

Plattekill Public Library
Special Board Meeting
Minutes
September 24, 2026

The meeting was called to order at 6:00 p.m. with the Pledge of Allegiance.

Present: William Farrell, President; Joseph Egan, Vice President; Mark Cambalik, Trustee; John Reynolds, Trustee; David Padilla, Trustee; Betty Diorio, Trustee; George Hickey, Trustee; Darren Lanspery, Director; Donna Ebanks, Secretary

Public Comment: None

Discussion:

Bond Referendum

- Date for the Bond Referendum vote

RESOLUTION of the Board of Trustees of the Plattekill Public Library located in the Town of Plattekill, Ulster County New York, adopted on September 24, 2026, determining that it is necessary and desirable to construct a new library building on the site of the existing library, calling a Special Election for the submission of a proposition related there to the Plattekill Library District on October 20, 2026.

RESOLUTION TO CALL A SPECIAL REFERENDUM VOTE OF THE PLATTEKILL PUBLIC LIBRARY DISTRICT TO VOTE ON THE PLATTEKILL PUBLIC LIBRARY BUILDING PROJECT.

A special meeting of the Board of Trustees of the Plattekill Public Library, located in the Town of Plattekill, Ulster County, New York, was held at the Plattekill Public Library on September 24, 2026, at 6 P.M.

There were present: *Trustees:*
William J. Farrell, Joseph Egan, Mark Cambalik,
John Reynolds, David Padilla, Betty Diorio,
George Hickey
There were absent:

Also present:
Darren Lanspery - Director Plattekill Public Library
Donna Ebanks - Board Secretary

* * *

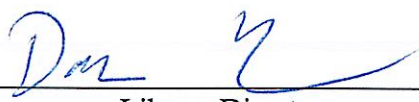
Trustee William J. Farrell offered the following resolution and moved

its adoption:

CERTIFICATE

I, undersigned, Library Director of the Plattekill Public Library, located in the Town of Plattekill, Ulster County, New York, HEREBY CERTIFY that the foregoing annexed extract from the minutes of a meeting of the Board of Trustees of said Library, duly called and held on September 24, 2026 has been compared by me with the original minutes as officially recorded in my office in the Minute Book of said Board of Trustees and is a true, complete and correct copy thereof and of the whole of said original minutes so far as the same relate to the subject matters referred to in said extract.

IN WITNESS WHEREOF, I have hereunto set my hand this 24 day of
September, 2026.



Library Director

**RESOLUTION OF THE BOARD OF TRUSTEES OF THE
PLATTEKILL PUBLIC LIBRARY, LOCATED IN THE TOWN OF
PLATTEKILL, ULSTER COUNTY, NEW YORK, ADOPTED
SEPTEMBER 24, 2026, DETERMINING THAT IT IS NECESSARY
AND DESIRABLE TO CONSTRUCT A NEW LIBRARY BUILDING
ON THE SITE OF THE EXISTING LIBRARY; AND CALLING A
SPECIAL ELECTION OF FOR THE SUBMISSION OF A
PROPOSITION RELATED THERETO TO THE VOTERS OF THE
PLATTEKILL LIBRARY DISTRICT ON OCTOBER 20, 2026.**

Recitals

WHEREAS, the Plattekill Public Library (the “Library”) plans to construct a new one-story approximately 7,000 square foot library building on the site of the existing library, including original furnishings, equipment, machinery, apparatus and ancillary or related site work required in connection therewith (the “Project”); and

WHEREAS, pursuant to Chapter 155 of the Laws of 2002 of the State of New York (the “Library’s Authorizing Statute”), the Library is required to obtain approval of the qualified voters of the Plattekill Library District for the Project and the financing thereof by the Town of Plattekill (the “Town”); and

WHEREAS, following such voter approval and upon written request from the Board of Trustees of the Library, the Town is required to authorize, sell and issue obligations of the Town to finance the cost of the Project and to levy a tax to pay the principal of and interest on said obligations; and

WHEREAS, the Planning Board of the Town, acting as Lead Agency, has completed a review of the Project pursuant to the State Environmental Quality Review Act (“SEQRA”) and on September 22, 2026 concluded that the Project constitutes an Unlisted Action in accordance with the regulations promulgated under SEQRA and has determined that the Project will not have any significant impact on the environment and adopted a Negative Declaration related thereto.

Now, therefore, be it

RESOLVED BY THE BOARD OF TRUSTEES OF THE PLATTEKILL PUBLIC LIBRARY, LOCATED IN THE TOWN OF PLATTEKILL, ULSTER COUNTY, NEW YORK, AS FOLLOWS:

Section 1. Pursuant to Chapter 155 of the Laws of 2002 of the State of New York (the "Library's Authorizing Statute") and Section 260 of the Education Law (the "Section 260"), the Board of Trustees of the Plattekill Public Library (the "Library"), located in the Town of Plattekill, Ulster County, New York, hereby determines that it is necessary and desirable to construct a new one-story approximately 7,000 square foot library building on the site of the existing library (the "Project"), the foregoing to include original furnishings, equipment, machinery, apparatus and ancillary or related site work required in connection therewith, substantially in accordance with a report prepared for the Library by Allen Ross Architecture (the "Report"), which Report is on file and available for public inspection at the office of the Director of the Library. The estimated total cost of the Project is not to exceed \$6,900,000 and such cost is expected to be financed by bonds, or notes issued in anticipation of said bonds, of the Town of Plattekill (the "Town") in the amount of not to exceed \$6,900,000.

Section 2. Pursuant to the Library's Authorizing Statute and Section 260, a Special Election of the qualified voters of the Plattekill Library District (the "District"), shall be held within the District, on Tuesday, October 20, 2026, at the Plattekill Public Library, 2047 Route 32, Modena, New York 12548, as provided in the Notice calling said Special Election hereinafter substantially prescribed. The voting at such Special Election shall be by paper ballot and the polls shall remain open from 12:00 o'clock Noon (Prevailing Time) to 9:00 o'clock P.M. (Prevailing Time) on said day and as much longer as may be necessary to enable the voters, then present, to cast their votes.

Section 3. The business to be acted upon at said Special Election shall be as stated in the Notice thereof, and the Director of the Library is hereby authorized and directed to cause the Notice of said Special Election to be published in "Times Herald Record" and "Southern Ulster Times," two newspapers having a general circulation within the District, such publications to be made not less than thirteen (13) days and not more than twenty (20) days prior to the date of said Special District Meeting. Said Notice of Special Election shall also be posted in three (3) public places within the District at least thirteen (13) days prior to the date of said Special District Meeting.

Section 4. Said Notice of Special Election shall be in substantially the following form:

**NOTICE OF SPECIAL ELECTION OF THE
PLATTEKILL PUBLIC LIBRARY,
IN THE TOWN OF PLATTEKILL,
ULSTER COUNTY, NEW YORK**

NOTICE IS HEREBY GIVEN that pursuant to a resolution of the Board of Trustees of the Plattekill Public Library (the "Library"), in the Town of Plattekill, Ulster County, New York, adopted on September 24, 2026, a Special Election of the qualified voters of the Plattekill Library District (the "District") will be held on

Tuesday, October 20, 2026

from 12:00 o'clock Noon (Prevailing Time) to 9:00 o'clock P.M. (Prevailing Time) at:

**Plattekill Public Library
2047 Route 32
Modena, New York 12548**

for the purpose of voting upon the following Proposition:

PROPOSITION

RESOLVED:

The Board of Trustees of the Plattekill Public Library (the "Library"), located in the Town of Plattekill, Ulster County, New York is hereby authorized to (a) construct a new one-story approximately 7,000 square library building on the site of the existing library (the "Project"); the foregoing to include the original furnishings, equipment, machinery, apparatus and ancillary or related site work required in connection therewith, at the estimated maximum cost of not to exceed \$6,900,000, all as substantially described in a report prepared for the Library by Allen Ross Architecture (the "Report"), which Report is on file and available for public inspection at the office of the Director of the Library and the Town Clerk of the Town of Plattekill (the "Town"); and to expend therefor, including preliminary costs and costs incidental thereto and to the financing thereof and to reimburse prior expenditures made by the Library therefor, not to exceed the estimated maximum cost \$6,900,000, plus any additional amounts received by the Library in connection with the financing thereof, including but not limited to bond sale premiums and investment income on bond proceeds and grants, donations or charitable contributions; (b) finance the cost of the Project with \$6,900,000 bonds to be authorized and issued by the Town in accordance with the provisions of Chapter 155 of the Laws of 2002 of the State of New York; (c) cause the Town to assess, levy and collect therefor a tax payable in annual installments in an aggregate amount not to exceed \$600,000 per year, which annual installments of the tax shall be in addition to the amount presently

raised annually by tax for the Library's annual appropriations, over a maximum period of twenty-five (25) years for the payment of all principal and interest on such bonds and expenses relating to the financing of said cost; and (d) enter into any agreements and/or to take any and all other actions incidental or necessary to the completion of the Project and the financing thereof.

Such Proposition shall appear on the ballots used for voting at said Special Election in substantially the foregoing form.

The voting will be conducted by paper ballot and the polls will remain open from 12:00 o'clock Noon (Prevailing Time) to 9:00 o'clock P.M. (Prevailing Time) and as much longer as may be necessary to enable the voters then present to cast their ballots. Only qualified voters shall be permitted to vote at said Special Election.

PLEASE TAKE FURTHER NOTICE THAT every voter of the District, otherwise qualified to vote at a Town election shall be qualified to vote at said Special Election.

PLEASE TAKE FURTHER NOTICE that applications for absentee ballots for the Special Election may be obtained at the Plattekill Public Library, 2047 Route 32 Modena, New York 12548, during regular library hours and on the library website (www.plattekill.lib.ny.us). Completed applications must be received by the Plattekill Library District at least seven (7) days before the election if the ballot is to be mailed to the voter or one (1) day before the election if the ballot is to be personally delivered at the Library to the voter or the voter's designated agent. Absentee ballots must be received at the Plattekill Public Library no later than 5:00 o'clock P.M. (Prevailing Time) on October 20, 2026. A list of all persons to whom absentee ballots shall have been issued will be available for inspection in the administrative office of the Plattekill Public Library between the hours of 10:00 o'clock A.M. (Prevailing Time) and 6:00 o'clock P.M. (Prevailing Time) on each of the five (5) days prior to the day of the election except Sunday. Such list will also be available for inspection at the polling place.

The PLATTEKILL LIBRARY DISTRICT consists of the Town of Plattekill, except those parts served by the Highland Central School District and the Marlboro Central School District.

Please contact the Darren Lanspery, Library Director at (845) 883-7286 with any questions regarding the foregoing.

Darren Lanspery, Library Director
Plattekill Library District

Section 5. The proceeds of the bonds authorized pursuant to the Proposition, and any bond anticipation notes issued in anticipation of said bonds may be applied to reimburse the Library for expenditures made for the purpose or purposes for which said bonds are authorized. The foregoing statement of intent with respect to reimbursement is made in conformity with Treasury Regulation Section 1.150-2 of the United States Treasury Department.

Section 6. The Library is hereby directed to provide a certified copy of this resolution to the Town Clerk of the Town of Plattekill.

Section 7. This resolution shall take effect immediately.

* * *

The adoption of the foregoing resolution was seconded by Trustee Joseph Egan and duly put to a vote on roll call, which resulted as follows:

AYES: 7

NOES: 0

The resolution was declared adopted.

- Motion to adopt the resolution was made by Will Farrell and seconded by Joe Egan.
All in favor: motion passed.

Bond Referendum Vote Items:

- Motion to appoint Darren as the Clerk of the Bond Referendum vote was made by Joe Egan and seconded by George Hickey. All in favor: motion passed.
- Motion to appoint a Town of Plattekill Resident as Chairperson of the vote was made by Mark Cambalik and seconded by John Reynolds. All in favor: motion passed.
- Motion to authorize the Director to hire two Board of Election Clerks at the confirmed Rate of \$18.50 per hour each was made by John Reynolds and seconded by David Padilla. All in favor: motion passed.

A Notary will be contacted.

Adjournment: Motion to adjourn at 6:12 pm.