



TOWN OF SAUGERTIES

4 High Street
Saugerties, New York 12477

TEL: (845) 246-2800 FAX: (845) 247-0355



Fred Costello Jr.
Supervisor
Leeanne Thornton
Deputy Supervisor

Members of Town Board
Bill Barr
Stephanie Bassler
Michael Ivino

AGENDA

TOWN BOARD MEETING

MARCH 4, 2026

CALL TO ORDER/PLEDGE OF ALLEGIANCE

PRIVILEGE OF FLOOR: **Ulster County Legislator Ann Peters**

PUBLIC COMMENT PERIOD: (30 MINUTES)

SUPERVISOR'S COMMENTS:

APPROVAL OF MINUTES:

- Pre-Board Meeting of 2-11-26
- Town Board Meeting of 2-11-26
- Public Hearing of 2-11-26: regarding the adoption of a local law to amend public hearing notice procedures for the zoning law

APPROVAL OF BILLS:

DEPARTMENT HEAD REPORTS:

BOARD COMMITTEE REPORTS:

MOTIONS & RESOLUTIONS:

Motion-To approve the resolution, as on file, adopting Local Law #2 of 2026 in regards to the installation and maintenance of knox boxes at all commercial, non-residential and multi-family buildings and structures for emergency services.

Motion-To approve John Kenny of Kenny Property Solutions, 72 Glan Ridge Rd., Red Hook, NY 12571, 347-247-2136, to be added to the list of Third Party Electrical Inspectors for the Town of Saugerties.

Motion-To approve Empire Testing Solutions, 1180 High Hill Rd., Earlton, NY 12058, 518-265-1613, owner Michael Veeder, Jr. to be added to the Town of Saugerties Energy Code Compliance Inspectors List.

Motion-To allow the supervisor to sign the Proposal for Continued Professional Services, as on file, for the 2026 Post-Closure Landfill Sampling and Reporting with LaBella Associates.

Motion-Authorizing Transfer Station Department Head, Douglas F. Myer, the right to enter into a purchase agreement with Wastequip Corp. 1079 State Route 20, New Lebanon, N.Y. 12125 utilizing Sourcewell Contract # 010825-WQI for the purchase of one (1) 40 Cubic Yard Heavy Duty Rectangle Roll Off Container for the purchase price of \$ 7,801.00.

Motion-To approve the resolution, as on file, to support the submission of a 2025 Transportation Alternatives Program (TAP) Grant.

Motion-To appoint Katie Hamor to the Comprehensive Planning Committee for the remainder of 2026.

Motion-To accept the resignation of Aden Hughes from the Comprehensive Planning Committee, effective 2/24/26.

Motion-To accept the resignation of Frank Orlando from the assessor's office, effective 2-27-26.

Motion-To terminate the employment of Corey Litts from a Full-time Motor Equipment Operator's position at the Highway Department, effective 2/10/2026 and as per the recommendation of Raymond Mayone, Highway Superintendent.

Motion-To hire Christopher Wiltbank as a Full-time Motor Equipment Operator at a rate of pay of \$31.33, effective 3/05/26 and as per the recommendation of Raymond Mayone, Highway Superintendent.

Motion-Authorizing Superintendent of Highways, Raymond Mayone to piggyback off of the Town of Mamakating-Wurtsboro, NY bid award dated April 18, 2024 with Amthor Welding Service, Inc. for the purchase one (1) New 2025 Navistar Model HV507 6-Wheeler Plow Truck at a purchase price of \$284,800. Purchase of this truck is pending the final award of the 2026 NYSDOT CHIPS grant program annual allotment. If sufficient funding is awarded it will be paid for with the CHIPS account code DB0 3-5110.463.

Motion-To accept the resignation of Vincent DeMarco from the Water and Sewer Department effective 2-11-26.

Motion-To authorize the supervisor to sign the Agreement & General Release between the Town of Saugerties and Vincent DeMarco pending town attorney approval.

Motion-To allow the supervisor to sign the Product Integration Agreement between Brand In Entertainment and the Town of Saugerties pertaining to the ice rink pending town attorney approval.

Motion-To deny the FOIL Appeal filed by Elizabeth Reece on February 22, 2026 on the grounds set forth in the letter from George W. Redder, Attorney for the Town of Saugerties to Elizabeth Reece dated March 2, 2026

MOTION TO ADJOURN:

NEXT SCHEDULED MEETINGS:

Wednesday, March 18, 2026	Pre-Board Meeting	6:30 p.m.
	Town Board Meeting	7:00 p.m.

RESOLUTION ADOPTING LOCAL LAW NO. _____ OF 2026 ENTITLED,
"A LOCAL LAW CONCERNING THE INSTALLATION AND MAINTENANCE OF KNOX
BOXES AT ALL COMMERCIAL, NON-RESIDENTIAL AND MULTI-FAMILY
BUILDINGS AND STRUCTURES FOR EMERGENCY SERVICES"

WHEREAS, on March _____, 2026 the Town of Saugerties
introduced Local Law No. _____ for 2026, entitled, "A Local Law
Concerning the Installation and Maintenance of Knox Boxes at All
Commercial, Non-Residential and Multi-Family Buildings and
Structures for Emergency Services; and

WHEREAS, a public hearing was duly held on the _____ day of
March, 2026, at _____ o'clock in the afternoon at the
Frank D. Greco Senior Citizen Center, Robinson Street in the
Village of Saugerties, New York, to hear any persons concerning
the adoption of said local law.

NOW, THEREFORE, BE IT RESOLVED, that the Town of Saugerties
Town Board hereby adopts proposed Local Law No. _____ of 2026,
entitled, "Local Law Concerning the Installation and Maintenance
of Knox Boxes at All Commercial, Non-Residential and Multi-Family
Buildings and Structures for Emergency Services".

Motion made by:

Seconded by:

Supervisor: Fred Costello, Jr.	_____	aye	_____	nay
Deputy Supervisor: Leeanne Thornton	_____	aye	_____	nay
Councilmember: Bill Barr	_____	aye	_____	nay
Councilmember: Stephanie Bassler	_____	aye	_____	nay
Councilmember: Mike Ivino	_____	aye	_____	nay

I hereby certify that the above is a true and correct copy of the
Resolution passed by the Saugerties Town Board at a meeting held
on the _____ day of March 2026.

Date: March _____, 2026

Town Clerk, Lisa Stanley: _____

LOCAL LAW FILING
Local Law No. _____ of the year 2026

A local law concerning the installation and maintenance of Knox Boxes at all commercial, non-residential and multi-family buildings and structures for emergency services.

BE IT ENACTED, by the Town Board of the Town of Saugerties, Ulster County, New York, as follows:

Article I. Legislative Intent and Purpose

A. The Town Board of the Town of Saugerties ("Town Board") hereby finds that a local law is necessary to require key lock boxes for all commercial, non-residential and multi-family buildings and structures located within the Town, commonly known as the "Knox-Box®" system. The Town Board has determined that such lock boxes are beneficial in circumstances where non-forced entry is required to enable an effective and timely emergency response.

B. It is the intent of the Town to enact a Knox-Box® local law providing for the placement of keys and critical information in secured, locked containers accessible only to emergency first responders. Readily available access to important areas within a structure, as well as prior knowledge of hazardous or potentially hazardous materials, enhances responders' abilities to protect life, safety, and property.

C. The purpose of this article is to expedite emergency access to commercial, non-residential and multi-family buildings and structures and reduce potential property damage that may occur when forced entry is required. Rapid entry allows first responders to save lives, minimize injuries, and protect property in emergency situations.

Article II. Definitions

A. KNOX-BOX®. A rapid-access system that allows emergency responders immediate entry into a building during an emergency. Knox-Boxes® are secure key safes accessible only to authorized first responders. For purposes of this article, "Knox-Box®" shall mean a device approved by the Town of Saugerties Building Inspector in coordination with the Chief or his designee of the fire department located within the district where the property is located. The Knox Box® shall contain a master key for the premises and shall be regulated so that only a minimum number of authorized personnel may access it, with a record maintained at all times of those individuals. The Knox Box® shall also contain an up-to-date emergency contact list of at least two individuals

with current telephone numbers and addresses, which the property owner must maintain.

B. ALARM SYSTEM. Any system that provides notice of a potential emergency, either directly or indirectly, to the Ulster County 911 Communications Center or any other emergency response entity or communications center, or which activates an audible signal heard off the property or a visual signal seen off the property on which the system is located.

Article III Knox-Box® Required

A. The following buildings and structures shall be equipped with a Knox Box® or such other lock box device as approved by the Town Building Inspector in coordination with the Chief or his/her designee:

1. Buildings used for commercial or industrial use;
2. Places of assembly, as defined in the Uniform Code and/or Fire Code of the State of New York;
3. Nursing homes;
4. Any gate houses controlling vehicular access to residential subdivisions from any public road;
5. Any residential property having a security gate that controls vehicular access thereto from any public road;
6. Schools and daycare facilities;
7. Renewable energy and energy storage facilities;
8. Houses of Worship; and
9. Multi-family residential structures consisting of three (3) or more dwelling units that have restricted access through locked doors and have a common corridor for access to the living units therein.

B. Except as otherwise stated in Section A of this subsection, all single and two-family homes and accessory buildings thereto, shall be exempt from the requirements of this section.

C. All newly constructed buildings subject to this section shall have a Knox Box® installed and operational prior to the issuance of a certificate of occupancy by the Building Department. All pre-existing buildings subject to the requirements of this section shall install an operational Knox Box® within one hundred twenty (120) days of the effective date hereof.

D. The cost of purchasing, installing and maintaining a key Knox Box®, along with any costs associated with implementation of a Knox Box® at the property, shall be borne by the property owner. The Knox Box® shall be installed in accordance with the

manufacturer's specifications.

E. The property owner and occupant of a building required to have a Knox Box® shall, at all times, keep the following in the Knox Box®:

1. Labeled keys to locked access points of ingress and egress, whether interior or exterior of such buildings;
2. Labeled keys to the locked mechanical, sprinkler riser, electrical and storage rooms;
3. Labeled keys to fire system control devices;
4. Labeled keys to any fenced areas;
5. Labeled keys to any other areas as may be required by the Building Inspector or his/her designee;
6. Contact information card containing at least two (2) emergency contact people and phone number(s) for each contact person;
7. Hazardous materials MSDS, as requested;
8. Labeled keys to any locked elevator rooms and elevator controls;
9. Any other information that may be reasonably required by Building Inspector or his/her designee, and the Chief of the Fire Department in the applicable fire district.

F. When a property or construction site subject to this section is secured by a locked gate or fence, such gate or fence shall have an approved means of emergency operation. Any padlock securing such gates or fences shall accommodate a master key held by the Fire Department or Building Inspector, secured with a Knox Box®, or shall otherwise provide emergency access to the property or construction site by an alternative means approved by the Building Inspector in coordination with the Chief or his designee of the fire department located within the district where the property is located.

G. This section shall not apply to those buildings or structures that have continuous on-site security personnel (24 hours per day, 7 days per week, including holidays), provided that such on-site security personnel have access to all locked and secured areas of such buildings or structures.

H. The Building Inspector is hereby authorized to implement administrative rules and procedures to fulfill the purpose and intent of this section.

Article IV Penalties for Offenses

Failure to Comply with any portion of this local law shall constitute a violation. Violators shall be subject to a fine of

not less than One Hundred and 00/100 (\$100.00) Dollars and not more than Two Hundred Fifty and 00/100 (\$250.00) Dollars or imprisonment for not more than fifteen (15) days or both, such fine and imprisonment. Each day a violation continues, shall be considered a separate offense.

Article V Enforcement

The Town Code Enforcement Officer shall administer, supervise and maintain the town-wide Knox Box® system in conjunction with the Chief of Fire departments in the respective fire districts. Responsibilities include maintaining all required documentation, coordinating with the fire departments and property owners to determine appropriate box placement and overseeing all other aspects of the program.

Article VI Severability

The provisions of this local law are separable and if any provision, clause, sentence, subsection, word or part thereof is held illegal, invalid or unconstitutional, or inapplicable to any person or circumstance, such illegality, invalidity or unconstitutionality or inapplicability, shall not affect or impair any of the remaining provisions, clauses, sentences, subsections, words or parts of this local law or their application to other persons or circumstances. It is hereby declared to be the legislative intent that this local law would have been adopted if such illegal, invalid or unconstitutional provision, clause, sentence, subsection, word or part had not been included therein, and if such person or circumstance to which the local law or part hereof is held inapplicable had been specifically exempt therefrom.

Article VII Effective Date

This local law shall take effect immediately upon filing with the Office of the Secretary of State.

February 20, 2026

Mr. Fred Costello, Supervisor
Town of Saugerties
4 High Street
Saugerties, New York 12477

**RE: Proposal for Continued Professional Services
Town of Saugerties 2026 Post-Closure Landfill Sampling and Reporting**

Dear Mr. Costello:

LaBella Associates, DPC (LaBella) thanks you for the opportunity to present this Professional Services Change Order (PSCO) for continued sampling of the Town of Saugerties Landfill in 2026. This former Town Landfill is located on the south side of Route 212 between Artist Lane and Old Route 212 in the Town of Saugerties. We appreciate having been able to provide these services to the Town since 2004 and we look forward to working with the Town again in 2026.

We understand that these services are still required, while NYSDEC appears to be conducting other studies at the landfill. We believe we remain the best-qualified and cost-efficient firm to continue your sampling record based on:

- We have a proven track record of acting as the Town's advocate with regulators;
- We have excellent relationships with the NYSDEC and UCDOH personnel involved with this site; and
- We have extensive knowledge of the Town's landfill

This proposal benefits from significantly reduced sampling requirements we helped you secure from NYSDEC over the past years.

We note that semi-annual sampling of raw and treated water at 9 Sawood Lane for Arsenic, as required by Ulster County Department of Health (UCDOH) was previously being billed to a past project number that has now been closed out. Costs to continue this required sampling during 2026 are included in this proposal.

Detailed Scope of Services

Semi-annual sampling for Arsenic at 9 Sawood Lane typically occurs in April, and in conjunction with other landfill monitoring elements in September. The former Town of Saugerties Landfill is subject to annual sampling and inspection, per the NYSDEC. The scope of work for the mandatory annual sampling and inspection at the Town Landfill is outlined below in Phase 02. All sampling will be performed in accordance with the requirements outlined in 6 NYCRR Part 360 (1988 version) and correspondence from the NYSDEC.



Phase 01 – Semi-Annual Arsenic Sampling at 9 Sawood Lane Residence

During April 2026, LaBella will obtain semi-annual samples of raw, untreated water (from an exterior hose spigot) and finished water (from an interior sink). LaBella will purge household plumbing by running water for approximately 15 minutes prior to sample collection. Samples will be submitted to a NYS ELAP-certified laboratory for analysis of Arsenic. Results will be included in LaBella’s annual summary letter to the homeowner as well as our annual report to the Town and NYSDEC on the landfill.

Phase 02 - Annual Sampling, Inspection and Annual Reporting

Annual Sampling and Inspection

During 2026, LaBella will continue to help you meet your landfill sampling requirements. Based on the current sampling requirements, annual samples will be collected from the following locations as per the approved 2011 Post Closure Monitoring and Maintenance Plan:

- 3 Groundwater Monitoring wells (MW-1, MW-6D, MW-S)
- 3 Off-site Residential Wells (9, 13, and 14 Sawood Lane)
- 1 Surface Water Location (SW-1) unless the location is dry during our site visit.
- 1 Leachate Collection System Effluent

Prior to sampling and inspection, the transfer station manager and homeowners will be notified. To prepare for sampling, groundwater monitoring wells at the landfill will be purged of three well volumes and purge water will be monitored for water quality parameters. And at the homeowner sites, LaBella will purge the domestic wells by discharging water for approximately 15 minutes from an outdoor tap location before any water softeners/water treatment; sampling will follow. The analytical parameters for these sampling points are as follows:

Sampling Point	Sampling Required
MW-1, MW-6D, MW-S, SW-1, Leachate	Part 360 Baseline Parameters (1988 List)
9*, 13, and 14 Sawood Lane	Alkalinity, COD, Total Dissolved Solids, Chloride, Ammonia, TKN, Total Hardness, Arsenic, Iron, Manganese, Lead, and Volatile Organic compounds

*At 9 Sawood, a sample of treated/finished water will also be obtained for Arsenic analysis.

As directed by NYSDEC in 2013, a follow-up, confirmatory sample of treated water must be collected in any residential sampling location where a drinking water exceedance occurs. Exceedances have not occurred with great frequency, so this scope assumes that no such samples will be required for 2026.

In addition to the annual landfill and residential sampling, the Town is also required to monitor for explosive gas at the landfill, annually. LaBella will take combustible gas readings at gas vents around the perimeter of the landfill, a background reading, and in the interior of three on-site buildings. Readings will be taken using a combustible gas meter. During this sampling, a visual inspection of the landfill will also be performed to identify any evidence of vectors, significant signs of erosion on the landfill cap, and leachate at the surface.



Annual Reporting

LaBella will also prepare an Annual Report documenting the 2025 sampling and monitoring results. This Annual Report will meet the NYSDEC's preferred format requirements and will summarize the sampling work conducted in 2025, including groundwater sampling results, the combustible gas data, and the visual inspection results.

The 2025 leachate sample results will also be provided to the Superintendent of the Sewer District to assist in the determination of the acceptability of treating leachate at the sewage treatment plant.

In addition, copies of each individual homeowner's 2025 laboratory results will be provided to each homeowner with a copy to the NYSDEC. In the event that any analyte concentration (other than the typically present iron and manganese) above drinking water quality standards is identified, the letters to the homeowners will indicate such and the UCDOH will also be notified.

Limitations

This Scope of Services was developed based on known conditions of the site as of the date of this proposal and includes costs only for those specific services delineated above. If requested by the client, the following tasks can be performed for the Town on an additional time and materials basis.

- Meetings, if required, with any regulatory agency or client.
- Collection of supplemental samples, preparation of supplemental or additional reports or correspondence which may be requested or required by you, your representatives or consultants, or governmental agencies.
- More than one person-day total in the field for the monitoring well sampling, residential sampling, explosive gas sampling, and landfill inspection work.
- Preparing to serve or serving as the Town's consultant or witness for any litigation, public hearing, Town Board meeting or other legal or administrative proceeding regarding the annual sampling program.

Owner/Client's Responsibility

- Ensure that LaBella and its subcontractors have access to the site to conduct this work.
- The Town will be responsible for, and LaBella may rely upon, the accuracy and completeness of information about the condition of the landfill furnished to LaBella pursuant to this section.
- It is also the responsibility of the Town maintain the condition of the landfill and mow the site at least once yearly, respond to any maintenance issue that might arise with the condition of the cap, gas vents, leachate drainage ways, and site access road.

Fee and Time Schedule Summary



Phases		Fee Estimates			Proposed Schedules
Phase No.	Phase Description	Lump Sum Fee Bill ⁽¹⁾	Time & Materials Estimate	Sub-Consultant Estimate	Projected Start / End Dates ⁽³⁾
01	Semi-Annual Arsenic Sampling at 9 Sawood Lane	\$600		\$100 allowance for laboratory fees	Start: On Authorization End: April 2027
02	2025 Landfill and Residential Well Sampling, Gas Monitoring, Site Inspection, Laboratory Analyses and Annual Reporting	\$3,900	--	\$3,800 allowance for laboratory fees	Start: On Authorization End: April 2027
	Fee Totals	\$4,500	--	\$3,900	
	Total Estimated Cost	\$8,400			

Agreement and Close

You have already signed LaBella's standard agreement, so if you wish to authorize this work as outlined in this PSCO, we would ask that you please sign on the line below. Please feel free to contact me at (845) 486-1520 or Russell Urban-Mead at 845-486-1551 if you have any questions regarding this proposal or other concerns. We appreciate the opportunity to continue working for the Town of Saugerties.

Respectfully submitted,

LaBella Associates

Eric J. Orlowski, PG
Hydrogeologist / Project Manager

I authorize the work described in this PSCO: _____
Fred Costello, or other authorized person.

Town of Saugerties Town Board

RESOLUTION TO SUPPORT THE SUBMISSION OF A 2025 TRANSPORTATION ALTERNATIVES PROGRAM (TAP) GRANT

WHEREAS, all **Town of Saugerties Town Board** Members, having due notice of said meeting, and pursuant to Section 94 of the Public Officers Law (Public Meetings Law) or equivalent state/local statute, said meeting was open to the general public and due and proper notice of the time and place whereof was given as required by law; and

WHEREAS, the **NEW YORK STATE DEPARTMENT OF TRANSPORTATION** announced the availability of Transportation Alternatives Program (TAP) grant funding; and

WHEREAS, the TAP program provides funding for communities to implement alternative transportation projects, with total eligible project costs often up to **\$7 million**; and

WHEREAS, the TAP grant program typically provides up to **80 percent** of total eligible project costs; and

WHEREAS, the **Town of Saugerties** is prepared to pay for all project expenses prior to submitting for reimbursement for 80 percent of the total eligible project costs and authorizes the **Town of Saugerties'** share of the project equal to **20 percent** of the total eligible project costs; and

WHEREAS, the **Town of Saugerties** desires to implement the **Route 9W Sidepath**; and

WHEREAS, the **Town of Saugerties** agrees to maintain the sidepath once implemented;

NOW, THEREFORE, BE IT RESOLVED, The **Town Board** of the **Town of Saugerties** does hereby authorize submission of a **2025** Transportation Alternatives Program grant for **Route 9W Sidepath**.

The question of the foregoing Resolution was duly put to a vote, the Authority voting as follows:

Motion made by:	Seconded by:
Supervisor: Fred Costello Jr.	_____aye ____nay
Deputy Supervisor: Leeanne Thornton	_____aye ____nay
Councilmember: Bill Barr	_____aye ____nay
Councilmember: Stephanie Bassler	_____aye ____nay
Councilmember: Mike Ivino	_____aye ____nay

This resolution was submitted to a vote and the vote was thereon as follows:

YEAS____ NAYS____ ABSENT____

I hereby certify that the above is a true and correct copy of the Resolution passed by the **Saugerties Town Board** at a meeting held on the 4th day of March 2026.

Date: _____

Town Clerk, Lisa Stanley: _____