBG Economic Development program there are two categories of funding activities, Economic Development and Small Business. Both provide funds to local governments to support economic development projects that involve the creation or retention of permanent jobs, at least 51% of which must benefit LMI persons.

The Ulster County Office of Economic Development plans to apply for CDBG Small Business funding on behalf of The Hudson House & Distillery, West Park, NY, which opened to the public in August of 2021 under a three-phase plan: the opening of a craft distillery; the opening, expansion and upgrading of the commercial kitchen and event space; and the opening of a luxury boutique hotel.

In 2022, the owners reached out to Economic Development for funding options to help purchase new commercial equipment for the kitchen as the current kitchen is comprised of outdated, worn out and inefficient equipment limiting their ability to grow and prosper. With the CDBG funding they agree to create 4 full-time and 5 part-time jobs, 4 of which will be focused on and made available to LMI individuals.

Our first step is to submit a pre-application and then, if approved, will schedule the first of two public hearings required. If there is no public opposition, ED will move on to the submission of a full application within 60 days.

"Building a People-Centered Economy"

www.UlsterCountyNY.gov/EconDev

The Small Business Assistance program (twenty-five or fewer full-time equivalent employees) guidelines, requirements and limitations are as follows:

- Award amounts of \$25,000 to \$100,000 for assistance to individual business.
- Projects must result in the creation or retention of at least one FTE job per \$25,000 of CDBG funds provided.
- NYS CDBG can fund up to 40% of a total project cost.
- Minimum of 20% owner equity contribution to the project is required.

Thanks,
Barb Loughran
Business Services Administrator

h

HUDSON HOUSE
DISTILLERY



The Kitchen *@* HUDSON HOUSE & DISTILLERY

Business Plan | Fall 2022

Star Estate Development Group LLC
1835 Broadway (US Route 9W)
West Park, NY 12493

Charles Ferri
charles@thehudsonhouseny.com
917.887.7872

Paul Seres
paul@thehudsonhouseny.com
917.941.1304

THE HUDSON HOUSE VISION

The first phase of The Hudson House & Distillery opened to the public in August 2021. Phase 1 consisted of a craft distillery, 3500 square foot deck, bar, tasting and merchandise rooms, 80+ space car parking lot with an additional 12 convenience parking spots and 5 handicap parking spots next to the manor. It is situated on an iconic 27-acre waterfront property enabling both land and water access. This one-of-a-kind waterfront farm distillery produces Black Creek Whiskey (Bourbon, Rye) and Altair Vodka. Additionally, there is a full portfolio of products made with local partners including Hudson House Wines, Hudson House Beer, Black Creek Bourbon Aged Maple Syrup and merchandise.

In September 2022, The Hudson House completed a 3400 square foot event space to host weddings and private events year-round. This facility can seat up to 180 people for events and has direct access to the deck which overlooks the river.

The Hudson Valley area is one of the top destinations for weddings, events, and agro-tourism and mostly draws visitors from New York, New Jersey, Connecticut and Pennsylvania, as well as Lower New England. There is, however, a shortage of quality year-round venues to meet the demand. The Hudson House will tap into this lucrative high margin market with our ability to cater events of all sizes including weddings, corporate parties, tours, concerts and community events among others. The Hudson House will also be available for corporate retreats and junkets.

Phase 2 will be the installation of the commercial. Due to high demand, and with the addition of the event space, it has become imperative to add a commercial kitchen as soon as possible to handle this demand and be able to expand our capabilities.

This new kitchen will be able to produce catered events for up to 200 people seated, as well as continue to support our day to day operations and offer additional periods of service including Brunch and Lunch. New staffing will be required to fill several new full-time positions as well as hiring additional part time employees as well.

Phase 3 of The Hudson House will be a unique luxury boutique hotel and rooftop restaurant/bar. Twenty-five rooms have been approved and will not only cater to events happening at The Hudson House, but will also provide a much-needed addition to premium hotel rooms in the Hudson Valley, which is lacking considerably when it comes to hospitality options. Most event venues in the Hudson Valley provide little to no lodging. However, The Hudson House & Distillery will be able to keep guests close by and on-site, making it a unique attraction to wedding parties, event planners, and corporate events and galas. The infrastructure of the property as well as the hotel can be expanded to increase occupancy should demand warrant it.

Our sales will grow considerably each year through our multiple revenue streams including; distillery, hospitality, dining, events, retail/merchandise store, and bar/tasting room. The location of The Hudson House & Distillery with its close proximity to New York City and Albany will allow the property to continue to draw upon a high volume of travelers in addition to the local population in the region. Approximately 15% of the US population will be within a 6-hour drive to The Hudson House.

COMPANY OVERVIEW

The success of The Hudson House & Distillery will come from the multiple revenue centers each of which may operate independently of one another if necessary, but together offer a resort type of experience in the Hudson Valley.

The Hudson House owns and operates a luxury destination property attracting a multitude of visitors and clients looking for that special experience. The property itself encompasses 27 acres in West Park, NY. With easy access from the NY State Thruway and Metro North train, The Hudson House attracts a consistent discerning clientele from New York, New Jersey, Connecticut, Pennsylvania, New England and visitors from around the world. The main buildings consist of 24,000 square feet that house a craft distillery, 25 room luxury boutique hotel, along with a world class fine dining restaurant, and event space.

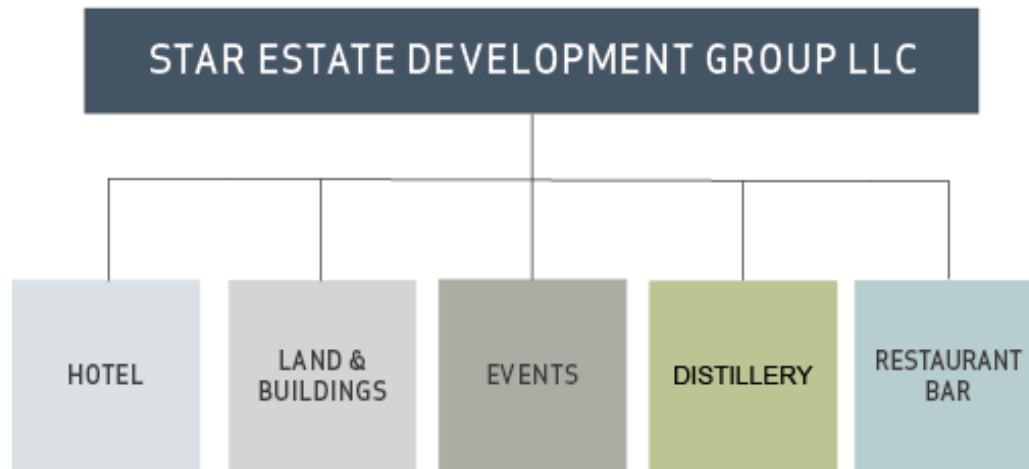
The goal of the property itself will be to completely develop to offer visitors the opportunity to explore the beauty of the landscape through a network of trails leading to the Hudson River. Scenic Hudson, has partnered with The Hudson House to connect the trails of their Black Creek corridor to the property which will allow outdoor enthusiasts to go from Poughkeepsie to New Paltz and Kingston all through trails.

For the history-lover, a working railroad now owned and operated by CSX runs through the property. Guests will walk the trails once traveled by transients in the 1800's looking for refuge from when the property was owned and operated by the Christian Brothers Monastery.

The agro-tourism sector is currently experiencing an increase in growth across the United States. Traditionally, wineries and vineyards have benefitted most by agro-tourism. This has now spread to distilleries, craft breweries, organic farming, dairy farms for cheese, not to mention Cannabis in Colorado and Washington, the first two states to legalize its production, distribution, and sale. This growth can be attributed to the increasing desire of people becoming more cognizant of the food they eat and how it is made. The Distillery will use local staples including, corn, wheat and empire rye to further enhance the story of the brand.

The Hudson River Valley has become one of the top destinations for weddings. Most traveling from New York City, New Jersey, and Southern New England to find that picturesque location for their special day. The Hudson House & Distillery will be one of only a few that offers a luxury boutique hotel on the property. With the amazing vistas over-looking the Hudson River, there will be several locations on the property for the ceremony, receptions and photo shoots. The Hudson House will attract a strong corporate clientele looking for that getaway location for meetings and conferences.

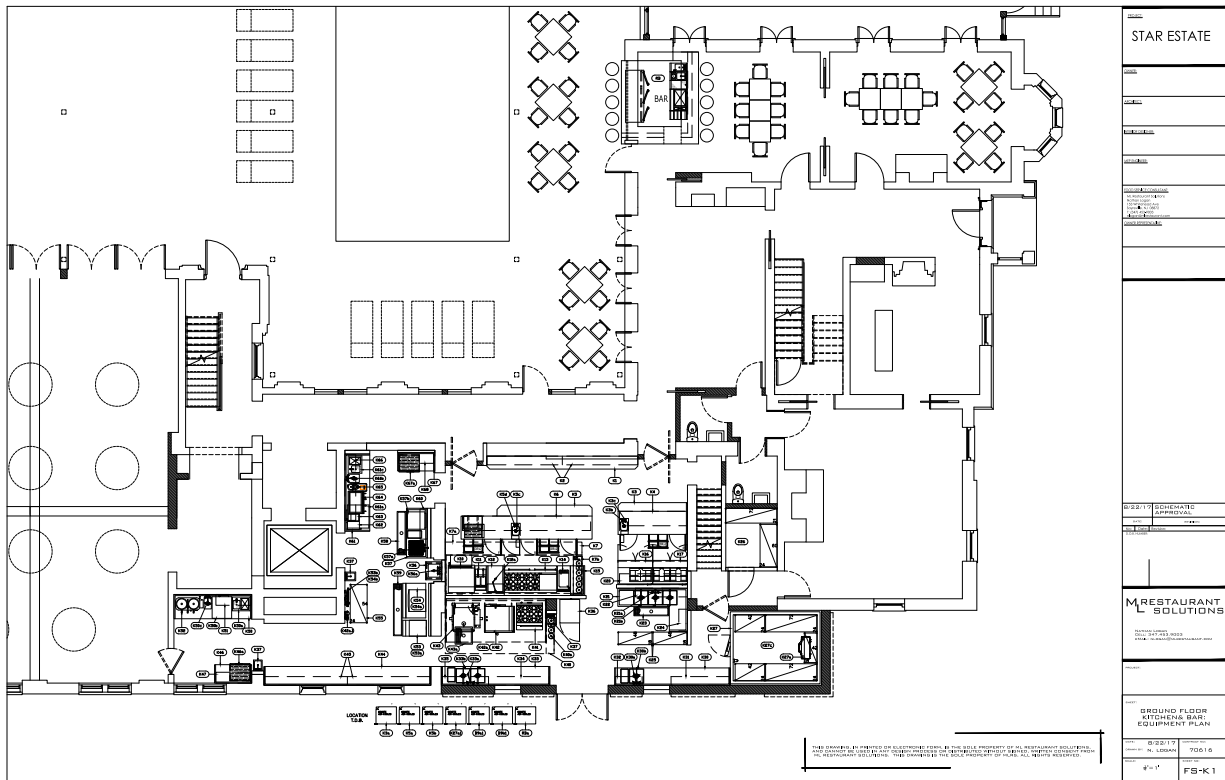
The Hudson House & Distillery Organization Chart:



COMPETITIVE ADVANTAGES

The following list outlines The Hudson House's competitive advantages.

- 27 acres with breathtaking views of the Hudson River
- 30,000 square feet of existing buildings rich with history as a former monastery and school
- 1800' of private shoreline on the Hudson
- Luxury Lifestyle Boutique Hotel on site with an approval for 25 rooms and 3 suites
- The Distillery on site offering tours, tastings and educational seminars. The distillery will also be a prime location to host events
- Agro-tourism on site and in the surrounding areas.
- Less than an hour and half away from New York City
- Fine dining and catering on site with the completion of the kitchen
- Multiple locations on site for events
- Self-contained infrastructure on property including water and sewage
- The Founders have combined 40 plus years of being in the media.



OPERATIONS PLAN

Management has created and implemented back of house systems designed to enhance efficiencies and further expand the customer experience. These systems include proper accounting and book keeping as well as maintaining strong cash flow. Relationships will be maintained with commercial banks in case further capital is needed for expansion either on or off the property. The Hudson House currently employs over 90% of its staff locally.

The Hudson House is fully compliant and follows all laws and regulations employed by the town of Esopus NY, Ulster County, New York State and any federal guidelines that pertain to the day-to-day operations. These agencies include, Environmental Control Board, Department of Buildings, Department of Health, New York State Liquor Authority, and local law enforcement. All federal American with Disabilities Act (ADA) are adhered to as well.

THE TEAM



CHARLES FERRI | Co-Founder | CEO

He graduated with a B.S. from SUNY Buffalo in 1996. From 1997-2000, Charles decided to get a job in finance and started working at Sanford Bernstein Investment Management. Subsequently, he worked at Deutsche Bank from 2000-2004, and at each financial institution he was successful in managing over \$1.1 billion in assets for many high net worth individuals, families and select companies in sports, entertainment and media.

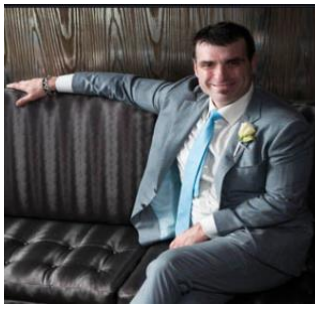
In 2004, Charles made the biggest and smartest decision of his life and left a very successful banking career in order to seek out his true passion as an entrepreneur. He started by purchasing a lounge under famed Chelsea Hotel with a few of his closest friends. Charles then expanded to the Hamptons owning the famous Star Room Nightclub. He then decided on creating a vodka line as a special gift for select clientele to remember him and their experience at his very popular and exclusive nightclubs.

Having had the unique opportunity to see firsthand what it takes to measure up to the quality standards sought by socialites, celebrities and VIP's, Charles knew he needed a product that stood out from the many vodka brands on the market today. He really believed the time was right for a luxury American vodka that could out smooth the many known foreign brands saturating the marketplace.

His quest began for Star Vodka by traveling the world, even to Russia, and researching to understand the vodka process. Charles wanted the finest quality ingredients and production facilities in the USA. He met with distillers and purveyors of grains and selected non-genetically modified corn, Cascade Mountain water from Oregon and a unique distillation method called volcanic filtering. Using a testing panel of 20 females (10 vodka drinkers, 10 wine drinkers) Charles would not settle for anything less than a unanimous vote by these women for the final formula for Star Vodka which would take 13 months to finally perfect.

The first production was met with instant success with his closest friends and private clientele! Charles has since been slowly increasing production while staying true to maintaining his highest quality standards. "Building a lasting brand takes time and patience while staying honest to your vision and goals", says Charles. He feels the time is now right to come back to his roots in the Hudson Valley where he grew up and develop this iconic property with a craft distillery. The Hudson House will change the spirits industry!

Most recently, Charles was selected as a main character on Esquire Network's 10-episode docu-series "Lucky Bastards". He has been on Fox Business as a spirit expert and also has been written about along with his brand Star Vodka and featured in major media publications around the country such as The NY Post, Wallstreet Journal, NY Times among others.



PAUL SERES | Co-Founder | COO

After graduation from NYU in 1990, Paul Seres formed his own production company making Off-Broadway plays and independent films. By 1992 he had begun producing and co-producing music videos for acts including Run DMC, PM Dawn, Mariah Cary, Mary J. Blige, and Sting.

He continued to work in the short format by directing and producing commercials and on-air promotional spots for clients such as A&E Television Networks, Comedy Central, Paramount Pictures, Columbia Pictures, LifeBeat, GenArts Festival, Discovery Communications, Gap, Jussara Lee, Shiseido Cosmetics, and others.

In 1997 Paul began his television development career, developing programming for such networks as MTV, VH1, Showtime Networks, Bravo, ABC, and Trio.

While establishing himself as a producer and director, Paul began working in the nightlife industry as both a promoter and a manager of several popular spots. As managing partner of Aces & Eights, Seres quickly helped the establishment grow into one of the most popular bars in New York, becoming Anheuser Busch's largest account, surpassing Madison Square Garden in volume of goods sold. Other bars and nightclubs Paul had managerial involvement with were Coffee Shop Bar, Jekyll and Hyde, Mars, Red Zone, Rock Ridge Saloon, Micro Bar, Caddy Shack, and Delta House.

Paul also produced events for corporate clients including L'Oreal, Maybelline, Movado, VisibleWorld, Polaroid, Hasbro, various fashion designers, and Coca-Cola. In 1999, Paul joined Big Fat, a New York based marketing and event agency where he became their in-house event producer and creative director. While at Big Fat, Paul produced national tours and events for clients such as PepsiCo, Lucky Strike, Kool, Seagrams, The History Channel, Stouffers', and Nintendo. In 2001, Paul produced the national rollout tour for Nintendo's GameCube, a 12-city tour that created 5000 sq. ft. nightclubs out of raw retail spaces in each of the cities. The tour won both a Gold Reggie and a Bronze Reggie for the gaming manufacturer.

In 2002 Paul formed Alba Creative, a boutique branding agency specializing in helping clients receive maximum return on their investment from their target audience. He successfully launched campaigns for IDT, Coldwell Banker, and Netomat among others. In addition to being Chief Strategy Officer, Paul helped create and directed all on-air television and radio spots for their client roster.

In July of 2005 Paul became the Managing Member of Ruby Falls Partners, LLC, a holding company that operated Sol Nightclub, a lounge in Chelsea's trendy warehouse district. Opened in 2005, Sol has become the destination for upscale urban parties & entertainment, with notables from the Black Eyed Peas, The Pussycat Dolls, Busta Rhymes, Maya, Cee-lo of Gnarls Barkley, Erykah Badu, Serena Williams, Fabolous, Cassie, Tracy Morgan, Jay McCarroll, JC Chasez, Lydia Hearst, to the New York Giants, Jets, and Knicks all being seen at this 29th street destination.

In 2008 Paul formed Helios Hospitality Group, LLC, a hospitality development holding company that is currently developing an enclosed rooftop restaurant/lounge/event space in the Fashion District. In 2012, Paul became a partner and owner at The DL and Dinner on Ludlow, a Lower East Side restaurant lounge that boasts the largest rooftop space in the area. Additionally, in June of

2013, Paul opened with Chef John Keller, Apartment 13, an American Bistro focusing on New York State purveyors and suppliers. Apartment 13 has a focus on pairing cocktails with each individual item on the menu. In 2014, Paul and his group acquired the space that was formerly St. Jerome's, on Rivington St. also in the Lower East Side. One of the original rock n' roll bars in the LES, Paul and his team renovated the entire space, expanded the first floor, and re-opened it as Rivington F & B Jeromes, as a homage to St. Jerome's. Also in 2014, Paul in partnership with Hampshire Hotels, renovated the former XVI space, to create The Attic, a midtown rooftop lounge with Western views and amazing sunsets.

Paul is a former member of Manhattan's Community Board 4 where he was on the Executive Board, Co-Chair of the Business, Licensing and Permitting Committee, which is responsible for making recommendations to the State Liquor Authority for Liquor License Applications, and the Quality of Life Committee. Paul was on the board for 8 years, helping shape the communities from the business perspective.

In 2012, Paul helped formed and became a founding trustee of the New York City Hospitality Alliance, a New York City based trade association and lobbying organization that represents the bars, cafes, lounges, nightclubs and destination hotels that make up the hospitality economic engine for the city. He is now a Vice President and liaises with NYPD on all nightlife matters.

Paul holds a Bachelor Fine Arts in theatre and a minor in film production from New York University's Tisch School of the Arts and a Bachelor Fine Arts in Music Composition with a minor in physics from New York University's School of Arts and Sciences.

MELISSA ANDRUSHKO FERRI | Partner | Director of Events

Melissa is the owner and principal planner of the New York City based company **Variety Vintage & Co.** A Rutgers University graduate, Melissa began her career years ago as a Marketing Manager for a Global Drug Manufacturing Company, DSM. She worked closely with the sales team to understand and build strategic partnerships, developed a social media plan, created a customer survey portal, and was always under budget. She received multiple "Exceptional Achievement Awards " during her time at DSM honoring her dedication and surpassing the target goals with the sales team. As time went on, Melissa took on the additional role of Global Events Director where she produced an average of 150 events per year, giving her the opportunity to work in a variety of venues throughout the world; such as Austria, Spain, Germany, and The Netherlands. As the Events Director, Melissa found her true passion, creating events that people would never forget and every time they saw her would reminisce about them. And then the time came for Melissa and her fiancé to get married, who else would plan, organize, arrange, and design the entire production, Melissa! In 2 months, she put her entire wedding together, walked down the aisle to say "I do", and began a new chapter of her life.

After the huge success of her own wedding, Melissa was inspired to start her own Event Production Company and never looked back. Her goal is to create indelible memories for her clients, whether it's for a destination wedding on a tropical island, a cozy dinner celebration for 10 overlooking the Hudson, or a weeklong wedding celebration spanning two continents.

What makes Melissa one of the most sought-after event planners is her style, vision, and expertise. Her success is built on listening, understanding, and complementing some of the most recognized companies, individuals, and brands around the globe.

Since focusing full time on Variety Vintage, she has produced events in New York, New Jersey, Florida, and North Carolina to name a few. Melissa has been awarded "Best of the Knot" for years 2018, 2018, 2019 which is the largest wedding resource in the country.

GREG DEMICHIEL | Executive Chef

After graduating from the CIA '96, Greg traveled to Las Vegas where he worked at the Rio Hotel and Casino as a Sous Chef under Chefs Joseph Cisneros (Lespinasse NYC) and Jean Louis Palladin (Napa & Watergate Hotel). Upon leaving the Rio, Greg took over the position of Executive Chef, China Grill (China Grill Managements flagship) at Mandalay Bay.

Having the opportunity to travel Greg decided to make his way through Europe, staying where and whenever possible. He traveled through 4 countries honing his techniques and learning various styles of kitchen service.

Once back in the states, Greg decided to lay roots in Los Angeles CA. He began a small boutique catering company that grew into a multi-functional hospitality business that catered corporate and private events. Greg has also consulted for a handful of restaurants as well as appeared in over 30 tv episodes from VH1, Food Network and WE tv. He also taught Culinary Arts at the Art Institute in North Hollywood.

After 8 years in California, Greg was recruited by a small but expanding boutique restaurant group (Sip Wine) in Atlanta Ga., and was brought on to curate menus and help with culinary management of their three wine bar concepts and a Northern Italian Osteria.

After leaving Georgia, in a chance encounter he met Lidia Bastianich at a culinary event who introduced him to one of her concepts Eataly, that was located in the Flat Iron District of NYC. Greg was hired as the Chef d' Cuisine of Pesce Restaurant and then from there he was put on their Chef opening team to assist with their new downtown space at 4 World Trade Center.

Greg is now currently the Executive Chef at The Hudson House & Distillery and will launch a new restaurant upon the completion of the Kitchen renovation.

PRELIMINARY BUDGET (USE & SOURCE OF FUNDS):

[illegible]

*For Microenterprise projects, program delivery, training, and administrative costs may not exceed 15% of the total funds requested with administrative costs not to exceed 5%. Economic Development and Small Business Assistance projects, program delivery and administrative costs may not exceed \$16,000 of the total CDBG funds requested.

****Committed funding is defined as written documentation provided by the funding source. For all committed funds, written documentation must be provided at the time of application.**

Please note: NYS CDBG funds should be used as gap funding to induce project completion. NYS CDBG funds can fund up to 40% of the total project cost. For Small Business projects, a minimum of 20% equity contribution to the project is required.

I certify, to the best of my knowledge, that the information provided in the pre-submission form and any related attachments are true and accurate as of the stated date. I authorize OCR to make inquiries as necessary to verify the accuracy of the statements made and to evaluate this proposal for NYS CDBG Economic Development funding.

Chief Elected Official Signature

Typed Name

Date

NYS COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

[illegible]

Complete the chart above for each job title to be created and or retained. If additional charts are required, copies may be produced.

*C/R - Creation/Retention (ED/SB only). Identify if the position is to be created (C) or retained (R).

**List the total number of full-time and part-time jobs to be created or retained. Of each full-time and part-time job, identify how many will be made available to or filled by low to moderate income (LMI) persons. For all part-time jobs, identify the average number of hours to be worked per week.

To be considered full-time, a job must provide at least 2,080 hours per year.

PRE-SUBMISSION CERTIFICATION FORM

In order to complete the online Pre-Submission form for NYS CDBG Economic Development/Small Business/Microenterprise funds, the Chief Elected Official must certify the following:

1. The _____ fully intended to submit a Pre-Submission
(Applicant Name)
form for NYS CDBG Economic Development/Small Business/Microenterprise funds to assist/create
_____.
(Business/Program Name)
2. I certify that I am authorized to designate _____ from
(Name)
_____.
(Agency/Company)
to submit the Pre-Submission form on behalf of _____.
(Applicant)
3. I certify that should the Office of Community Renewal invite us to submit a full application, we, as the Applicant, will be required to document our efforts of how we affirmatively further fair housing.
4. I understand that the submission of a Pre-Submission form does not guarantee that the application will be reviewed and does not guarantee that the Office of Community Renewal will make funds available.
5. I understand that the use of NYS CDBG funds requires meeting a National Objective. If jobs are to be created/retained, at least 51% will be 'taken or held by' or 'made available to' low-moderate income persons. For retained jobs (ED/SB only), please reference Chapter 5 of the Grant Administration Manual.
<https://hcr.ny.gov/system/files/documents/2019/04/cdbg-grant-administration-manual-chapter-5-eligible-activities.pdf>
6. I certify that all of the data contained in the Pre-Submission form is true, complete and correct to the best of my knowledge and belief. I will report any changes or additions to the information provided in this Pre-Submission form, and will furnish such further documentation or information as may be requested by the Office of Community Renewal.

(Name of Chief Elected Official)

(Signature)

(Date)



ULSTER COUNTY LEGISLATURE

PUBLIC COMMENT: (ON SUBJECTS CURRENTLY BEFORE THE LEGISLATURE)

TUESDAY, APRIL 18, 2023

NAME (PLEASE PRINT)	CONTACT	TOPIC(S) TO BE DISCUSSED
1. Charlotte Lloyd	TOWN WHERE YOU RESIDE: EMAIL:	Res. No. 125-Proposed Local Law No. 2
2. Sebastian Pillitteri (Like Military Law 'P')	TOWN WHERE YOU RESIDE: EMAIL:	Res 125 Proposed Law 2
3.	TOWN WHERE YOU RESIDE: EMAIL:	
4.	TOWN WHERE YOU RESIDE: EMAIL:	
5.	TOWN WHERE YOU RESIDE: EMAIL:	
6.	TOWN WHERE YOU RESIDE: EMAIL:	

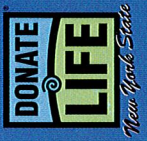


ULSTER COUNTY LEGISLATURE

PUBLIC COMMENT: (ON SUBJECTS *NOT* CURRENTLY BEFORE THE
LEGISLATURE)

TUESDAY, APRIL 18, 2023

NAME (PLEASE PRINT)	CONTACT	TOPIC(S) TO BE DISCUSSED
1. <i>Mary McNamee</i>	TOWN WHERE YOU RESIDE: EMAIL:	
2.	TOWN WHERE YOU RESIDE: EMAIL:	
3.	TOWN WHERE YOU RESIDE: EMAIL:	
4.	TOWN WHERE YOU RESIDE: EMAIL:	
5.	TOWN WHERE YOU RESIDE: EMAIL:	
6.	TOWN WHERE YOU RESIDE: EMAIL:	



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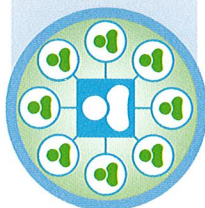
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TROY, NY 12180-9912

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UNITED STATES

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of medical history.



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support organ, eye
and tissue donation.



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estate for organ, eye
and tissue donation.

You have the power to save lives
through organ, eye, and tissue
donation.




Learn more at DonateLife.ny.gov


Your organs can help others.

By joining the New York State Donate Life Registry, you are saving and healing lives. Transplantation is one of the most remarkable success stories in the history of health care. It gives a second chance at life to those facing organ failure and provides many others with active and renewed lives.


Your generous gift can save as many as eight lives through organ donation, restore sight through cornea donation, and improve countless others through tissue donation.



Nearly 9,700 New Yorkers are waiting for life-saving organ transplants.



Approximately 400 New Yorkers die each year due to a shortage of donors.



More than 2,000 New Yorkers receive life-saving organ transplants on an annual basis.

Here's what you can do.


It's easy to join the New York State Donate Life Registry. Sign up online at **DonateLife.ny.gov**. Or simply fill out, sign, date, and mail the attached postage-paid enrollment form.

Help us spread the word

facebook.com/DonateLifeNYS

[@DonateLifeNYS](https://twitter.com/DonateLifeNYS)

youtube.com/DonateLifeNYS



- Display Registry enrollment brochures and donation posters at your place of employment.
- E-mail your employees, co-workers, friends and family asking them to "Enroll in the New York State Donate Life Registry at **DonateLife.ny.gov**."

- Put a link on your website or blog with the call to action "Enroll in the New York State Donate Life Registry at **DonateLife.ny.gov**."

For more information visit DonateLife.ny.gov or call 1-866-NY-DONOR.

Join the Registry Today!

Enroll in the Registry online at DonateLife.ny.gov or fill out, sign, date and mail this postage-paid enrollment form. *Indicates required field—please print clearly

IDENTIFYING INFORMATION

*First Name: _____ MI: _____

*Last Name: _____ Suffix: _____ (Jr., Sr., II, etc.)

*Date of Birth: ____/____/____ (MM/DD/YYYY)

*Gender: ☐ Male ☐ Female

*Mailing Address: _____

*City: _____ *State: _____ *Zip: _____

Residential Address, if different: _____

City: _____ State: _____ Zip: _____

Phone Number: (____) _____ - _____

Email address: _____

Height: Feet: _____ Inches: _____ Eye color: _____

Identification Number: _____

NYS DMV ID# _____

IDNYC ID# _____

Health Insurance Exchange ID# _____

SPECIFICATIONS: PLEASE COMPLETE THE SECTION BELOW TO SPECIFY THE ORGANS/TISSUE YOU CONSENT TO DONATE AND THE PURPOSE(S) OF THEIR USE.

* I consent to the donation of:
☐ All organs, tissues and eyes; or
☐ Limited organs and tissues as checked below:

ORGANS
☐ Heart
☐ Intestines
☐ Kidneys
☐ Liver
☐ Lungs
☐ Pancreas

TISSUES
☐ Blood vessels
☐ Bone and Connective Tissue
☐ Corneas
☐ Eyes
☐ Skin

* I consent to donate my organs and/or tissues for the purpose(s) of:
☐ Transplant and Research
☐ Transplant Only
☐ Research Only

By signing below, I am giving my consent to enroll in the NYS Donate Life Registry. I understand that by enrolling in the Registry, I am giving legal consent to the donation of my organs, tissues and eyes (as specified above) in the event of my death. I authorize access to this information as needed in administration of the Registry and the sharing of this information at or near the time of my death with federally regulated organ procurement organizations, NYS licensed tissue and eye banks, and entities approved by the NYS Commissioner of Health.

*Signature: _____

*Date: ____/____/____