TOWN OF PLATTEKILL

REGULAR TOWN BOARD MEETING

July 2, 2025

Time – 7:00pm

1. SALUTE TO THE FLAG:

ROLL CALL:

The following Town Board Members were present:

Supervisor Depew

Councilman Fazio

Councilman Castillo

Councilman O’Flaherty

ABSENT- Councilman Hoppenstedt

PUBLIC HEARING: NONE

1. Presentations: NONE

3. MINUTES:

Supervisor DePew made a motion to NOT Read the minutes from the June 18, 2025 Town Board Meeting.

Seconded by Councilman Castillo

On the Vote: All Ayes

Supervisor DePew made a motion to ACCEPT the minutes from the June 18, 2025 Town Board Meeting.

Seconded by Councilman Castillo

On the Vote: All Ayes

1. ADDITIONS:

* Date Changes- Recreation Department.

Fall Rocking Horse Ranch Day is October 5

Christmas Tree Lighting is December 6th, Not the 7th

* Veterans Luncheon

The Veterans Committee in conjunction with the Southern Ulster Rotary

July 19th at 12:00PM. New Paltz Elks Club

Veterans and a Guest are FREE

* Short Term Rental Law

Supervisor DePew said this was something that was started last year. The intention of this law it to come into compliance with short term rentals, Air B& B’s, Bread and Breakfasts, type rentals. Everything should be in compliance with zoning and regulations. Protecting the safety of the renters and the primary for the residents.

There are quite a few of these properties in the Town of Plattekill.

Supervisor DePew said the Town was notified around 2018-2019 by Ulster County to identify these properties and bring them up to safety standards under the appropriate codes.

The intention is to present this as a law at our next meeting, set a public hearing date and move forward with this.

Councilman Fazio- Ulster County does collect taxes on Hotel Rooms, is it the same thing on this?

Supervisor DePew- I believe to legitimatize this, we will keep a register on the Short-Term Rentals which will be recorded to the County and that is what happens with the Hotel/Motel Tax. The main concern is the safety and liability on units like this with intent to rent out. The standards should promote safety.

We are required to do this. The next meeting we will present this and set a public hearing date on this.

* Surplus Auction for Vehicles- Highway Department Memo

Councilman Castillo- Did you put this in our box? I don’t have that.

Supervisor DePew- No, I just got it this afternoon.

Highway Superintendent just approved 2 items to be auctioned off. Both Items will run until August 4 and will send the Town Board results by the August 6 Town Board meeting.

Woodchipper

DARE Police Vehicle

* Tow Law

Supervisor DePew said he did not write anything formal down to present tonight.

He states that it is $200.00 per application to be put on the Tow List. In looking at the fee’s, I think that fee should be adjusted. There is responsibilities and obligations that we have by sending employees out to do inspections, paperwork, upkeep, etc. I would like to raise the fee to $400.00 per year.

Councilman Fazio- Is that for both A and B List.

Supervisor DePew- We are only concerned right now with the A List. The B list is a waiting list. One of things we have is a list that is established for vehicles under 18,000 pounds and not a list for vehicles for over 18,000 pounds- Heavy vehicles. A few of the companies have expressed interested in purchasing trucks to do the heavy vehicles. When we are presented with that, we will establish another list for that.

Councilman O’Flaherty- Analyzing our fee’s abroad is important and this is one of them.

Supervisor DePew made a motion to raise the application fee from $200 to $400 in the year 2026.

Seconded by Councilman Castillo

On the Vote: All Ayes

Supervisor DePew: I think we have to go a step further because the Tow Law was passed by resolution, we may have to do the increase in fees by Resolution. I will have an answer by next meeting.

* Letter from the Modena Methodist Church

Supervisor DePew received a letter about a week ago.

An open invitation to celebration on July 6, 2025. The Modena church is joining the New Paltz Methodist Church which was decided by unanimous vote on May 18, 2025. We will become a new congregation as one. This was the result of much planning, result and research.

The Modena Church property will be put up for sale.

* DMV Bus

Will Return to the Town Hall, July 17th. 10AM-3:30PM

1. REPORTS: NONE
2. Proposed Apuzzo Roadway Realignment

Mike Brenner and Jen Apuzzo are present- they are proposing the Subdivision.

Supervisor DePew stated that Jens parents own the property and this property is large enough to be subdivided. It will be large enough to support a well, setbacks, home, septic. If you look at this map, there was a “Road Realignment Proposal.” If you look at Barclay Road, you can see the different turns in the road and how severe it is. This project started in 2008. It started by the subdivision of the property when the family in earlier years, settled an estate. What ended up happening, is that these broken lines here ended up getting put on the map and what they do is encroach onto the property being set to be sub divided. The line runs across, that will straighten out Barclay Road and then this property, the Morano Property (separate properties) this line continues onto their property. The proposed straightening was set up, suggested in 2008 by then then Highway Superintendent. It was entered into the minutes. That takes away square footage of the property that is being proposed to sub divide. One of the interesting things, it is nice that it is delineated by the driveway and that will end up being a shared driveway. If you look at this map and look here, that is a cemetery that exists on the property. That takes away square footage.

The next thing that takes away square footage is the proposed Realignment in there. It is 50.84 foot down, that takes away square footage as well. It takes away the total square footage of the property for them to subdivide and build a house.

In research by Jennifer, she reached out to the current Highway Superintendent who wrote a letter (dated 3/24/25) “I reviewed the maps you supplied to me, dated 7/15/24 from Joseph and Denise Apuzzo for a proposed subdivision on Barclay Road. The unsigned map shows an area for a 50 ft Road Realignment, IF required by the Town for the future development.

Supervisor DePew said to keep in mind, the letter dated 2008, from 2008-2025, there has been no proposal for realignment.

Councilman O’Flaherty- What is the likelihood of this occurring to straighten out this kink? Very, very low, it’s a low probability.

Supervisor DePew- Not likely. They have not proposed that in all those years. Jen and Mike presented this to the Planning Board, several times.

Jen Apuzzo- Pat Hines, suggested removing the line. (Town Engineer)

Supervisor DePew- By removing that, you would gain back the square footage that you need. What I requested before we made a decision on this, to make sure we protect everyone involved. This doesn’t just involve the Apuzzo Family. The adjacent property, the broken line goes across that property.

Jen Apuzzo- This is what you are seeing here. This is the new driveway that he put in, it is the sole use to go up to the old house.

Supervisor DePew- He started that on that corner. There is an existing house on up there that he has access too. What they are proposing to do and this was recommended by the Engineer; it was also proposed by the Morano’s attorney.

Jen Apuzzo- They both didn’t see any reason for the right of way as well. He suggested going to the Highway Superintendent which we did and that was the letter.

Supervisor DePew- I thought it would be wise is for them to reach out to the adjoining neighbor and get a notarized letter stating that they had no intention to utilize that and requesting the road straightening agreement. That is the only thing holding up that project.

Councilman Castillo- This property owner is not going to have this right of way? Get rid of it?

Jen Apuzzo- It won’t give him any right of way in any way. This driveway here is written on the map and the sole purpose of this driveway, it states he can’t use it for anything else is to go up to our own house which he currently owns. This piece of property is part of this house so it would delineate that from there. It straightens out the road.

Supervisor DePew- Basically what they are trying to do is remove the restriction on that proposed road straightening area.

Councilman Castillo- Did they get the letter from the Morano’s?

Mike Brenner- We talked to Andy prior to starting this whole thing, he was in agreeance with removing it. Once we got to this point, where we requested the letter, he followed up with his architect and attorney and they told him do not sign the letter for the town. I went and got board of health approval, the planning board stage, we are to the end and now he says absolutely not when we gave him Deans idea with the letter request.

Supervisor DePew- The Highway Superintendent, right now who maintains control of those roads has no intention or desire to straighten out those roads.

The Town Board is here tonight to say if we have the desire to straighten out that road or not. (included in the packet you received tonight)

Jen Apuzzo- There is a memo letter we received that we passed along to the Town Board.

Supervisor DePew- We are trying to find out the intent to do this. I found a letter that was just a suggestion. Not a requirement.

Councilman O’Flaherty- Would there any be any reason to have this developed?

Councilman Castillo- You are proposing here for yourself? This mean you aren’t been going into this property?

Jen Apuzzo- Yes. We want to have the amount of property. But he won’t give a letter releasing his portion.

Supervisor DePew- This letter is for your reference. Jen has done her research and this is the only reference I found to that broken line that occurs on this map. If you look under the Apuzzo/Barclay Road, that is the only one paragraph and it was suggested. It wasn’t a need or a requirement. It was dated 9/9/2008.

“I don’t see problem regarding the Apuzzo/Barclay Road Project- the 3 single family driveways. I would recommend a road realignment if there is any future sub division. It appears the best way to provide for this is with a reservation across the lots that would accommodate the removal of the sharp turns and site distance issues”

It is saying for future development, it encroaches on that property they want to develop.

Jen Apuzzo- We had the ground tested, Board of Health approval.

Supervisor DePew- What really had to transpire, in order to release that, it has to be released as a whole. Some conversation and compromise has to happen between you guys and the adjacent property owner. I don’t anticipate anything happening as far as the Town, fees or something else later on down the road.

Mike Brenner- That was his main concern. He won’t write the letter for the Town. He is worried about a hardship down the road. He thinks that this right now, it can be dedicated to the Town and it is all agreed to, it can be a road, if his kids want to develop down the road, the Town will say he can’t because this length of straightaway isn’t long enough for site and it was given away.

Supervisor DePew- Is it possible for you to do the math and figure out how many square feet you are losing and do a lot line?

Jen Apuzzo- He won’t give up anything on this property. He is not budging an inch.

Councilman Castillo- We can release it.

Supervisor DePew- We can release this and it takes away the square footage of that property. Regardless if we release it or not, if this is not released, the intent was for road alignment. If there was ever a dedication to straighten, the intent was to try and straighten out this portion of the road. No one ever went through, all these years, no one said what we had to do. They are asking to have this removed. The Planning Board engineer also gave his recommendation to have it removed as well as the Planning Board engineer gave his recommendation to have it removed.

Jen Apuzzo- Here is my question, If I own this and decide I don’t want it, why can’t you straighten out the road this way. He has way more property than I do.

Councilman Fazio- This was all suggested in 2008.

Councilman Castillo- Who owns this big piece, Andy? And you have over here, yes? So, if we release this, who cares about this. Why can’t we release this?

Supervisor Depew- You are RR1.5 up there so you need 60,000 square feet. If you take that, you are going to lose roughly a quarter of an acre there. 10,000 square feet here, about 18,000 square feet here if you don’t release it. It then becomes under sized. If you can come to some compromise, if we don’t remove this and leave this here. Your septic system would not be placed anywhere near that. If we did not remove this, and removed this, and figure out the amount of square feet you are losing by keeping this and did a lot line revision and they were able to acquire more property to gain back that square footage to get back up to 60,000 square footages in that RR 1.5. That would be acceptable too. That would be a better resolution to that and that road alignment would still be there. T wouldn’t take away too much from him.

Councilman Castillo- Bob said he doesn’t care about this.

Jen Apuzzo- Yes, him and the Planning Board said they don’t care. It is too expensive. The Town doesn’t have the money for this Bob said. Everyone agrees there is no need but it is still there.

Supervisor DePew- Both property owners have to be in agreeance with this. Would it be fair to ask you guys to go back to the Morano’s and see if you can possibly work this out with a reasonable agreement. Is he aware of the situation you are in?

Mike Brenner- Yes, he knows. He has copies of everything. He has a copy of the letter from today as well.

Councilman Castillo- If we took a straw poll right now, if we are in agreeance with it. He would know how we stand with it when he takes it to the other person. I agree with it as one person- that would be for both parcels, removing that alignment. I vote yes to remove the right of way on the Apuzzo property.

Councilman O’Flaherty- yes, I agree

Supervisor DePew- Absolutely with the information we have in front of us

Councilman Fazio- Yes.

Mike Brenner- He has made it very clear that he is not budging with this. He said the town is removing it or that is it. He will not step foot in any of this. He will not put his signature on anything for the town.

Supervisor DePew- He is not signing anything for the Town; he is signing for you. And then the town will make the decision to remove it based on information from the Highway Superintendent and our knowledge knowing that there is no intent to go in there and reconstruct everything. It is not in our mirrors right now.

Mike Brenner- If he does develop this, does he need this?

Jen Apuzzo- That is Planning Board and they already said there is no reason for that.

Councilman Castillo- If they are going to develop this, you have 50 feet wide and they have more than enough frontage here to get that 50 foot wide.

Supervisor DePew- We have to have the people who are the principal owners agree.

Councilman O’Flaherty- The memo from 2008 says that the future dedication for road realignment purposes of Barclay Road, isn’t that both of these?

Supervisor DePew- Yes what they are asking for is to have those lines removed from the map so they don’t matter.

Councilman O’Flaherty- It says it is suggested to give up the rights, that is this whole thing. What am I missing?

Supervisor DePew- We can’t do that without the property owner agreeing. We are changing his property.

Jen Apuzzo- So by doing that, if you do that without Andy, you just gave him back more property. You aren’t taking away; you already took it away. We are trying to get it back. There is nothing in stone about it being a road, it is a memo from 2008.

Supervisor DePew- We did not take it back. We put a covenant on it with the potential to make it available to us if we wanted to take it which is for the road straightening if we wanted to.

Jen Apuzzo- Who do we have to find to go ahead and say there is no reason to straighten this out? There is no reason to straighten this out. Where is there really a reason to do this?

Councilman Castillo- You are here. We are saying there is no reason to straighten this. We just took a straw poll and agreed with you.

Supervisor DePew- There is no reason to do that. The little bit of a problem is the owner of the other property has value into that and he has to release that and agrees that there is nothing there.

Councilman Castillo- That gives him more frontage on the lot.

Jen Apuzzo- He is not going to agree to that. We told you that.

Supervisor DePew- You do have an escrow account set up with the Planning Board. We are not going to remove this tonight. It gives us the opportunity to ask the Planning Board attorney what he sees with this; what does he see with this? Is it wise to remove this from this piece of property and not this or is it advisable not to because of liability. The good thing, with the straw poll, you have us board members understanding why you are here and the dilemma. We will try to help you through the process. I think it is to your advantage to do a lot line revision if he is adamant about keeping that in there to gain extra square footage to make that happen. Give me a call towards the end of next week. I will circle back with the Planning Board next week.

Councilman Castillo- We will try to help you the best we can.

1. Red, White and Blue Celebration

July 12th. Rain Date, July 13th.

Thomas Felten Park

Food/Drink Vendors Available. My Cousin Vinny starts at 5:30PM

1. Park Rental Fee’s

Last meeting this was discussed. Supervisor DePew said in his opinion, we should raise it to $150.00, it is reasonable that depending on the size of the event that takes place. We go through a lot of paper products, and a few people have left it not the best. We have to pay folks to maintain it.

Councilman Fazio- I have the same thoughts; everything has been increased for years except for our fees.

Councilman O’Flaherty- Explain this to me again?

Supervisor DePew- Right now, we have the $100 fee for everyone which is refundable. The cost for renting the park is based on the amount of people. Regardless of how many people we have there, the deposit is still the same.

Up to 25 people, it is $50 plus the $100 deposit.

26-50 people, it is $75 plus $100 refundable deposit. And it goes up.

25 people and under, the $100 deposit is reasonable to the degree that they are using small amount of products, paper products, etc. $50 is the rental fee which we keep. If you have 150-200 people, that is a lot of people and to require only a $100 refundable deposit, that is hard to police at an event.

99.9% of the people that rent are reasonable and clean up. I am recommending to raise the refundable security deposit to $150.00 and attach that security deposit to the not for profits, sports, etc.

Councilman O’Flaherty- What are we collecting as a fee? I think we need to get rid of the scale and have a flat rate. In terms of increasing fees, it is increasing the manpower products, we are in the red just from every fee we collect based on the scale we use now.

Supervisor DePew- The scale right now has it $100 refundable fee across the board. Should we raise to $150.00

Councilman O’Flaherty- I think it is too low even at $150.00. There is no one policing that number when people select the lowest rate at $50.00. If you go through 8 rolls of paper towels, that $50.00 fee is gone. The fee should be at a minimum cover our costs. We want to be in the green. We are giving the deposit back as long as they do the right thing.

Supervisor DePew- It is much more common to have 50 people or less renting the park than the larger numbers. It is a community park. It makes sense what you are saying but if we have one flat fee, that $100 is in the middle for the road. When you get to the people in the higher numbers, that fee should be charged more as it increases.

Councilman O’Flaherty- You don’t have people down there to police the numbers that people write on the paper. I am thinking, if you are a Town of Plattekill resident, your deposit fee is $50.00 less, deposit will be $100.00. If you are a Nonresident, your deposit can be $150.00. Town resident will get a discount. When you get into the Non for profits, charity’s, we need to consider a scale for that.

Supervisor DePew- We don’t charge for the not for profits.

Councilman O’Flaherty- They should still have a deposit. The fees are all around too low.

Supervisor DePew- How about if we do this? I think what we should do is raise the fees

0-50 people, the fee is $100.00

Above 50 people, $150.00 Fee. The refundable security deposit for all is $150.00

Supervisor DePew made a motion to raise the Park rental fee for 0-50 people= $100.00. 51 people and above is $200.00 We will also change the refundable security deposit for everyone to $150.00. The Security deposit even for not for profits is $150.00 across the board.

The Not for profits, won’t have a Rental fee charged but they will have to pay the $150.00 security deposit.

Seconded by Councilman O’Flaherty

On the Vote: All Ayes

1. **Camera Purchase- Town Hall Meetings**

Supervisor Depew said this is a bundle package, including a stand

Councilman Fazio- How will the recording be done? Are we going to allow public comment on the Live feed?

Supervisor DePew- We will follow the Open Meetings Law. We are going to try to put this on our website, not definite. Possibly Facebook live. We are going to try and set up a YouTube channel to document the,

Councilman Fazio- People should not be able to comment for Public Hearings. The comments should be made in person at the Public Hearing.

Supervisor DePew made a motion to spend up to $225.00 for this bundle which includes the camera, equipment, battery, memory cards and stand, etc.

Seconded by Councilman Fazio

On the Vote: All Ayes

PUBLIC INPUT:

* Supervisor Depew made a motion to open Public Input at 8:10PM.

Seconded by Councilman O’Flaherty

On the vote: All Ayes

1. Mike Lembo- How much did it cost the Town for the architect to do the Feasibility Study?

Supervisor DePew- In the area of $72,000.

1. Mark Reynolds- Short Term Rentals, does it require owner occupancy or not? This has been one of the more controversial topics. It leads to the issue of developers or LLC buying up houses and it becomes a business instead. It is the option of the town to be owner occupied no matter what.

Supervisor DePew- there is some portions that say yes you have to be and other portions that say no, it’s a management company that they can call close by. It also talks about noise, garbage pick-up. I will research this even further to make sure we cover that. There are different definitions of Air BnB versus Bed and Breakfasts which would be an owner occupied. I will talk to the board on what that would look like if we didn’t make it restrictive.

Councilman O’Flaherty- We should have stipulations where an LLC don’t own an Air BnB, it should be a name only.

Mark Reynolds- Is this the first time there is a law you are considering?

Supervisor Depew- Yes

Mark Reynolds- So people have just been renting without any regulations. To come back to the park rentals, is there any statue in NY that has an issue with a resident who pays taxes to the town already, skipping the rental fee since they already pay taxes.

Supervisor DePew- Those rental fees is to cover the expenses and that is in the Town law where you can collect that fee. It goes towards cleaning, supplies, etc. The refundable deposit is above and beyond if someone leaves it in disarray.

Mark Reynolds- Who does inspections to return the security deposit?

Supervisor DePew- We have our buildings and grounds guy, our transfer station attendant and cleans up in the mornings to prep for the weekend events.

1. Mike Lembo- With the Short-term rental laws, that is not going to affect rental units? You also have companies that will buy houses and rent them out. The Park deposit is no different than giving a security deposit when you rent a house. It should absolutely be required. It will help cover costs if needed.

Supervisor DePew- No, this is limited by a certain number of nights. People traveling, etc., that come into town for a few nights at a time. Not an apartment.

1. MaryAnn DePew- Music in the Park will start Tuesday, July 29th. Every Tuesday. August 5, we are partnering with National Night Out.

Supervisor Depew- It is an annual Night out, to foster relationships with the Town and the Police Department. It fosters good community relationships.

1. Annette Laskowsky- What are you doing with the camera for town hall meetings?

Supervisor DePew- We are buying a camera and will be filming the Board Meetings

Annette- There has been discussion about that for many years now.

* Supervisor Depew made a motion close public input at 8:20PM.

Seconded by Councilman Castillo

On the vote: All Ayes

EXECUTIVE SESSION:

Supervisor DePew made a motion that the Town Board will enter into Executive Session at 8:22 PM to discuss Personnel matters

Seconded by Councilman O’Flaherty

On the Vote: All Ayes

Supervisor DePew made a motion to exit Executive Session at 9:15 PM.

No decisions were made.

Seconded by Councilman Castillo

On the Vote: All Ayes

VOUCHERS:

* Supervisor Depew reviewed the Voucher Detail report Dated July 2, 2025 which includes:

The A-General Fund amount of ……. $57,803.35

The DA-Highway Fund amount of $2,727.18

The H4 Misc. Supplies & Items in the amount of ……………………………. $900.00

The DS Draining in the amount of ………………………………………………. $1,491.64

For a grand total in the amount of **$69,922.17**

Supervisor Depew made a motion to accept the vouchers, recognizing that the Audit Committee has reviewed the claims and found them acceptable for payment.

Seconded by Councilman Fazio

On the vote: All Ayes

ADJOURNMENT:

Supervisor DePew made a motion to adjourn the meeting at 9:16PM

Seconded by Councilman Castillo

On the Vote: All Ayes