TOWN OF ESOPUS
TOWN BOARD WORKSHOP
October 1, 2026, 7:00 PM

Town Board Workshop was held in person on October 1, 2026, at 7 p.m.
1 Town Hall Way, Ulster Park. The following persons were in attendance:

Present:	**Supervisor Roscoe Pecora**
	Councilman Evelyn Clarke
	Councilman Jared Geuss
	Councilman Paul Brooks
	Councilman Stephanie Yeh – absent

Recording Administrator: Holly A. Netter, Town Clerk, RMC

Pledge

Public Comment:

Mara DiDonna, Ulster Park, asked the Board to consider purchasing 10-15 chairs for those with bad backs who cannot sit in the current meeting chairs.

Supervisor Pecora closed public comment

Supervisor Updates:

Supervisor shared updates from the legislative session he attended in Albany. Only 96 Towns participated, and 125 were needed for formal passage. Topics included Preserving Home Rule for towns; AIM (aid and incentives for municipalities); water infrastructure grants; modernizing public notice requirements; dedicated commercial driving courses; and PILOTS.

He attended the County Executive Budget meeting. Reviewed a few highlights; highway salt up 60%; new energy housing coordinator; funding for new emergency housing shelters awarded to two nonprofits. Go to the county website for more information and a video of the County Executive's message.

RESOLUTION

AUTHORIZING THE SALE OF SURPLUS TOWN-OWNED REAL PROPERTY

SBL 56.19-3-3 BY SEALED BID

WHEREAS, the Town of Esopus, New York, is the owner of certain real property consisting of approximately **1.89 acres**, located off Station Road near the CSX train tracks in the Town of Esopus, identified on the Ulster County Tax Map as **SBL 56.19-3-3**, and more particularly described in the deed recorded in the Ulster County Clerk's Office at Liber 001138, Page 495, and as described in Exhibit "A" annexed hereto; and

WHEREAS, the Town Board has determined that said property is not necessary for any present or foreseeable Town use or municipal purpose and is therefore considered surplus Town-owned property; and

WHEREAS, pursuant to a resolution adopted by the Town Board on August 6, 2026, subject to permissive referendum, the Town Board authorized the sale of said surplus property in accordance with applicable provisions of New York State law; and

WHEREAS, the permissive referendum was noticed in the Daily Freeman on September 2, 2026 and will expire on October 2, 2026 at 4 pm.; and
WHEREAS, at that time the Town is authorized to proceed with the sale of the property contingent upon no legally sufficient petitions being filed with the Town Clerk prior to 4 p.m. on October 2, 2026,

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Esopus hereby authorizes and directs the Supervisor of the Town of Esopus, for and on behalf of the Town, to proceed with the sale of the aforesaid surplus real property through sealed bids, following appropriate public advertisement and notice in accordance with the laws of the State of New York; and

BE IT FURTHER RESOLVED, that sealed bids shall be received by the Town Clerk at the date, time, and location established by the Town Board and set forth in the public notice of sale; and

BE IT FURTHER RESOLVED, that the property shall be awarded to the highest responsible bidder, subject to the Town's right to reject any and all bids; and

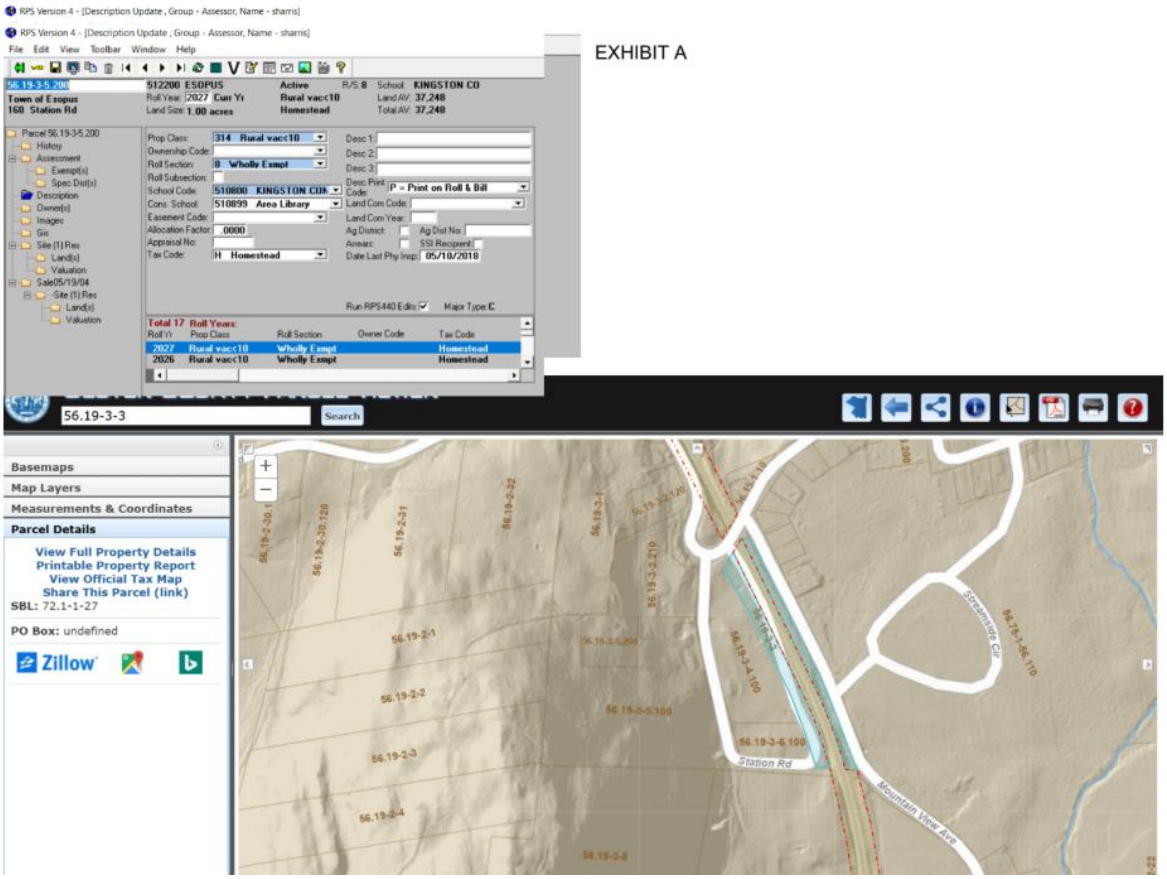
BE IT FURTHER RESOLVED, that the Supervisor of the Town of Esopus is hereby authorized to execute all documents and take all actions that may be necessary or appropriate to effectuate the sale and transfer of all right, title, and interest of the Town in and to the aforesaid real property; and

Offered by: **Supervisor Roscoe Pecora**
Seconded by: **Councilman Jared Geuss**

Supervisor Roscoe Pecora	**AYE**
Councilman Evelyn Clarke	**AYE**
Councilman Jared Geuss	**AYE**
Councilman Paul Brooks	**AYE**
Councilman Stephanie Yeh	**ABSENT**

Resolution duly adopted 10/01/26.

Exhibit A



SUPERVISOR PECORA MOVED TO HAVE THE TOWN CLERK GIVE NOTICE OF THE SALE OF REAL PROPERTY (SBL 56.19-3-3). THE SEALED BIDS MUST BE RECEIVED BY THE TOWN CLERK NO LATER THAN 2 O'CLOCK P.M. ON OCTOBER 27, 2026, AT THE TOWN OF ESOPUS TOWN HALL, 1 TOWN HALL WAY, ULSTER PARK, NEW YORK 12487. AT THAT TIME, THE TOWN CLERK WILL PUBLICLY OPEN AND RECORD THE BIDS. MOTION SECONDED BY COUNCILMAN JARED GEUSS. ALL MEMBERS PRESENT WERE IN FAVOR: MOTION CARRIED.

NOTICE OF SALE

BY SEALED BIDS

NOTICE IS HEREBY GIVEN that at a regular meeting of the Town Board of the Town of Esopus held on the 6th day of August, 2026, the Town Board of the Town of Esopus duly adopted a Resolution, subject to a permissive referendum, authorizing and directing the Town Supervisor to sell certain real property by sealed bids, consisting of approximately 1.89 acres off Station Road (SBL 56.19-3-3), near the CSX train tracks in the Town of Esopus, as more particularly described in Exhibit "A" annexed hereto.

No petition for a permissive referendum was filed within the statutory period set forth in Article 7 of the New York State Town Law.

ALL BIDDERS TAKE NOTICE that:

a) All bids shall be submitted in a sealed envelope clearly marked "SEALED BID – STATION ROAD PROPERTY, SBL 56.19-3-3" and delivered to the Town Clerk at the Town of Esopus Town Hall, 1 Town Hall Way, Ulster Park, New York 12487, by the deadline stated below.

b) The Town reserves the right to waive formalities in the bidding process.

c) The successful bidder shall be required to pay 10% of the successful bid price by cash or certified check upon notification of acceptance of the bid.

d) The successful bidder shall pay the remaining balance by cashier's check and close title within 30 days of the date the Town Board awards the sale.

e) The property shall be sold as-is, where-is, without any representation or warranty whatsoever by the Town of Esopus.

SEALED BIDS MUST BE RECEIVED BY THE TOWN CLERK NO LATER THAN 2 o'clock P.M. ON THE 27th DAY OF October 2026, at the Town of Esopus Town Hall, 1 Town Hall Way, Ulster Park, New York 12487, at which time the bids will be publicly opened and recorded by the Town Clerk

The Town Board reserves the right to determine whether a bid is in the best interests of the Town, and reserves the right to reject any and all bids

Upcoming meetings:

10.5.26 Esopus Seniors- Meet the candidates,	Community Center, One Town Hall Way	1:00 pm
10.6.26 WAB	Town Hall, One Town Hall Way, Ulster Park, NY	7:00pm
10.7.26 Budget Workshop #6	Town Hall, One Town Hall Way, Ulster Park, NY	4:00pm
10.13.26Budget Workshop #7	Town Hall, One Town Hall Way, Ulster Park, NY	4:00pm
10.14.26 Recreation Commission	Town Hall, One Town Hall Way, Ulster Park, NY	7:00pm
10.15.26 Town Board Meeting	Town Hall, One Town Hall Way, Ulster Park, NY	7:00pm

10.19.26 Planning Board	Town Hall, One Town Hall Way, Ulster Park, NY	7:30pm
10.20.26 ZBA Community Center	Town Hall, One Town Hall Way, Ulster Park, NY	7:00pm
10.21.26 Environmental Board	Town Hall, One Town Hall Way, Ulster Park, NY	7:00pm
10.26.26 Seniors Meeting	Town Hall Community Center, Ulster Park, NY	1:00pm

ADJOURNMENT

COUNCILMAN CLARKE MADE A MOTION TO CLOSE THE MEETING AT 7:25 P.M. COUNCILMAN GEUSS SECONDED THE MOTION. ALL THE MEMBERS PRESENT WERE IN FAVOR, AND THE MOTION CARRIED.

Respectfully Submitted,
Holly A. Netter
Town Clerk, RMC