



# 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  
Zach Horton  
Michael Ivino  
Mary M. (Peg) Nau

## AGENDA

**TOWN BOARD MEETING**

**MAY 15, 2024**

CALL TO ORDER/PLEDGE OF ALLEGIANCE

PRIVILEGE OF FLOOR: **Superintendent of Saugerties Central School District-  
Dan Erceg: school budget**

PUBLIC COMMENT PERIOD: (30 MINUTES)

SUPERVISOR'S COMMENTS:

APPROVAL OF MINUTES:

- Pre-Board Meeting of 5-1-24
- Town Board Meeting of 5-1-24

APPROVAL OF BILLS:

DEPARTMENT HEAD REPORTS:

BOARD COMMITTEE REPORTS:

MOTIONS & RESOLUTIONS:

**Motion**-To accept the resignation of Patrolman Oliver Menon from the Police Department, effective 5-6-24.

**Motion**-To allow the 33rd Onteora Runners Club 15k road race to travel through Saugerties on 5-26-24.

**Motion**-To hire Kenneth Gsell as a Part-time "as needed" Laborer at the Highway Dept., effective May 16, 2024 and at a rate of pay of \$25.00, as per the recommendation of Raymond Mayone, Highway Superintendent.

**Page 1, AGENDA-5-15-24**

**Motion**-To approve the resolution, as on file, which is subject to permissive referendum pertaining to Local Law No. 1 of 2024 for the extension of the Kings Highway Water District.

**Motion**-To approve the resolution, as on file, which is subject to permissive referendum pertaining to Local Law No. 2 of 2024 for the extension of the Kings Highway Sewer District.

**Motion**-To approve the agreement, as on file, between the Town of Saugerties and Verizon in regards to a temporary emergency communication cell tower for the Garlic Festival.

**Motion**-To approve the refund of \$150.00 to Window World of the Hudson Valley for a building permit that was not required as per the recommendation of the building department.

**Motion**-To allow the Town of Saugerties Department of Safety and Buildings to put to bid the clean up and removal of debris from the property located at 1971 Rt. 32 SBL#28.4-6-27 per the recommendation of the Town of Saugerties Court Justices Office and the Building Department.

**Motion**-To allow the Town of Saugerties Department of Safety and Buildings to put to bid the clean-up and removal of debris, cars, trucks, and machinery from the following properties owned by Shane Edwards:

1. SBL#: 17.16-2-44 311 Rt. 212 Saugerties, NY 12477
2. SBL#: 17.16-2-48 331 Rt. 212 Saugerties, NY 12477
3. SBL#: 17.16-2-43 309 Rt. 212 Saugerties, NY 12477

**Motion**-To hire Jeremy Rushkoski as a Part-time Police Officer at a pay rate of \$25.00 per hour, effective 5-20-24.

MOTION TO ADJOURN:

NEXT SCHEDULED MEETINGS:

Wednesday, June 12, 2024	Pre-Board Meeting 6:30 p.m.
	Town Board Meeting 7:00 p.m.

RESOLUTION DATED \_\_\_\_\_, 2024  
APPROVING EXTENSION OF THE KINGS HIGHWAY  
WATER DISTRICT IN THE TOWN OF SAUGERTIES

WHEREAS, a map, plan and report providing for extension of the Kings Highway Water District along Kings Highway in the Town of Saugerties were prepared and filed in the office of the Clerk of the Town of Saugerties; and

WHEREAS, subsequent to the date of filing of the plan, report and map, the Town Board of the Town of Saugerties adopted an order dated \_\_\_\_\_, 2024, reciting the proposed Extension of the Kings Highway Water district, a description of the boundaries of the proposed benefitted area, the maximum amount proposed to be expended for the extension of the district, the proposed method of financing to be employed, the estimated cost of hook-up fees to the typical property owner, the fact that a plan, report and map describing the same are on file in the Town Clerk's Office for public inspection, and scheduling a public hearing at which all persons interested in the proposed Kings Highway Water District Extension would be heard; and

WHEREAS, a copy of the order was published in the Hudson Valley One not less than ten (10) days nor more than twenty (20) days before the day set in the order for the hearing and a copy of the order was also posted on the bulletin board of the office of the Town Clerk, and on the Town's website; and

WHEREAS, a public hearing on the proposed Kings Highway Water District Extension was held on April 17, 2024, at the Frank D. Greco Senior Citizens Center, on Robinson Street, in the Village of Saugerties, at which time all persons interested in the subject matter were heard; and

WHEREAS, the proposed extension of the Kings Highway Water District is a Type II action requiring no SEQR determination of significance, EIS or findings statement under the State Environmental Quality Review Act ("SEQR"), and its implementing regulations, 6 NYCRR Part 617, as the action involves an extension of existing water district and water main to allow for new building connections by individual property owners; and

WHEREAS, the Town Board has determined it is in the public interest to approve the proposed Kings Highway Water District Extension along Kings Highway, in the Town of Saugerties;

NOW, THEREFORE, BE IT

RESOLVED, that the proposed extension of the Kings Highway

Water District along Kings Highway in the Town of Saugerties be, and the same hereby is approved as being in the public interest, subject to a permissive referendum, as required by Section 209-q of the Town Law; and it is further,

RESOLVED, the estimated annual capital cost to the typical property owner with an assessment of \$290,000.00 is \$1.33 for every \$1,000.00 of assessed value, equals \$385.70 at a cost of \$179.41, and the estimated yearly cost for water usage for the typical property owner is \$541.00, resulting in a total estimated cost/connection per year of \$927.00; and it is further,

RESOLVED, that the costs of the Kings Highway Water District are to be annually apportioned and assessed upon the several lots and parcels of land especially benefitted by the improvement in proportion to their assessed value for tax purposes; and it is further,

RESOLVED, that the boundaries of the benefitted area of the Extension are as shown on a map of the Proposed Extension to Kings Highway Water District, a copy of which is annexed to this resolution and made a part hereof as Exhibit A, and a description of the parcels included in the extension is annexed to this resolution and made a part hereof as Exhibit B; and it is further,

RESOLVED, that all the property and property owners within the proposed extension are benefitted thereby and all the property and property owners benefitted are included within the limits of the district extension; and it is further,

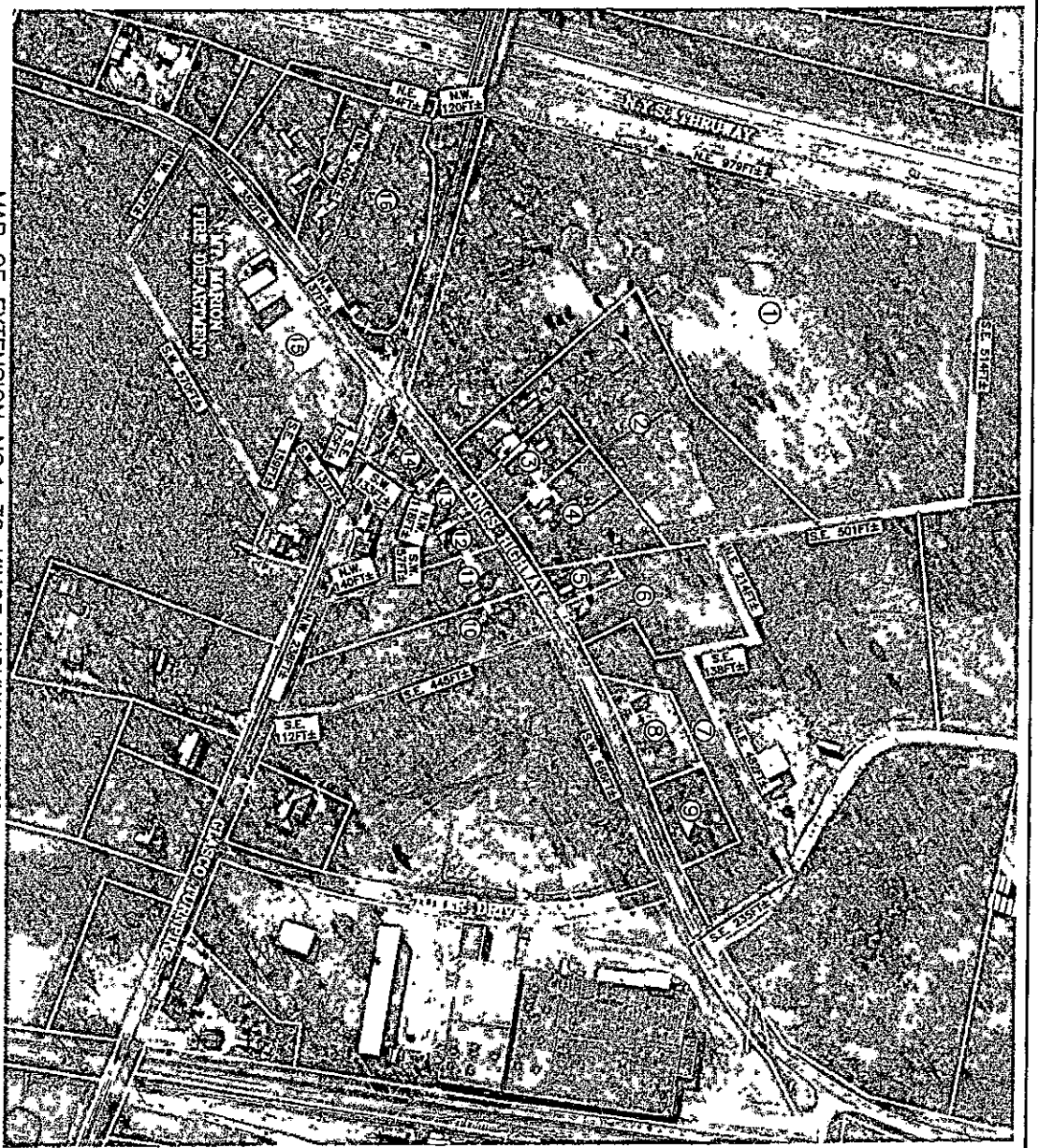
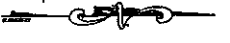
RESOLVED, that the Town Clerk within ten (10) days of the adoption of this resolution cause two (2) certified copies of the resolution to be filed in the Office of the State Comptroller at Albany New York; and one (1) certified copy in the Office of the Ulster County Clerk; and it is further,

RESOLVED, that pursuant to Sections 82, 90, 209-e and 209-q of the Town Law, within ten (10) days from the date of this resolution, the Town Clerk shall post and publish a notice which shall set forth the date of the adoption of the resolution; shall contain an abstract of such resolution concisely setting forth the purpose and effect thereof; shall specify that this resolution was adopted subject to a permissive referendum; and shall publish such notice in the Hudson Valley One, the official newspaper of the Town of Saugerties, and in addition thereto, the Town Clerk shall post or cause to be posted on the signboard of the Town of Saugerties and on the Town's website, a copy of such notice within ten (10) days after the date of the adoption of this resolution.

Upon a roll call vote, the vote is as follows:

Supervisor Costello	Voting
Councilman Ivino	Voting
Councilwoman Thornton	Voting
Councilwoman Nau	Voting
Councilman Horton	Voting

EXHIBIT A



MAP OF EXTENSION NO. 1 TO KINGS HIGHWAY WATER DISTRICT  
NEW WATER BOUNDARY

SBL LIST

- 1 28.4-2-18-100 LANDS N/F  
JAMES AND VANNY L TORD  
L.8592 P.504 800 GLAOD TRKE
- 2 28.4-2-28 LANDS N/F  
TOMASO AND RAIMO GONZALEZ  
L.7268 P.11 776 KINGS HWY
- 3 28.4-2-29 LANDS N/F  
CLIFFORD SAUER  
L.8316 P.187 776 KINGS HWY
- 4 28.4-2-31 LANDS N/F  
RAYMOND AND DOROTHY SMITH  
L.1424 P.579 783 KINGS HWY
- 5 28.4-2-30 LANDS N/F  
ROBERT AND DOLORES MOORE  
L.5532 P.325 787 KINGS HWY
- 6 28.4-2-36 LANDS N/F  
JULIE J. DESCH  
L.9551 P.84 793 KINGS HWY
- 7 28.4-2-38-500 LANDS N/F  
JOHN AND VIRGINIA GRECO  
L.1571 P.74 5 INDUSTRIAL DRIVE
- 8 28.4-2-35 LANDS N/F  
MICHAEL CROCCITO  
L.4623 P.62 801 KINGS HWY
- 9 28.4-2-34 LANDS N/F  
JEANNE AND JOHN GRECO  
L.2651 P.43 807 KINGS HWY
- 10 28.4-2-19 LANDS N/F  
ROBERT AND DEBORAH BROOKS  
L.1382 P.58 784 KINGS HWY
- 11 28.4-2-13 LANDS N/F  
CHRISTOPHER DAUGHTREY AND HEATHER JOSLIN  
L.6478 P.49 782 KINGS HWY
- 12 28.4-2-14 LANDS N/F  
DAVID HUGHES III AND CHARLENE HUGHES  
L.1483 P.953 780 KINGS HWY
- 13 28.4-2-15 LANDS N/F  
EDWARD A. OSTERHOUT  
L.4904 P.339 778 KINGS HWY
- 14 28.4-2-17 LANDS N/F  
DOUGLAS AND REGINA PETERSON  
L.1487 P.880 778 KINGS HWY
- 15 28.4-11-13-100 LANDS N/F  
KT MARION FIRE CO  
766 KINGS HWY
- 16 28.4-11-12 LANDS N/F  
JAMES WOODLEN  
L.8974 P.721 589 GLAOD TRKE

EXHIBIT B



DESCRIPTION OF AREA OF  
EXTENSION NO. 1  
TO KINGS HIGHWAY WATER DISTRICT  
TOWN OF SAUGERTIES, ULSTER COUNTY, NEW YORK

Beginning at a point on the Southeasterly side of Kings Highway said point also being at the Southwesterly corner of Lands of Mt. Marion Fire Co. and running:

- 1) thence along the Southeasterly side of Kings Highway, Northeast 352.0 feet +/- to a point;
- 2) thence crossing over Kings Highway Northwest 37.0 feet +/- to a point at the Southeasterly corner of Lands of James McMullen, Liber 2874 Page 721;
- 3) thence along the Southerly line of Lands of McMullen Northwest 340.0 feet +/- to a point along the Easterly side of the N.Y.S. Thruway;
- 4) thence along the Easterly side of the N.Y.S. Thruway the following the courses and distances: Northeast 94.0 feet +/-;
- 5) thence Northwest and crossing over Glasco Turnpike, 120.0 feet +/- to a point;
- 6) thence Northeast 979.0 feet +/- to a point at the Northwest corner of Lands of James and Kathy L. Todd, Liber 4392 Page 304;
- 7) thence along the Northerly line of Lands of Todd, Southeast 514.0 feet +/- to a point at the Northeast corner of Lands of Todd;
- 8) thence along the Easterly line of Lands of Todd and partially along the Easterly line of Lands of Tomasa and Ramiro Gonzalez, Liber 7288 Page 1, Southeast 501.0 feet +/- to a point at the Northwesterly corner of Lands of Julie Desch, Liber 4951 Page 84;
- 9) thence along the Northwesterly line of Lands of Desch, Northeast 214.0 feet +/- to a point;
- 10) thence along the Easterly line of Lands of Desch, Southeast 138.0 feet +/- to a point at the Northwesterly corner of Lands of John and Virginia Greco, Liber 1571 Page 74;

11) thence along the Northwesterly line of Lands of Greco Northeast 482.0 feet +/- to a point on the Southwesterly side of Industrial Drive;

12) thence along the Northeasterly line of Lands of Greco and the Southwesterly side of Industrial Drive and crossing over Kings Highway, Southeast 235.0 feet +/- to a point on the Southeasterly side of Kings Highway;

13) thence along the Southeasterly side of Kings Highway, Southwest 666.0 feet +/- to a point at the Northeasterly corner of Lands of Robert and Deborah Brooks, Liber 1392 Page 998;

14) thence along the Northeasterly line of Lands of Brooks the following courses and distances: Southeast 445.0 feet +/- to a point;

15) thence Southeast 112.0 feet +/- to a point on the Northeasterly side of Glasco Turnpike;

16) thence along the Northeasterly side of Glasco Turnpike, Northwest 238.0 feet +/- to a point at the Southwesterly corner of Lands of Christopher Daughtrey and Heather Joslin, Liber 6478 Page 49;

17) thence along the Southwesterly line of Lands of Daughtrey and Joslin, Northwest 140.0 feet +/- to a point at the Southeasterly corner of Lands of David Hughes III and Charlene Hughes, Liber 1483 Page 953;

18) thence along the Southerly line of Lands of Hughes, Southwest 57.0 feet +/- to a point on the Southwesterly line of Lands of Edward A. Osterhout, Liber 4904 Page 339;

19) thence along the Southwesterly line of Lands of Osterhout, Northwest 118.0 feet +/- to a point on the Southeasterly line of Lands of Douglas and Regina Pierson, Liber 1467 Page 860;

20) thence along the Southeasterly line of Lands of Pierson and crossing over Glasco Turnpike, Southwest 133.0 feet to a point on the Northerly side of Glasco Turnpike;

21) thence along the Northerly side of Glasco Turnpike, Southeast 75.0 feet +/- to a point;

22) thence along Southeasterly and Southwesterly line of Lands of Mt. Marion Fire Co. the following courses and distances: Southwest 137.0 feet +/- to a point;

23) thence Southeast 159.0 feet +/- to a point;

24) thence Southwest 570.0 feet +/- to a point;

25) thence Northwest 250.0 feet +/- to the place of beginning.

All bearings are referred to Magnetic North.

Date: February 8, 2024

CHRISTOPHER J. ZELL, P.L.S.  
BRINNIER & LARIOS, P.C.

RESOLUTION DATED \_\_\_\_\_, 2024  
APPROVING EXTENSION OF THE KINGS HIGHWAY  
SEWER DISTRICT IN THE TOWN OF SAUGERTIES

WHEREAS, a map, plan and report providing for extension of the Kings Highway Sewer District along Kings Highway in the Town of Saugerties were prepared and filed in the office of the Clerk of the Town of Saugerties; and

WHEREAS, subsequent to the date of filing of the plan, report and map, the Town Board of the Town of Saugerties adopted an order dated \_\_\_\_\_, 2024, reciting the proposed Extension of the Kings Highway Sewer District, a description of the boundaries of the proposed benefitted area, the maximum amount proposed to be expended for the extension of the district, the proposed method of financing to be employed, the estimated cost of hook-up fees to the typical property owner, the fact that a plan, report and map describing the same are on file in the Town Clerk's Office for public inspection, and scheduling a public hearing at which all persons interested in the proposed Kings Highway Sewer District Extension would be heard; and

WHEREAS, a copy of the order was published in Hudson Valley One not less than ten (10) days nor more than twenty (20) days before the day set in the order for the hearing and a copy of the order was also posted on the bulletin board of the office of the Town Clerk, and on the Town's website; and

WHEREAS, a public hearing on the proposed Kings Highway Sewer District Extension was held on April 17, 2024, at the Frank D. Greco Senior Citizens Center, on Robinson Street, in the Village of Saugerties, at which time all persons interested in the subject matter were heard; and

WHEREAS, the proposed extension of the Kings Highway Sewer District is a Type II action requiring no SEQR determination of significance, EIS or findings statement under the State Environmental Quality Review Act ("SEQR"), and its implementing regulations, 6 NYCRR Part 617, as the action involves an extension of existing sewer district and sewer main to allow for new building connections by individual property owners; and

WHEREAS, the Town Board has determined it is in the public interest to approve the proposed Kings Highway Sewer District Extension along Kings Highway, in the Town of Saugerties;

NOW, THEREFORE, BE IT

RESOLVED, that the proposed extension of the Kings Highway

Sewer District along Kings Highway in the Town of Saugerties be, and the same hereby is approved as being in the public interest, subject to a permissive referendum, as required by Section 209-g of the Town Law; and it is further,

RESOLVED, the estimated annual capital cost to the typical property owner is one benefit unit at a cost of \$226.80, the estimated yearly cost for sewer usage based upon water for the typical property owner is \$443.00, resulting in a total estimated cost/connection per year of \$669.80; and it is further,

RESOLVED, that the costs of the Kings Highway Sewer District are to be annually apportioned and assessed upon the several lots and parcels of land especially benefitted by the improvement in proportion to the amount of benefit which the improvement shall render upon the same; and it is further,

RESOLVED, that the boundaries of the benefitted area of the Extension are as shown on a map of the Proposed Extension to Kings Highway Sewer District, dated \_\_\_\_\_, 2024, a copy of which is annexed to this resolution and made a part hereof as Exhibit A, and a description of the parcels included in the extension a copy of which is annexed hereto and made a part hereof as Exhibit B; and it is further,

RESOLVED, that all the property and property owners within the proposed extension are benefitted thereby and all the property and property owners benefitted are included within the limits of the district extension; and it is further,

RESOLVED, that the Town Clerk within ten (10) days of the adoption of this resolution cause two (2) certified copies of the resolution to be filed in the Office of the State Comptroller at Albany New York; and one (1) certified copy in the Office of the Ulster County Clerk; and it is further,

RESOLVED, that pursuant to Sections 82, 90, 209-e and 209-g of the Town Law, within ten (10) days from the date of this resolution, the Town Clerk shall post and publish a notice which shall set forth the date of the adoption of the resolution; shall contain an abstract of such resolution concisely setting forth the purpose and effect thereof; shall specify that this resolution was adopted subject to a permissive referendum; and shall publish such notice in Hudson Valley One, the official newspaper of the Town of Saugerties, and in addition thereto, the Town Clerk shall post or cause to be posted on the signboard of the Town of Saugerties and on the Town's website, a copy of such notice within ten (10) days after the date of the adoption of this resolution.

Upon a roll call vote, the vote is as follows:

Supervisor Costello	Voting
Councilman Ivino	Voting
Councilwoman Thornton	Voting
Councilwoman Nau	Voting
Councilman Horton	Voting

EXHIBIT A

**SBL LIST**

- ① 28.4-2-16-100 LANDS N/F  
JAMES AND KATHY L. TODD  
L.4392 P.304 800 GLAÇO TPKE
- ② 28.4-2-28 LANDS N/F  
TOMASA AND RAMIRO GONZALEZ  
L.7286 P.11 775 KINGS HWY
- ③ 28.4-2-28 LANDS N/F  
CLIFFORD SAUER  
L.3916 P.187 779 KINGS HWY
- ④ 28.4-2-31 LANDS N/F  
RAYMOND AND DOROTHY SMITH  
L.1424 P.579 783 KINGS HWY
- ⑤ 28.4-2-30 LANDS N/F  
ROBERT AND DOLORES MOORE  
L.6532 P.325 787 KINGS HWY
- ⑥ 28.4-2-38 LANDS N/F  
JULIE J. DESCH  
L.4951 P.84 783 KINGS HWY
- ⑦ 28.4-2-38.500 LANDS N/F  
JOHN AND VIRGINIA GRECO  
L.1571 P.74 5 INDUSTRIAL DRIVE
- ⑧ 28.4-2-35 LANDS N/F  
MICHAEL CROCCHIO  
L.4823 P.62 801 KINGS HWY
- ⑨ 28.4-2-34 LANDS N/F  
JEANNE AND JOHN GRECO  
L.2651 P.45 807 KINGS HWY
- ⑩ 28.4-2-12 LANDS N/F  
ROBERT AND DEBORAH BROOKS  
L.1392 P.988 784 KINGS HWY
- ⑪ 28.4-2-13 LANDS N/F  
CHRISTOPHER DAUGHTREY AND HEATHER JOSLIN  
L.6478 P.49 782 KINGS HWY
- ⑫ 28.4-2-14 LANDS N/F  
DAVID HUGHES III AND CHARLENE HUGHES  
L.1483 P.853 760 KINGS HWY
- ⑬ 28.4-2-15 LANDS N/F  
EDWARD A. OSTERHOUT  
L.4904 P.339 778 KINGS HWY
- ⑭ 28.4-2-17 LANDS N/F  
DOUGLAS AND BEGONA PIERSON  
L.1487 P.860 776 KINGS HWY
- ⑮ 28.4-11-13.100 LANDS N/F  
MT MARION FIRE CO  
766 KINGS HWY
- ⑯ 28.4-11-12 LANDS N/F  
JAMES MCHULLEN  
L.2074 P.721 595 GLAÇO TPKE



MAP OF EXTENSION NO.1 TO KINGS HIGHWAY SEWER DISTRICT

NEW SEWER BOUNDARY

200 FEET



EXHIBIT B

DESCRIPTION OF AREA OF  
EXTENSION NO. 1  
TO KINGS HIGHWAY SEWER DISTRICT  
TOWN OF SAUGERTIES, ULSTER COUNTY, NEW YORK

Beginning at a point on the Southeasterly side of Kings Highway said point also being at the Southwesterly corner of Lands of Mt. Marion Fire Co. and running:

- 1) thence along the Southeasterly side of Kings Highway, Northeast 352.0 feet +/- to a point;
- 2) thence crossing over Kings Highway Northwest 37.0 feet +/- to a point at the Southeasterly corner of Lands of James McMullen, Liber 2874 Page 721;
- 3) thence along the Southerly line of Lands of McMullen Northwest 340.0 feet +/- to a point along the Easterly side of the N.Y.S. Thruway;
- 4) thence along the Easterly side of the N.Y.S. Thruway the following the courses and distances: Northeast 94.0 feet +/-;
- 5) thence Northwest and crossing over Glasco Turnpike, 120.0 feet +/- to a point;
- 6) thence Northeast 979.0 feet +/- to a point at the Northwest corner of Lands of James and Kathy L. Todd, Liber 4392 Page 304;
- 7) thence along the Northerly line of Lands of Todd, Southeast 514.0 feet +/- to a point at the Northeast corner of Lands of Todd;
- 8) thence along the Easterly line of Lands of Todd and partially along the Easterly line of Lands of Tomasa and Ramiro Gonzalez, Liber 7288 Page 1, Southeast 501.0 feet +/- to a point at the Northwesterly corner of Lands of Julie Desch, Liber 4951 Page 84;
- 9) thence along the Northwesterly line of Lands of Desch, Northeast 214.0 feet +/- to a point;
- 10) thence along the Easterly line of Lands of Desch, Southeast 138.0 feet +/- to a point at the Northwesterly corner of Lands of John and Virginia Greco, Liber 1571 Page 74;

11) thence along the Northwesterly line of Lands of Greco Northeast 482.0 feet +/- to a point on the Southwesterly side of Industrial Drive;

12) thence along the Northeasterly line of Lands of Greco and the Southwesterly side of Industrial Drive and crossing over Kings Highway, Southeast 235.0 feet +/- to a point on the Southeasterly side of Kings Highway;

13) thence along the Southeasterly side of Kings Highway, Southwest 666.0 feet +/- to a point at the Northeasterly corner of Lands of Robert and Deborah Brooks, Liber 1392 Page 998;

14) thence along the Northeasterly line of Lands of Brooks the following courses and distances: Southeast 445.0 feet +/- to a point;

15) thence Southeast 112.0 feet +/- to a point on the Northeasterly side of Glasco Turnpike;

16) thence along the Northeasterly side of Glasco Turnpike, Northwest 238.0 feet +/- to a point at the Southwesterly corner of Lands of Christopher Daughtrey and Heather Joslin, Liber 6478 Page 49;

17) thence along the Southwesterly line of Lands of Daughtrey and Joslin, Northwest 140.0 feet +/- to a point at the Southeasterly corner of Lands of David Hughes III and Charlene Hughes, Liber 1483 Page 953;

18) thence along the Southerly line of Lands of Hughes, Southwest 57.0 feet +/- to a point on the Southwesterly line of Lands of Edward A. Osterhout, Liber 4904 Page 339;

19) thence along the Southwesterly line of Lands of Osterhout, Northwest 118.0 feet +/- to a point on the Southeasterly line of Lands of Douglas and Regina Pierson, Liber 1467 Page 860;

*Description & area of  
Extension No. 1 to the Kings Highway Sewer District  
Town of Saugerties, Ulster County, New York*

*Page 3 of 3*

20) thence along the Southeasterly line of Lands of Pierson and crossing over Glasco Turnpike, Southwest 133.0 feet to a point on the Northerly side of Glasco Turnpike;

21) thence along the Northerly side of Glasco Turnpike, Southeast 75.0 feet +/- to a point;

22) thence along Southeasterly and Southwesterly line of Lands of Mt. Marion Fire Co. the following courses and distances: Southwest 137.0 feet +/- to a point;

23) thence Southeast 159.0 feet +/- to a point;

24) thence Southwest 570.0 feet +/- to a point;

25) thence Northwest 250.0 feet +/- to the place of beginning.

All bearings are referred to Magnetic North.

Date: February 8, 2024

CHRISTOPHER J. ZELL, P.L.S.  
BRINNIER & LARIOS, P.C.

## AGREEMENT

This Agreement is made, and shall be effective, as of the last date of the signatures below, ("Agreement") between Town of Saugerties, with a principal address of 4 High Street, Saugerties, New York 12477, ("Licensor") and Celco Partnership, d/b/a Verizon Wireless, with a principal address of One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920 (telephone number 866-862-4404) ("Licensee").

1. Licensor hereby grants unto Licensee a license to use a 50' by 50' parcel located at Near 341 Washington Ave Ext., Saugerties, New York 12477; Tax ID: 18.1-3-38 ("Property"), which is more particularly described on Exhibit A attached hereto and made a part hereof, together with the right to place upon the Property a communications facility ("Facility"). Licensor also grants unto Licensee the non-exclusive right-of-way for ingress and egress, 7 days a week, 24 hours a day, on foot or motor vehicle, including trucks. Said right-of-way and Property are generally described on Exhibit A attached hereto and made a part hereof. Further, Licensee shall have the right to install and maintain conduits, pipes, cables and wires to its Facility within the Property as necessary to supply utility service and power to the Facility or as otherwise needed to service the Facility as reasonably determined by Licensee.

2. The term of this Agreement shall be for the period from 09/14/2024 through and including 10/06/2024.

3. In consideration for the rights granted herein, Licensor's Property will receive the benefits of enhanced wireless communications arising from operation of the Facility.

4. Licensee reserves the right to terminate this Agreement on 30 days written notice and upon such termination, Licensee will remove all of its equipment and improvements and restore the Property to its original condition, normal wear and tear excepted.



5. Licensor and Licensee shall indemnify, defend and hold the other harmless against any claim of liability or loss from personal injury or equipment, property damage resulting from or arising out of the negligence or willful misconduct of the indemnifying party, its employees, contractors or agents, except to the extent such claims or damages may be due to or caused by the negligence or willful misconduct of the other party, or its employees, contractors or agents. Licensee shall maintain at its own expense during the term of this Agreement, commercial general liability insurance with a combined single limit of \$1,000,000.00 for bodily injury and property damage. Licensee shall provide a certificate of insurance to Licensor as proof of said coverage which shall contain a provision for 30 days' notice of cancellation to Licensor. The Town of Saugerties shall be listed as additionally insured. Except with respect to the indemnification set forth in this paragraph, neither party shall be liable to the other, or any of their respective agents, representatives, employees for any lost revenue, lost profits, loss of technology, rights or services, incidental, punitive, indirect, special or consequential damages, loss of data, or interruption or loss of use of service, even if advised of the possibility of such damages, whether under theory of contract, tort (including negligence), strict liability or otherwise.

6. Licensor covenants that Licensee, upon performing the covenants set forth herein, shall peacefully and quietly have, hold and enjoy the Property. Further, Licensor covenants that Licensor is seized of good and sufficient title and interest to the Property and has full authority to enter into this Agreement.

7. This Agreement may be sold, assigned or transferred by Licensee to Licensee's principal, affiliates, subsidiaries of its principal or to any entity which acquires all or substantially all of Licensee's assets in the market defined by the Federal Communications Commission in which the Property is located by reason of a merger, acquisition or other business reorganization, without



Licensee Site Name: HV Garlic Festival TEMP 24  
Licensee MDG Location ID: 5000952853

the consent of Licensor. As to any other parties, any sale, assignment or transfer must be with the written consent of Licensor, which consent shall not be unreasonably withheld.

8. All notices hereunder must be in writing and shall be sent certified mail, return receipt requested, to:

Licensor: Town of Saugerties  
4 High Street  
Saugerties, NY 12477  
Attn: Town Supervisor

Licensee: Verizon Wireless  
180 Washington Valley Road  
Bedminster, New Jersey 07921  
Attention: Network Real Estate

With a copy to: Basking Ridge Mail Hub  
Attn: Legal Intake  
One Verizon Way  
Basking Ridge, New Jersey 07920

[Signature page to follow]



Licensee Site Name: HV Garlic Festival TEMP 24  
Licensee MDG Location ID: 5000952853

IN WITNESS WHEREOF, this Agreement is effective and entered into as of the date last  
written below.

LICENSOR:

Town of Saugerties

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

LICENSEE:

Cellco Partnership d/b/a Verizon Wireless

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_





Licensee Site Name: HV Garlic Festival TEMP 24  
Licensee MDG Location ID: 5000952853

Exhibit A  
Description

[See attached 2 page(s)]

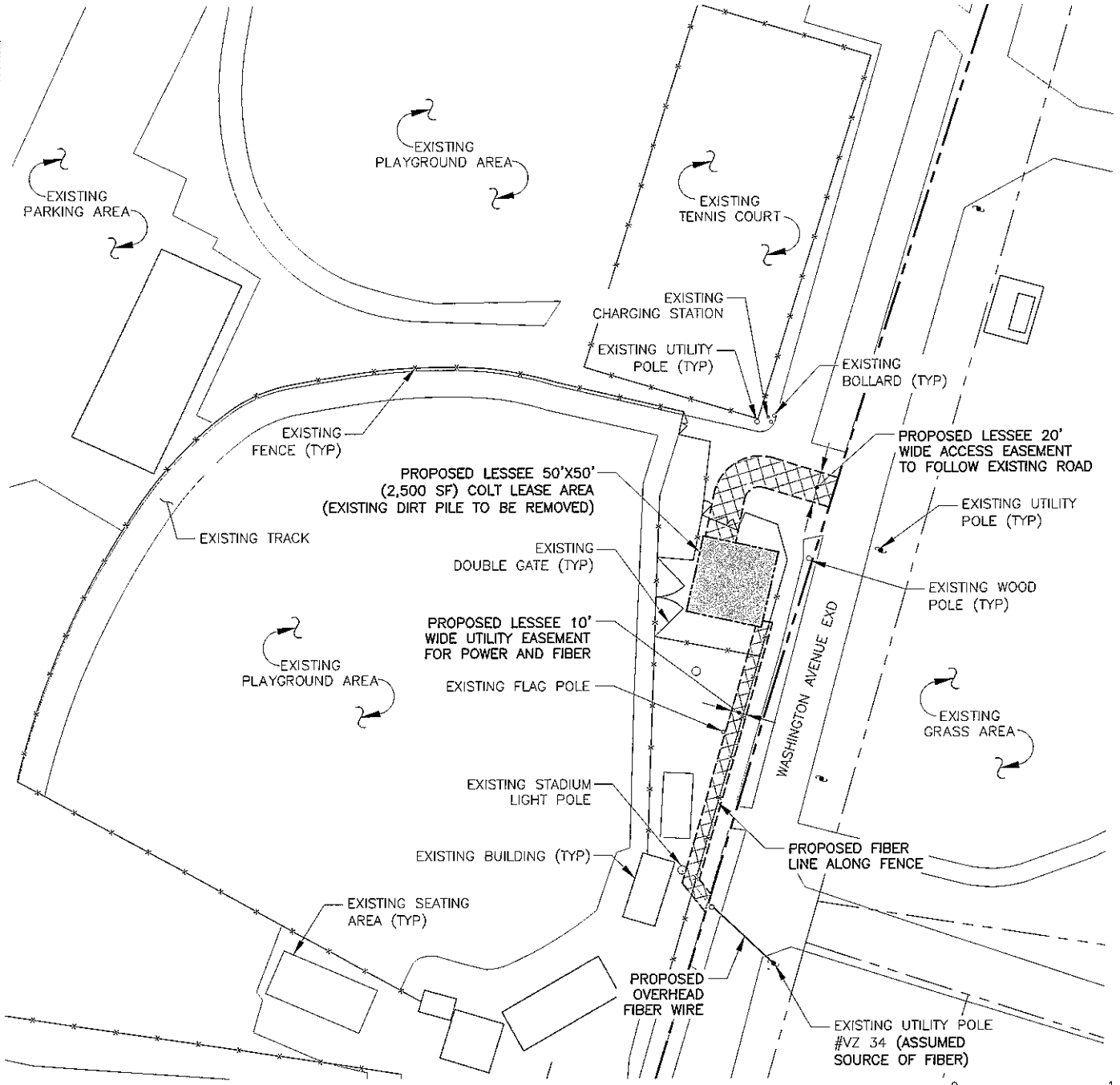




**SITE INFORMATION**

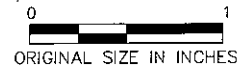
COORDINATES: 42.08607° N  
73.95176° W

GROUND ELEVATION: 136'± AMSL



**SITE LOCATION**

SCALE: 1" = 100'



**Tectonic**

**PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.**

Tectonic Engineering Consultants, Geologists & Land Surveyors, D.P.C.

*Project Contact Info*

36 British American Blvd. Phone: (518) 783-1630  
Suite 101 (800) 829-6531  
Latham, NY 12110 www.tectonicengineering.com

HV GARLIC FESTIVAL COLT 24 – LEASE EXHIBIT

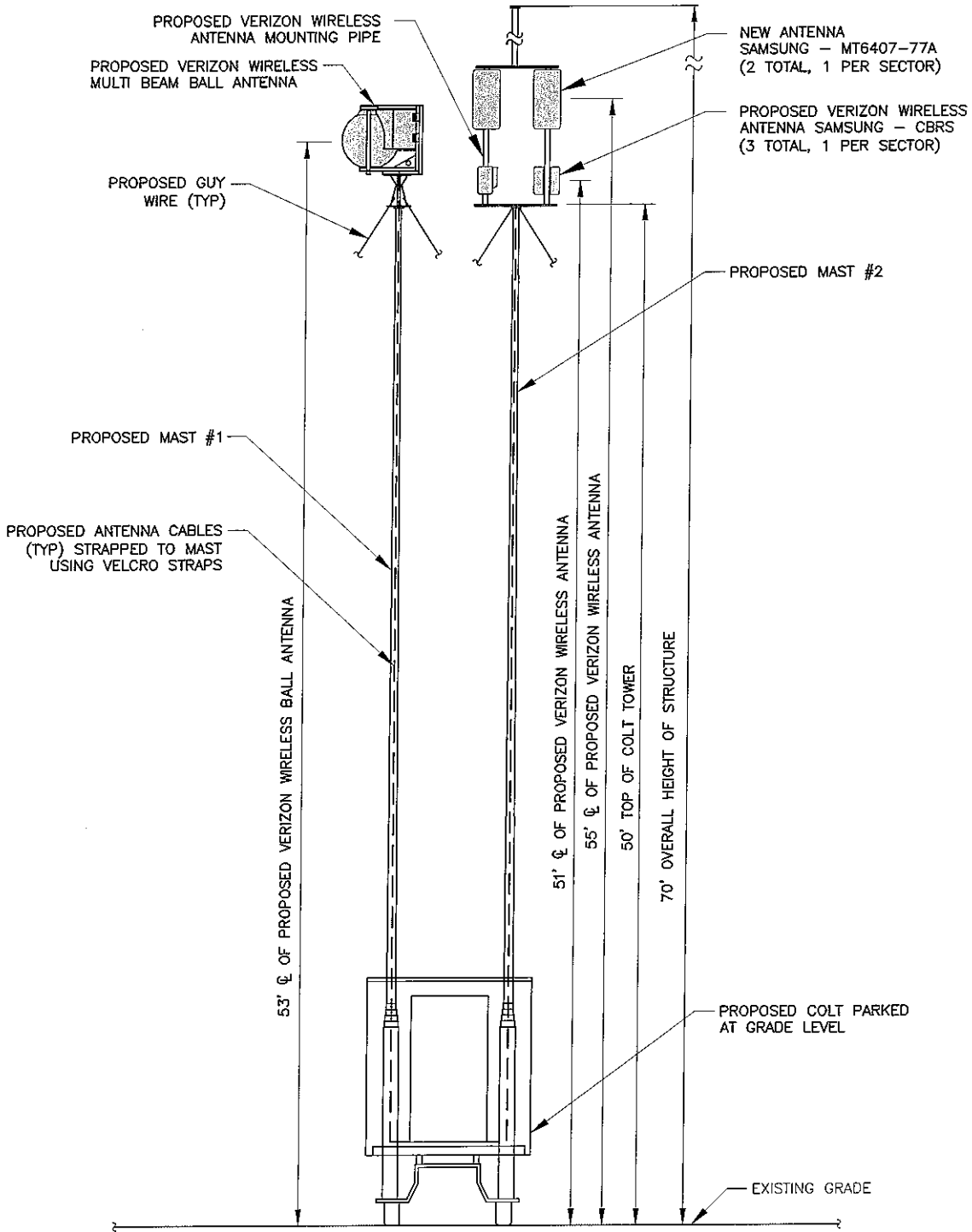
WBS#: VZ-00436686.C.9111 – MDG#: 5000952853

311 WASHINGTON AVENUE PARK  
SAUGERTIES- ULSTER COUNTY NY 12477



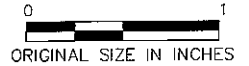
(LESSEE)

1275 JOHN STREET, SUITE 100, WEST HENRIETTA, NY 14586



COLT ELEVATION

SCALE: 1" = 8'



**Tectonic**  
**PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.**

Tectonic Engineering Consultants, Geologists & Land Surveyors, D.P.C.  
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**verizon**

(LESSEE)

1275 JOHN STREET, SUITE 100, WEST HENRIETTA, NY 14586