

Economic Development, Tourism, Housing, Planning & Transit Committee

Regular Meeting Minutes

**DATE & TIME:** July 5, 2016 – 6:00 PM  
**LOCATION:** COB, 6<sup>th</sup> Floor, Karen Binder Library  
**PRESIDING OFFICER:** Chairman James F. Maloney  
**LEGISLATIVE STAFF:** Mary Beichert, Senior Legislative Employee  
**PRESENT:** Legislators Berky, Delaune, Lapp, Litts, (arrived at 6:06 PM), Maio and Rodriguez  
**ABSENT:** None  
**QUORUM PRESENT:** Yes

**OTHER ATTENDEES:** Legislator TJ Briggs, Deputy County Executive Ken Crannell, Ulster County Trails Advisory Committee and Ulster County Tourism Advisory Board Representative Kathy Nolan, Office of Business Services Director Suzanne Holt, Planning Director Dennis Doyle, Information Services Director Sylvia Wohlfahrt, Chris White, Vic Melville, League of Woman Voters, Michael Treanor, Nevele, Sue Sullivan, Nevele, John Adams, Warwarsing

Chairman Maloney called the meeting to order at 6:00 PM.

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**Motion No. 1:** **Moved to Approve the Minutes of the June 7, 2016 & June 13, 2016 meetings**

**Motion Made By:** Legislator Maio  
**Motion Seconded By:** Legislator Lapp

**Discussion:**  
None

**Voting In Favor:** Legislators Berky, Delaune, Lapp, Maloney, Maio and Rodriguez  
**Voting Against:** None  
**Votes in Favor:** 6  
**Votes Against:** 0  
**Disposition:** Minutes approved

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Resolutions for the July 19, 2016 Session of the Legislature

**Motion No. 2:** **Motion to take no action on Resolutions 296, 326 & 343**  
**Motion By:** Legislator Maloney  
**Motion Seconded By:** Legislator Rodriguez

**Resolution No. 296:** Authorizing Pavement Over Existing Rails In Mid-Town Kingston

**Resolution Summary:** This resolution authorizes paving over the existing rails to create Ulster County Linear Park, allowing the activation of the rails if needed for Business Development or tourism.

**Resolution No. 326:** Establishing A Policy For Ulster County Bus Advertising

**Resolution Summary:** This resolution authorizes that only public service announcements be advertised on Ulster County buses. Such as non-commercial and non-political advertising and promoting social services and public benefit programs.

**Resolution No. 343:** Authorizing The Acquisition Of Right-Of-Way Interests Over Certain Real Property For The Hudson Valley Rail Trail West: Phase 4 In The Town of Lloyd – Department Of Planning

**Resolution Summary:** This resolution authorizes The Chairman to execute documents related to the right-of-way acquisitions for the Hudson Valley Rail Trail West: Phase 4 in the Town of Lloyd.

**Discussion:**

None

No Action Taken

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**Resolution No. 325:** Supporting The Town Of Wawarsing’s Consolidated Funding Application Regarding The Colony Farm Agri-Tourism Project

**Resolution Summary:** This resolution supports the funding to implement a study and a plan to determine the best public uses for the Colony Farm property.

**Motion No. 3:**                   **Moved to adopt Resolution No. 325**

**Motion By:**                   Legislator Maio

**Motion Seconded By:** Legislator Rodriguez

**Discussion:**

Legislator Berky inquired if there was additional information on policies protecting farmer’s rights and being fleeced by solar providers. Legislator Rodriguez indicated that it had not come in front of the committee yet but Legislator Greene was working on it. Legislator Rodriguez mentioned he would follow up with Legislator Greene on an overarching policy since there have been many instances where farmers have been fleeced by solar companies. Legislator Berky wanted to confirm they were still going in that direction. Legislator Maloney stated that after 8 years New York State has sent out many regulations regarding solar farms and it is being addressed more at the local levels. Legislator Berky addressed Dennis Doyle regarding Carl Chipman and developing regulations for Rochester and how those farms have dealt with solar and does want to sit down and talk about set-backs and policies. Mr. Doyle indicated they have conducted a seminar with Pace University on large scale utility solar. They are also working with Town of Ulster, Town of Wawarsing, Town of Rochester and Town of Saugerties and their regulations. Also interfacing with public service commission and agricultural markets and their take on utility scale solar, particularly on how it relates to farmers. In addition, the planning board has developed their own set of policies with respect to utility scale solar.

**Voting In Favor:** Legislators Berky, Delaune, Lapp, Litts, Maloney, Maio and Rodriguez  
**Voting Against:** None  
**Votes in Favor:** 7  
**Votes Against:** 0  
**Disposition:** Resolution adopted

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**Resolution No. 327:** Approving The Execution Of A Contract Amendment Causing The Aggregate Contract Amount To Be In Excess Of \$50,000.00 Entered Into By The County – Computer Professionals International – Department Of Information Services

**Resolution Summary:** This resolution approves the execution of a contract with Computer Professionals International- Department of Information Services in the amount of \$45,000.00 to provide additional professional technical services and after hour support.

**Motion No. 4:** Moved to postpone Resolution No. 327 for two weeks  
**Motion By:** Legislator Maio  
**Motion Seconded By:** Legislator Rodriguez

**Discussion:**

Sylvia Wohlfahrt stated Computer Professionals International is used to supplement her staff and relies on them to do projects that may require a higher skill set. These examples include network projects, system & network upgrades and the start-up of new servers. In addition, supplemental money is put into the budget every year for items such as these. Legislator Rodriguez expressed his feelings of this being another expense in their department. Sylvia stated that if a person was to do this work it would cost more than \$45,000. The volume is huge and much more than her staff can handle. Supporting thirty something departments and 170 applications there is a lot to be done in a timely manner. Technology is moving so quickly, her staff would have to be trained and she can pull in this group when needed.

Discussion ensued between Legislator Rodriguez, Legislator Maloney and Sylvia regarding the contract itself.

Sylvia mentioned it is \$150 per hour and the breakdown is in the contract. Depending on the skill set of the technician the range is \$125.00 an hour to \$175.00 an hour. Legislator Maloney, asked for an example and Sylvia mentioned the upgrade of the voice system for the voice override. Network switches had to be deleted and replaced in order to handle the different types of traffic that phones create vs data traffic. They also assist with the 75-100 servers that the network supports.

Legislator Maio requested some time to review the original contract. Legislator Rodriguez suggested that they would like to review a full breakdown of what is being done. Sylvia will provide a list of projects that Computer Professionals International has done in the past and some of the projects that are on the horizon.

**Voting In Favor:** Legislators Berky, Delaune, Lapp, Litts, Maloney, Maio and Rodriguez  
**Voting Against:** None

**Votes in Favor:** 7  
**Votes Against:** 0  
**Disposition:** Resolution postponed

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**Resolution No. 341:** Adopting And Issuing A Negative Declaration Under 6 NYCRR Part 617 State Environmental Quality Review Act (SEQRA) By The Ulster County Legislature For The Installation of a Solar Project on the Ulster County Resource Recovery Agency's Closed Landfill in the Town of Ulster - Department Of Planning

**Resolution Summary:** This resolution declares no negative impacts per SEQRA to construct a solar facility at the UCRRA closed landfill located in the Town Of Ulster.

**Motion No. 5:** Moved to adopt Resolution No. 341  
**Motion By:** Legislator Maio  
**Motion Seconded By:** Legislator Rodriguez

**Discussion:**

Ken Crannel stated that the county is ready to start construction next month and this agreement is a power purchase agreement and after six years the county has the ability to buy out the property. Legislator Rodriguez inquired if in the future we had the ability to re-open the landfill were the panels covering the entire area. Mr. Crannel stated they covered 8-9 acres out of 12 to 14 acres. There is a 20 year power purchase agreement and the idea of opening the land fill up with the panels on them is something that would need to be thought about.

**Voting In Favor:** Legislators Berky, Delaune, Lapp, Litts, Maloney, Maio and Rodriguez  
**Voting Against:** None  
**Votes in Favor:** 7  
**Votes Against:** 0  
**Disposition:** Resolution adopted

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**Resolution No. 342:** Authorizing The Chairman Of The Ulster County Legislature To Execute An Easement Agreement with the Ulster County Resource Recovery Agency, For the Construction, Installation, And Maintenance of Solar Energy Generation Equipment And Related Appurtenances – Department of Planning

**Resolution Summary:** This resolution authorizes The Chairman to execute documents related to construction, installation and maintenance of Solar Energy Generation Equipment.

**Motion No. 6:** Moved to adopt Resolution No. 342  
**Motion By:** Legislator Maio  
**Motion Seconded By:** Legislator Rodriguez

**Discussion:**

Legislator Maloney asked Mr. Crannel if this was the same project as Resolution 342 and Ken responded yes and would be happy to bring anyone to the location to see the magnificent views.

**Voting In Favor:** Legislators Berky, Delaune, Lapp, Litts, Maloney, Maio and Rodriguez  
**Voting Against:** None  
**Votes in Favor:** 7  
**Votes Against:** 0  
**Disposition:** Resolution adopted

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**Resolution No. 344:** Adopting The Inclusion Of Additional Lands In Agricultural Districts Within Ulster County As Recommended By The Ulster County Agricultural And Farmland Protection Board – Department Of Planning

**Resolution Summary:** This resolution authorizes the placement of additional lands within existing agricultural districts of Ulster County.

**Motion No. 7:** **Moved to adopt Resolution No. 344**  
**Motion By:** Legislator Litts  
**Motion Seconded By:** Legislator DeLaune

**Discussion:**

Legislator Rodriguez stated he wanted to verify that the lands were supported by local municipalities. Mr. Doyle stated that a public hearing and a public meeting from the farmland protection board was held and they did not receive any public comment from local municipalities.

**Voting In Favor:** Legislators Berky, Delaune, Lapp, Litts, Maloney, Maio and Rodriguez  
**Voting Against:** None  
**Votes in Favor:** 7  
**Votes Against:** 0  
**Disposition:** Resolution adopted

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**Resolution No. 345:** Authorizing The Chairman Of The Ulster County Legislature To Execute An Amended Inter-Municipal Agreement To Purchase Internet and Network Services Through BOCES – Department Of Information Services.

**Resolution Summary:** This resolution authorizes The Chairman to execute an amended agreement for BOCES to secure a bid for internet and network services.

**Motion No. 8:** **Moved to adopt Resolution No. 345**  
**Motion By:** Legislator Maio  
**Motion Seconded By:** Legislator Litts

**Discussion:**

Legislator Maio inquired about the details of the resolution and Mr. White confirmed that the resolution had already been passed but the amount needed to be updated.

**Voting In Favor:** Legislators Berky, Delaune, Lapp, Litts, Maloney, Maio and Rodriguez

**Voting Against:** None  
**Votes in Favor:** 7  
**Votes Against:** 0  
**Disposition:** Resolution adopted

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**Resolution No. 353:** Supporting The Redevelopment of The Former Nevele Resort In Ellenville As A Resort and ProSport Campus

**Resolution Summary:** This resolution supports the redevelopment of the Nevele Resort in Ellenville, Town of Warwarsing, as a resort and pro-sport campus.

**Motion No. 9:** Moved to adopt Resolution No. 353  
**Motion By:** Legislator Rodriguez  
**Motion Seconded By:** Legislator Litts

**Discussion:**

Michael Treanor handed out booklet of the projected ProSport Campus. (Please see attached).

Mr. Treanor, CEO of Nevele Partners, presented a plan to bring a destination youth sports complex to New York State. There is no facility like this one in the Northeast and they have contacted a whole team of hotel developers under the Marriot flagship. The team is redeveloping the Kelly Farm, which is south of the Nevele and is 130 acres. The program has been designed and they have hired a firm to manage and sell the sports complex.

Currently Mr. Treanor has 3x's oversubscribed with letters of intent. Every weekend will have 100-200 teams that will be competing. Eight professional baseball fields which are 4 major league and 4 minor league fields; 10 long fields for soccer, football, lacrosse and field hockey. The entire complex is synthetic. Great demographics for Ulster County especially for lacrosse. Unlike the casino, the Ulster County families are looking for things to do in the area with their children. Estimated costs are \$225 million for this project and will be submitting a consolidated funding application by the end of July to the State. In addition, Mr. Treanor stated they will be seeking funding from outside the State. It is a big project that is expected to bring 1 million people per year to the Ellenville, Wawarsing area.

Discussion ensued regarding he letters of intent that have been received. Mr. Treanor, stated they are looking for \$35 million dollars over a period of three years from New York State and a unanimous support of the project is required. If anyone had any questions they should speak to Mr. Treanor.

Sue Sullivan added that in addition to the sports complex there will be a 500 room hotel that will be marketed and they have already pre-sold venues such as weddings & conferences.

Legislator Maloney clarified what some of the photos were in the booklet. Legislator Lapp inquired if this project was similar to Diamond Nation. Mr. Treanor responded yes but this project is on a much larger scale. Discussion ensued regarding types of fields.

Legislator Rodriguez referenced the back of the booklet regarding financing and asked if Mr. Treanor was seeking \$35 million in public support and grants. Mr. Treanor responded yes from 10 different programs including CFA in capital grants and various other programs over the next three years.

**Voting In Favor:** Legislators Berky, Delaune, Lapp, Litts, Maloney, Maio and Rodriguez  
**Voting Against:** None  
**Votes in Favor:** 7  
**Votes Against:** 0  
**Disposition:** Resolution adopted

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**Old Business:** Discussion of Resolution No. 170 - Re- Authorizing the Update of the County-Wide Economic Development Strategy Ulster Tomorrow. A meeting scheduled for Wednesday, July 13, 2016 with Suzanne Holt.

There being no further business, Legislator Litts motioned to adjourn, seconded by Legislator Maio.

**Time:** 6:28 PM

**Respectfully submitted: Mary Beichert, Senior Legislative Employee**  
**Minutes Approved:**