

**TOWN BOARD MEETING
May 24, 2017
7:00 PM**

Supervisor Jamieson opened the meeting at 7:03pm followed by a salute to the flag. Members present: Supervisor Jamieson, Councilwoman Smith, Councilman Valentine. Councilman Medican arrived at 7:05 pm, Councilman Wensley was absent.

Also Present:
Al Fusco, Fusco Engineering
Scott Bonacic, Bonacic & McMahon

APPROVAL OF FIREWORKS EXTRAVAGANZA CONTRACT

Supervisor Jamieson discussed the approval and signature on the Fireworks Extravaganza contract. Scott Bonacic, the Town Attorney had some questions about the technician. Supervisor Jamieson sent Mr. Bonacic a revised contract which was reviewed and approved by Mr. Bonacic.

ON A MOTION BY Councilman Valentine and second by Councilwoman Smith to approve the Fireworks Extravaganza contract taking place on July 8, 2017 at Community Park, Chester, NY in the amount of \$15,000.00.

VOTE AYES 4: Jamieson, Smith, Valentine, Medican

ADOPTED

PUBLIC HEARING ON NEW LOCAL LAW REGARDING ZONING AMENDMENTS

Supervisor Jamieson discussed the new zoning. As an example, solar is being added, as a result of the new Comprehensive Plan. The Board has been meeting over the last few months. Alan Sorensen, the Planner who has been putting everything together for the Town has sent copies to the County from the last meeting and also sent copies to Scott Bonacic. Councilman Medican and Supervisor Jamieson discussed posting the plan on the Town website within the next week or two.

ON A MOTION BY Councilwoman Smith and second by Councilman Valentine to set the public hearing on adopting the new Local Zoning Law on July 12, 2017 at 7:00 pm.

VOTE AYES 4: Jamieson, Smith, Valentine, Medican

ADOPTED

ORANGE & ROCKLAND AGREEMENT TO REPLACE FAILED LUMINARIES

Supervisor Jamieson read a letter from Orange & Rockland advising that the New York State Public Service Commission recently issued an order directing Orange & Rockland Utilities to offer additional LED streetlight options to municipalities in its service territory. Starting April 1, 2017 all failed luminaries in Section 4 will be converted to LED at no cost to the municipality. Orange & Rockland will continue to offer an account of the replacements with up to 2% of its streetlights on a system-wide basis beginning April 1st. All replacements under the 2% system threshold will apply only to LED conversions. To participate in the 2% System Threshold Program the municipality must request replacements based upon the quantity of non-LED street lighting in the lighting districts. If the municipality wished to replace more street lights with LED that are covered by the 2% threshold, it has the option to pay Orange & Rockland to make those additional conversions. The charge to replace with the LED option will be equal to the average underappreciated book cost. Under this option, the maximum amount of

system-wide LED conversions the company is required to make in a calendar year which cannot exceed 20%. Supervisor Jamieson gave a copy of the agreement to Scott Bonacic for further review and comment/approval. Councilman Medican expressed concern that people may think that the LEDs would be brighter than the original lighting. Supervisor Jamieson advised that according to the wattage chart provided by Orange & Rockland, the wattage would be the same so there should not be any concerns with regard to increased brightness. There will not be any replacement in Sugar Loaf as they are all fairly new and already LEDs.

ON A MOTION BY Councilman Valentine and second by Councilman Medican to approve the execution of the Orange & Rockland LED Agreement pending legal review.

VOTE AYES 4: Jamieson, Smith, Valentine, Medican

ADOPTED

BIDS FOR LIBRARY PAINTING

Supervisor Jamieson discussed the bids for the painting of the library. Councilman Medican asked to confirm that the paint used is washable and durable. The bids were received as follows:

Walter Carey's Pro Painting at:	\$6,850.00
GSG Painting at:	\$5,365.00
Bill B's Painting Service at:	\$8,590.00
AST Painting at:	\$5,600.00

ON A MOTION BY Councilwoman Smith and second by Councilman Medican to approve the low bid from GSG Painting to paint the library at a cost not to exceed \$5,365.00.

VOTE AYES 4: Jamieson, Smith, Valentine, Medican

ADOPTED

BOND ANTICIPATION NOTE FOR POLICE STATION PROJECT

Supervisor Jamieson discussed the bids for a one year Bond Anticipation Note for the Police Station project. Supervisor Jamieson advised that there were 5 bids received. Key Bank was the lowest bid. The cost of financing to begin the project would be in the amount of \$22,000.00. This low rate keeps the Town in line with a strong financial base.

ON A MOTION BY Councilwoman Smith and second by Councilman Medican to approve the \$1,850,000 Bond Anticipation Note bid from Key Bank with a 1.2% interest rate for the Police Station project.

VOTE AYES 4: Jamieson, Smith, Valentine, Medican

ADOPTED

PARKS & RECREATION

Supervisor Jamieson discussed repairs to the tennis courts at Carpenter Field. The Village of Chester Parkland Fund fees pays into this. Quotes were received for resurfacing of the tennis courts and repairing the fencing around the courts as follows:

US Outworker in Glenwood, NJ at:	\$36,848.00
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They will seal the cracks and repaint the surface of the courts and repair the fencing around the courts.

ON A MOTION BY Councilman Medican and second by Councilwoman Smith to accept the quote from US Outworker in the amount of \$36,848.00 for resurfacing the tennis courts and repair of the fencing at the tennis courts at Carpenter Field.

VOTE AYES 4: Jamieson, Smith, Valentine, Medican

ADOPTED

ON A MOTION BY Councilwoman Smith and second by Councilman Medican to transfer the amount of \$36,848.00 from the Town Parkland Fund fees to cover the cost of resurfacing the tennis courts and repairs to the tennis court fencing.

VOTE AYES 4: Jamieson, Smith, Valentine, Medican

ADOPTED

NOTICE OF INTENT TO ESTABLISH LEAD AGENCY

Supervisor Jamieson discussed establishing the Town of Chester's intent to become lead agency as required by SEQR (6NYCRR Part 617) for the proposed Senior Citizen Center project.

ON A MOTION BY Councilwoman Smith and second by Councilman Medican to approve the Town of Chester's intent to become lead agency as required by SEQR (6NYCRR Part 617) for the Senior Center (attached hereto).

VOTE AYES 4: Jamieson, Smith, Valentine, Medican

ADOPTED

NEGATIVE DECLARATION – NOTICE OF DETERMINATION OF NON-SIGNIFICANCE

Supervisor Jamieson discussed the Town of Chester, as lead agency determined that the Planning Board has identified no areas of environmental concern in connection with the proposed Senior Citizens Center project.

ON A MOTION BY Councilman Valentine and second by Councilwoman Smith to approve the SEQR Negative Declaration (6NYCRR Part 617) for the proposed Senior Citizen Center project (attached hereto).

VOTE AYES 4: Jamieson, Smith, Valentine, Medican

ADOPTED

ELECTRICAL INSPECTOR

Supervisor Jamieson discussed the recommendation from the Town Building Inspector to approve John Martin Hamilton of Swanson Consulting, Inc. being added to the present Town electrical inspector list to be able to conduct electrical inspections for the Town of Chester.

ON A MOTION BY Councilman Valentine and second by Councilwoman Smith to approve adding Swanson Consulting, Inc. to the Town of Chester list of electrical inspectors.

VOTE AYES 4: Jamieson, Smith, Valentine, Medican

ADOPTED

KNAPP'S VIEW MOWING

Supervisor Jamieson discussed the mowing of Knapp's View. The Town received a letter from Brian Browne of Long View Farm offering to maintain the property for hay and will do so free of charge. Supervisor Jamieson asked the Board if they wanted him to contact Mr. Brown and talk to him and then vote at the next meeting.

Councilman Medican knows Mr. Brown and advised that Mr. Brown has insurance. Scott Bonacic advised that the Town will require a License Agreement as the RFP is not term-specific. Supervisor Jamieson is to reach out to Mr. Brown and speak to Scott about the License Agreement.

ON A MOTION BY Councilman Valentine and second by Councilman Medican to accept the offer from Mr. Brown to maintain the Knapp's View property for hay free of charge and execute the License Agreement pending legal review.

VOTE AYES 4: Jamieson, Smith, Valentine, Medican

ADOPTED

EDUCATION REQUESTS

ON A MOTION BY Councilwoman Smith and second by Councilman Medican to approve the attendance by Tom Keller and Bill Keller to attend a workshop at the Montgomery Senior Center on June 14, 2017 which will provide 4.0 education credits for maintaining licensing. The cost of the course is \$30.00 per person.

VOTE AYES 4: Jamieson, Smith, Valentine, Medican

ADOPTED

ON A MOTION BY Councilman Medican and second by Councilman Valentine to approve the attendance by Sgt. Vitale to the FBI National Improvised Explosives Familiarization course held in Goshen, NY on June 7, 2017. There is no fee for this course.

VOTE AYES 4: Jamieson, Smith, Valentine, Medican

ADOPTED

ANNOUNCEMENTS AND CORRESPONDENCE

Supervisor Jamieson noted several upcoming events being held by the Chester Historical Society:

25th Annual Chester Historical Society Yard Sale on June 10, 2017 from 8:30am – 1:00pm at the Erie Station, Winkler Place.

Saturday and Sunday, August 12th and 13th is a Street Fair in downtown Chester – Mike Farrow is organizing this event.

Friday, September 8th Penny Social held at the Chester Senior Center doors open at 5:45pm – Social starts at 7:00pm.

Saturday, September 16th is the Women's Suffrage program held at the Chester Academy Auditorium.

November 14th – Chester Historical Society's Treat Dinner & Raffle.

TOWN BOARD COMMENTS

Supervisor Jamieson received a call from Jim Skoufis, our State Assemblyman. It seems that in certain areas around the state, some of the parks pay certain taxes to the local municipalities. Jim Skoufis advised that he is putting a bill through committee where Goosepond Mountain Park may be paying taxes on a yearly basis to the Town of Chester.

Councilwoman Smith asked about the donation of funds to the Chester Historical Society's Suffrage Program. Town Attorney, Scott Bonacic advised that the Town is not authorized to donate funds to any organization. Councilwoman Smith also mentioned the main break at one of the pump stations on Greycourt Avenue last week which was taken care of quickly and was fairly costly to Moodna.

Councilman Valentine discussed the water project that has been going back and forth for a reverse osmosis system and believes there was a spec put out for purchasing the equipment that has not gone out to bid yet. Al Fusco advised that they are waiting for final approval from the Department of Health. There were a couple of changes made, which were made over the phone and sent back to the Department of Health. Mr. Fusco said that it takes a couple of weeks to receive an answer. Councilman Valentine advised that as of May 18, 2017 the Board of Health had not received it. Al Fusco said that he would verify that the Board of Health did receive it before May 18th.

Councilman Medican discussed the PDR and Alarm Law status. The Town Attorney advised that he is still working on them and needs to further confer with the Town Board about issues he is running up against with regard to commercial buildings. The Police Chief is concerned with being able to enforce the penalties against commercial properties with multiple tenants. The Town Attorney advised that at this point, a law is being drafted with the appropriate language, which would suit the Police Chief's concerns.

Councilman Medican discussed setting a date for public comments on the Senior Center. Supervisor Jamieson advised that the Town will post on the Town website that the public can review the plans for the Senior Center at the June 14, 2017 Town Board meeting. Plans will be provided for the public to view and the Town Engineer will provide additional pictures and views. The bond resolution for the Senior Center should be addressed at the June 14th Board meeting as well.

PUBLIC COMMENTS

Supervisor Jamieson discussed the matter of an article in the paper a few weeks ago regarding the re-allocation of grant money for the Town that was allocated to other towns. Supervisor Jamieson said the whole Surrey Meadows issue started approximately 10-12 years ago when Sue Kelly was our Congresswoman working under George Bush and she was in charge of the Transportation and Highways Department. At that time, the Town was awarded a grant for \$770,000; \$70,000 was supposed to go toward installing curbs and sidewalks in Sugar Loaf and \$700,000 which was supposed to go to Surrey Meadows for the curbs and streets. When that grant was awarded, Dave Bell was the Highway Superintendent and Dave had filed the paperwork and sent it in. In the meantime, he had started work at Bridle and Arthur. Eventually, we received word back from the State advising that some of the paperwork and calculations were incorrect. The paperwork was resubmitted 2-3 times each time coming back from the State advising that the calculations were incorrect. As years passed, the State then cut the funding from \$700,000 to approximately \$360,000 or \$370,000. A resident advised that they believed the correct amount was actually \$384,000. In the meantime, Anthony LaSpina became the Highway Superintendent. He and Supervisor Jamieson had a conference call with the State to discuss how the Town could get the \$384,000. The previous calculations submitted at the beginning were incorrect due to the fact that the Town utilized the incorrect calculations because the Town wanted to use Town employees, not the State's employees which utilized a completely separate set of calculations. The State then advised that the Town did not qualify for the grant money due to the miscalculations. Supervisor Jamieson went on to say that it was always the Town's goal to install curbs in Surrey Meadows, which is why 2 years ago, the Town performed the work in anticipation of receiving the grant monies.

Since the article came out, Supervisor Jamieson had conversations with Steve Neuhaus who advised that he would contact the State. Supervisor Jamieson said he and Steve Neuhaus would also like to attend the next senior meeting to explain the issue and what he wants to do to get monies from the State for curbs in Surrey Meadows. Supervisor Jamieson discussed the erroneous reporting in the article about the allocation of funds by the State. The newspaper article was misleading in stating the Town was sitting on the grant money for years and due to the money not being used, was appropriated to another town by the State. The Town never had any grant money due to the miscalculations in the applications. Supervisor Jamieson addressed the residents in the audience saying that in fact, the Town went ahead and began the work installing the curbs in anticipation of receiving the grant money, which the Town never received. The Town spent \$250,000 on curbs. A resident asked why the Town did half the

job and then suddenly the money was not there. Supervisor Jamieson reiterated that the money was never there and the Town actually paid for the work that was already completed, coming out of the Town budget. The State never funded anything. The Town never received a dollar of the Sue Kelly grant money. Supervisor Jamieson has also told the residents of Sugar Loaf the same thing.

Supervisor Jamieson advised that there is a two member team that sits in on the committees on allocating funds for highway and that the Supervisor of Warwick is one of the board members. Supervisor Jamieson discussed with Steve Neuhaus the possibility of getting on the board as there is an opening left by the Supervisor of Wallkill. This is a County appointed position by the Legislature and Supervisor Jamieson expressed his interest in being appointed. There is no guarantee that the Town will receive any or part of the grant money, but the Town will try. Supervisor Jamieson said that he would contact the newspaper to ask where they got their information. Supervisor Jamieson will attempt to have answers by the next Board meeting. Robert Burns, resident of Surrey Meadows for 48 years, advised that the article did say the grant was in the amount of \$384,000. Mr. Burns asked if that money went to Walden for sidewalks which were supposed to be the money for curbs in Surrey Meadows. Supervisor Jamieson did not believe that the money has been fully allocated yet. Councilman Medican discussed whether the Town Engineer could fill in the details of how the grant process works so that the audience could understand the process better.

Al Fusco addressed the audience to discuss the grant application, calculations for same and the process made previously by the Town. Al Fusco advised that the money was never actually physically there. He said there was a certain amount that was allocated at one point, from Sue Kelly to the Town of Chester. About five years ago, the federal government reduced the amount by 13% because of the Middle Eastern wars. That is why some of the money was missing right off the bat. Just recently, the New York State DOT said that all of the monies that were represented through federal allocations and were received in that manner were to be repurposed. In other words, other municipalities could apply for that money. The Town of Chester sent letters to the DOT to keep that money in Chester, for Surrey Meadows, Sugar Loaf and Lake Region. Nevertheless, the DOT repurposed it and some of it went out of the County. The Town sent a letter requesting that it be replaced. However even though the money may have been repurposed to another community, the procedure for getting that money is first to have to hire engineers in order to prepare plans, called a design plan and a design report to New York State DOT standards. That takes about a year and the cost is 15%-20% of the grant. Working through New York State DOT specifications, the work is very high quality. For instance, instead of just blacktop to patch, you have to use super patch. The money gets reduced tremendously and if they were repurposed, it would probably be three years before a piece of concrete is laid. A Surrey Meadows resident asked why the Town could not use the existing plan and save money. Supervisor Jamieson advised that this is the way the State mandates things and we have to abide by that. There was no notification from anyone at the State or local level about the repurposing of the grant monies.

ANNOUNCEMENTS

Supervisor Jamieson advised that in response to several calls regarding the concerns about lyme disease the Orange County Health Department dropped off tick signs and said that they will be posted throughout the Town.

EXECUTIVE SESSION

ON A MOTION BY Councilman Medican and second by Councilwoman Smith to enter into Executive Session at 7:55PM. **Motion Carried 4-0.**

ON A MOTION BY Councilman Medican and second by Councilwoman Smith to adjourn Executive Session at 9:20PM. **Motion Carried 4-0.**

PERSONNEL APPOINTMENTS

ON A MOTION BY Councilman Medican and second by Councilwoman Smith to appoint Christopher Battiato as a part-time lawn maintenance employee for the Parks & Rec Department at \$12.50 per hour.

VOTE AYES 4: Jamieson, Smith, Valentine, Medican

ADOPTED

ON A MOTION BY Councilman Valentine and second by Councilwoman Smith to appoint James Farr as Interim Building Inspector for the Town of Chester.

VOTE AYES 4: Jamieson, Smith, Valentine, Medican

ADOPTED

ON A MOTION BY Councilman Medican and second by Councilwoman Smith, there being no further business brought before the Board, the meeting was adjourned at 9:27pm. Motion carried 4-0.

Respectfully submitted,

Susan Sodano
Deputy Town Clerk
2017-05-24

**NOTICE OF INTENT TO
ESTABLISH LEAD AGENCY**

The Town of Chester, N.Y. Town Board hereby declares its intent to become lead agency as required by SEQR (6NYCRR Part 617)

Name of Action: Town of Chester Senior Center
Project: Senior Center
Action: Unlisted Uncoordinated
Plans and Application: Available at Town Hall or upon request

The Town Board declares itself Lead Agency. The Town of Chester is the single agency involved and is undertaking the project; therefore, the Town Board will be lead agency.

The proposed action includes the construction of a new Senior Center.

ON A MOTION BY Member Smith and second by Member Medican the foregoing
Resolution was adopted on a vote of 4 Ayes, 0 Nays.

Dated: Town of Chester
Orange Countym NY
May 24, 2017

For Further Information Contact:
Town Clerk
Town of Chester
1786 Kings Highway
Chester, New York 10918

State Environment Quality Review
NEGATIVE DECLARATION
Notice of Determination of Non-Significance

This notice is issued pursuant to 6 NYCRR Part 617 of the implementing regulations pertaining to Article 8 (State Environment Quality Review Act) of the Environmental Conservation Law.

The Town of Chester Town Board, as lead agency, has determined that the proposed action described below will not have a significant effect on the environment and a Draft Environmental Impact Statement will not be prepared.

Name of Action: Senior Center
SEQR Status: Unlisted Uncoordinated
Negative Declaration: Yes
Description of Action: New Senior Citizens Center

Facts & Reasons Supporting This Determination:

Based on it careful review of the application, the plans and revisions thereto submitted by the applicant, Environmental Assessment Form, Part I, Part II, Part III, with supporting information and public comment, the Planning Board has identified the no areas of environmental concern in connection with the proposed project.

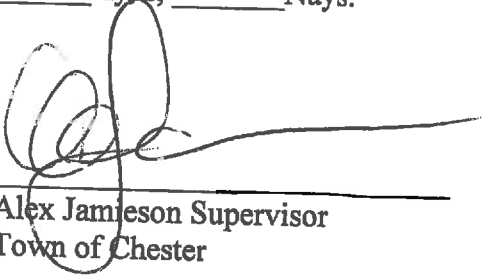
Conclusion:

Based on the Town Board's review and consideration of the Project application, Full Environmental Assessment Form, supplementary technical information, public comments and consideration of the criteria for determining significance set forth in 6 NYCRR 617.7 (c), the Project as designed together with the applicants completion of the public improvements set forth herein will not result in any significant impact to the environment.

On a motion by Member VALENTINE, seconded by Member SMITH

The foregoing resolution was adopted on a vote of 4 Ayes, 0 Nays.

Dated: Town of Chester
Orange County, NY
May 24, 2017



Alex Jamieson Supervisor
Town of Chester

For Further Information Contact:

Town Clerk
Town of Chester
1786 Kings Highway
Chester, New York 10918