



**Town Board Regular Meeting  
Tuesday, February 20, 2024**

**This regular meeting was held in person and began at 6:00pm**

**CALL TO ORDER**

Supervisor Parete called the meeting to order at 6:00pm and Councilwoman Foote lead the Pledge of Allegiance.

**ROLL CALL**

Town Clerk Moody took roll call:

Supervisor Parete – Present

Councilwoman Foote – Present

Councilman Davenport – Present

Councilman Tim Hunt – Present

**Also, Present:** Heather Moody; Town Clerk/Tax Collector

**PUBLIC HEARING ON THE PROPOSED 2024 UPDATE TO THE 2005 TOWN PLAN**

- At 6:01pm a motion was made by Councilman Davenport seconded by Councilman Hunt to open the public hearing on the proposed 2024 update to the 2005 Town Plan. 4-0 Aye, motion carried.
- Supervisor Parete stated Town Clerk Moody had legally noticed the public hearing in the Daily Freeman on Saturday February 10, 2024. The legal notice as also posted on the town website and the Town Clerk’s Community Board.
- At 6:02pm there being no comments or questions on the proposed 2024 update to the 2005 plan, Councilman Davenport made a motion seconded by Councilwoman Foote to close the public hearing on the proposed 2024 update to the 2005 town plan. 4-0 Aye, motion carried.

**MEETING MINUTES:**

Councilwoman Foote made a motion, seconded by Councilman Hunt to approve the meeting minutes from 2/6/2024 4-0 Aye; motion carried. Councilman Hunt requested, on page 4 of the minutes, to include his comment of “Need to be careful with oversight” when Resolution #27-2024 was being discussed. Town Clerk Moody will add.

**APPROVAL OF VOUCHERS & AMENDMENTS**

Town Clerk Moody stated there were no amendments from the 2/6/2024 vouchers.

Town Clerk Moody submitted the following vouchers for approval:

<b><u>2/20/2024</u></b>	<b><u>Vouchers</u></b>	<b><u>Total Payment</u></b>
<b>General Fund</b>	<b>V#59-115</b>	<b>\$61,521.07</b>
<b>Highway Fund</b>	<b>V#22-41</b>	<b>\$35,714.28</b>
<b>High Falls Water District</b>	<b>V#12-26</b>	<b>\$36,782.24</b>

RMC	V#5-23	\$41,370.37
Marbletown Fire Protection District #1	V#4	\$234.03
Community Preservation Fund	V#1-6	\$21,203.00

A motion was made by Councilwoman Foote and Seconded by Councilman Davenport to approve these vouchers.

Councilman Davenport	Voting <u>Aye</u>
Councilwoman Foote	Voting <u>Aye</u>
Councilman Hunt	Voting <u>Aye</u>
Supervisor Parete	Voting <u>Aye</u>

**4-0; motion carried.**

- Councilwoman Foote asked what the Community Preservation vouchers were for? Supervisor Parete explained they are for legal and closing costs.
- Councilman Davenport asked if the town was covered for insurance on the Osterhoudt property? Supervisor Parete responded the town does now own the property yet, but the town will have insurance once the closing happens.
- Councilman Davenport asked if the Highway Superintendent would provide an estimate of the parts from the highway department that are being sold.

**PUBLIC COMMENT:**

- Eddie Crowell, resident, asked if there had been any decision made on the zoning changes to the Marbletown Fire House property? Crowell reminded the town board that two neighboring families have put in extensive amounts of money in their properties and will be directly affected by the zoning changes. Crowell added that we need to protect the rural character of our town and consider the historic districts.
- Laura Cunningham, resident, stated she did some research on the Marbletown Fire House, and it was a one room schoolhouse from 1836. Cunningham pointed out that none of the historical information was provided for the sale of this property. The schoolhouse was one of the first ones to be integrated. Cunningham added that this property should not be sold as commercial property.

**RESOLUTION #34-2024; § 617.12(b) STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) RESOLUTION AUTHORIZING FILING OF NEGATIVE DECLARATION**

The following Resolution was offered by Councilman Davenport and seconded by Councilwoman Foote

Name of Action: Town of Marbletown Local Law No. 1 of 2024

**WHEREAS**, the Town Board of the Town of Marbletown is the SEQR Lead Agency for conducting the environmental review of a proposed amendment to the Town Zoning Map, Town of Marbletown, Ulster County, New York, and

**WHEREAS**, the Town Board classified the action as an Unlisted action on January 4, 2024, and

**WHEREAS**, there are no other involved or Federal agencies pursuant to SEQR, and

**WHEREAS**, the Town Board has reviewed the Full Environmental Assessment Form (EAF) for the action, including the Part 1, Part 2, and Part 3 dated 12/21/23, 2/15/24, and 2/20/24 respectively, the probable environmental effects of the action against the Criteria For Determining Significance found in NYCRR 617.7.c, and has considered such impacts as disclosed in the EAF.

**NOW THEREFORE BE IT RESOLVED**, that the Town Board adopts the findings and conclusions relating to probable environmental effects contained within the attached EAF and Negative Declaration and authorizes the Supervisor to execute the EAF and file the Negative Declaration in accordance with the applicable provisions of law, and

**BE IT FURTHER RESOLVED**, that the Town Board authorizes the Supervisor to take such further steps as might be necessary to discharge the Lead Agency’s responsibilities on this action, including the filing of the Negative Declaration in accordance with NYCRR 617.12(c)(1).

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

Councilman Davenport    Voting Aye  
Councilwoman Foote        Voting Aye  
Councilman Hunt            Voting Aye  
Supervisor Parete         Voting Aye

**4-0**; Resolution #34-2024 was thereupon adopted.

- Supervisor Parete reviewed Part 2 and Part 3 of the Full Environmental Assessment Forms for the town zoning changes.
- Councilman Hunt pointed out no. #10 on page 6 of Part 2 of the Full Environmental Assessment Form where it questions the impact on historic and archeological resources. Hunt added he hopes Planning and Zoning will weigh in on the use of the building. Hunt also said the sale of this property should not stop the HPC from doing more research and maybe the new owners will want to landmark the building.
- Councilwoman Foote said we have to come up with the best solution and we’ll work with whoever buys the building.

**RESOLUTION #35-2024 AUTHORIZING THE ADOPTION BY THE TOWN BOARD OF THE TOWN OF MARBLETOWN OF LOCAL LAW NO. 1 OF 2024 REGARDING AMENDMENT TO THE MARBLETOWN ZONING LAW CHAPTER 200-5 ZONING MAP**

**WHEREAS**, a proposed Local Law No. 1 of 2024 entitled “A Local Law Regarding Amendment to the Marbletown Zoning Law Chapter 200-5 Zoning Map” was presented to the Town Board of the Town of Marbletown at a regular meeting held on January 4, 2024; and

**WHEREAS**, a resolution was duly adopted by the Town Board of the Town of Marbletown on January 4, 2024, setting a public hearing to be held by said Town Board on February 6, 2024 at 6:00 PM at the Town Hall, 1925 Lucas Ave, Stone Ridge, NY to hear all interested parties on said proposed local law; and

**WHEREAS**, pursuant to the State Environmental Quality Review Act (SEQR), the Town Board has determined that adoption of Local Law No. 1 is an unlisted action; and

**WHEREAS**, the Town Board prepared and considered a Full Environmental Assessment Form, which evaluates the potential environmental impacts of the proposed Zoning Map amendment; and

**WHEREAS**, the Town Board determined that the adoption of Local Law No. 1 will not have a significant adverse environmental impact on the environment, that a Draft EIS would not be prepared, and adopted a Negative Declaration under SEQR; and

**WHEREAS**, the Town Board has reviewed the Town Comprehensive Plan and determined that the proposed Local Law is consistent with the Town Comprehensive Plan; and

**WHEREAS**, the Town Board of the Town of Marbletown, after due deliberation, finds it is in the best interests of the Town to adopt said Proposed Local Law, in the form attached hereto.

**NOW, THEREFORE BE IT RESOLVED**, by the Town Board of the Town of Marbletown as follows:

1. The Town Board hereby adopts said Local Law No. 1 of 2024 in the form attached hereto and made a part of this resolution; and
2. The Town Clerk is hereby directed to enter said local law in the minutes of this meeting and in the Town Code of the Town of Marbletown, to give due notice of the adoption of said local law to the Secretary of State of New York, and to take all other actions as may be required by law.

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

Councilman Davenport    Voting Aye

Councilwoman Foote Voting Aye  
Councilman Hunt Voting Aye  
Supervisor Parete Voting Aye

**4-0**; Resolution #35-2024 was thereupon adopted.

- Supervisor Parete said the Marbletown Fire never landmarked the first district and they could have. Parete said the town does not have a use for that building or the staff to keep it.

### **RESOLUTION #36-2024; APPOINTING PERSONNEL CLERK**

The following Resolution was offered by Councilman Davenport and seconded by Councilwoman Foote

**WHEREAS**, the Town of Marbletown will have a vacancy in Personnel; and

**WHEREAS**, the Ulster County Department of Personnel must review and approve a new hire for the Position of Personnel Clerk; and

**THEREFORE BE IT RESOLVED** to appoint Jessica Phelan as Part Time Personnel Clerk at an hourly rate of \$22.42 an hour effective February 20, 2024.

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

Councilman Davenport Voting Aye  
Councilwoman Foote Voting Aye  
Councilman Hunt Voting Aye  
Supervisor Parete Voting Aye

**4-0**; Resolution #36-2024 was thereupon adopted.

- Supervisor Parete announced that Ginger Kucharik, Personnel Clerk, will be retiring in May and will spend the next couple of months training Jessica Phelan on payroll.
- Councilman Davenport asked what Jessica's background was and Parete responded Jessica will only be doing payroll, she will not be handling human resources issues, Supervisor Parete will be handling those issues. Parete also stated due to issues with GTM the town is looking for new payroll companies.

### **RESOLUTION #37-2024; HIGH FALLS WATER METER SOFTWARE AGREEMENT**

The following Resolution was offered by Councilman Hunt and seconded by Councilwoman Foote

**WHEREAS**, the High Falls Water District has the need to replace water meters and defective valve boxes; and

**WHEREAS**, the High Falls Water District purchased new Badger water meters and new billing software must be purchased, and

**WHEREAS**, Schmidt's Wholesale, Inc. 150 Jefferson Street Monticello, NY 12701 quoted \$14,821.02 to set up the account and provide online and on-site training, and

**NOW, THEREFORE, BE IT RESOLVED** that the Town Board of the Town of Marbletown hereby authorizes the Supervisor to sign the Agreement with Schmidt's Wholesale, Inc. which has been attached and made a part hereof; and

**BE IT FURTHER RESOLVED**, that this resolution shall become effective upon its passage by both the Town Board of Rosendale and the Town Board of Marbletown.

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

Councilman Davenport Voting Aye  
Councilwoman Foote Voting Aye  
Councilman Hunt Voting Aye  
Supervisor Parete Voting Aye

**4-0**; Resolution #37-2024 was thereupon adopted.

- Supervisor Parete gave an update that the High Falls water district would be getting new water meters installed. The businesses in High Falls will be getting the meters first by Big Josh LLC. The software that will be used with the new meters is Schmidt's Wholesale and they provided a quote which included training, but the Rosendale water clerk will help train the town clerk's office on the software. This brings the quote down a bit so the total for the software is approximately \$9,756.00.
- Councilman Davenport pointed out that adding the water meter software plus Big Josh's fee it is still under what the first vendor quoted the town.

### **HIGH FALLS FIRE DISTRICT COMMISSIONERS:**

- Stephanie Turner and Jessica Decker, Commissioners from the High Falls Fire District came to the town board to request the abolishment of Second Street (paper road) High Falls, NY. Ms. Turner went on to explain that the large meeting area of the High Falls Fire House has been closed since last summer due to mold. The commissioners would like to possibly tear it down and build something new. The septic would have to be moved and the septic is on an old paper street that the town owns and in order to move forward with the project the street would have to be abandoned. Ms. Turner added she had spoken with someone at the Board of Health, and it does not look like they would get approval. Supervisor Parete told Ms. Turner he knows someone at the Board of Health, and he would be happy to make a phone call.
- Supervisor Parete said the fire engines are still rolling and the public health is not in jeopardy. Parete questioned what would be built, a new function hall? Adding the town board would need to see plans and cost estimates. Turner responded that they can not find out any of that information until the road is abolished. Councilman Davenport believes the town would need some sort of architect plans and costs in order to move forward. Davenport asked about consolidating with another fire district. Turner responded that they went to a neighboring Fire district, and they do not want to consolidate. Parete is concerned it will be too expensive. Councilwoman Foote pointed out that rebuilding or renovating are two different conversations, and it would be best if the board could see some estimates. Ms. Turner said the building size won't change and they will be using it for training and meetings. Supervisor Parete suggested High Falls make arrangements with Stone Ridge Fire House or Kripplebush Fire House to use their facilities for training and/or meetings. Parete suggested the even use the Bistro and the kitchen space here at the RMC.
- Jessica Decker, High Falls Fire House Commissioner, added that High Falls Fire District has not had a new truck in twelve years and their bathrooms need to be upgraded to be ADA compliant.
- Councilman Davenport stressed again that he wants to see a budget for any work.
- Councilman Hunt told Decker and Turner if they help maybe the board can help.

### **PUBLIC COMMENT:**

- Ed Croswell, resident, made a suggestion about naming the new park, at the Osterhoudt property, after a member of the community and he suggested Whitney Davenport or Perry Cobb. Both individuals were long standing community members.

### **OTHER TOWN BUSINESS:**

- Supervisor Parete reminded everyone there is a vacancy on the town board, after Don LaFera resigned. Letters of interest should be sent to Town Clerk Moody by Friday February 23<sup>rd</sup> at 5:00pm. The following week they will reach out to the applicants to set up a time to meet with everyone. The goal is to recommend someone by the first meeting in March.
- Councilwoman Foote stated that they are tentatively setting up a town meeting/information session for the Osterhoudt property and encourage the community to come out and share their thoughts. The meeting is tentatively set for March 20<sup>th</sup> at 6:30pm.

- Councilman Davenport stated that on March 7<sup>th</sup> at the Plattekill Ski Mountain there is fund raiser to raise money for cancer. Tickets are \$150.00 for skiing all day, catered food and music.
- Councilman Hunt said that nine diverse people were interviewed to join the Parks, Trails and Recreation Committee and they should have recommendations by the next meeting.

**EXECUTIVE SESSION:**

- At 7:15pm Supervisor Parete made a motion to open an executive session, seconded by Councilman Hunt. 4-0; motion passed.
- The Town Board motions to enter into executive session for the purpose of
  - Acquisition, lease or sale of real property.
- No votes were taken during the executive session.
- At 7:28pm Councilwoman Foote made a motion to close the executive session and reconvene the meeting with no action taken nor monies expended, seconded by Councilman Hunt, 4-0; motion passed.

**Motion to adjourn:** There being no further discussion Supervisor Parete made the motion to adjourn the meeting, seconded by Councilman Davenport; 4-0 Aye, motion carried. The meeting adjourned at 7:30pm.

Respectfully submitted,  
Heather Moody  
Town Clerk/Tax Collector