

**TOWN BOARD MEETING  
April 11, 2018  
7:00 PM**

Supervisor Jamieson opened the meeting at 7:10 pm followed by a salute to the flag. Members present: Supervisor Jamieson, Councilwoman Smith, Councilman Valentine, Councilman Wensley, Absent: Councilman Medican

Also present: Scott Bonacic, Esq. – Bonacic, McMahon

**AUDIT OF CLAIMS**

**ON A MOTION BY** Councilman Valentine and second by Councilwoman Smith to approve payment of the bills from the following accounts.

GENERAL FUND	125,297.53
GENERAL - PART TOWN	60,161.55
HIGHWAY – TOWN WIDE	41,855.00
HIGHWAY – OUTSIDE	6,706.72
FIELDCREST WATER	5,828.97
LAKE HILL FARMS WATER	2,532.63
SUGAR LOAF HILLS WATER	1,089.63
SURREY MEADOWS WATER	1,453.55
GARBAGE DISTRICT	45,583.72
TRUST AND AGENCY	12,311.13
WALTON LAKE WATER	3,528.67
CAPITAL FUND	<u>227,562.05</u>
Grand Total	\$ 533,911.14

**VOTE AYES 4: Jamieson, Smith, Valentine, Wensley**

**ADOPTED**

**ACCEPTANCE OF MINUTES**

**ON A MOTION BY** Councilwoman Smith and second by Councilman Wensley to accept the Town Board Meeting Minutes through March 14, 2018.

**VOTE AYES 4: Jamieson, Smith, Valentine, Wensley**

**ADOPTED**

**LOCAL LAW NO. 3 OF 2018 CLARIFICATION**

Attorney Bonacic explained to the Board that the Local Law No. 3 of 2018 needs clarification regarding the language as it relates to the exemption beyond the initial ten years previously allowed.

**ON A MOTION BY** Councilman Valentine and second by Councilwoman Smith to clarify Local Law #3 of 2018 with regard to the elimination of the ten year exemption as authorized by Real Property Tax Law §458-b, the following language shall be inserted into the Law.

**SECTION 4: Amend and Replace §87-12 to read as follows:**

**§87-12. Purpose**

The purpose of this article is to adopt a real property tax exemption in the Town of Chester for Cold War Veterans, as authorized by Real Property Tax Law §458-b and to comport with the legislative requirements thereof, which allow local municipalities to adopt a local law providing that the exemption authorized thereunder shall apply to qualifying owners of qualifying real property for as long as they remain qualifying owners, without regard to the ten-year limitation period referenced under Real Property Tax Law §458-b(2)(c)(iii).

**VOTE: AYES (4): Jamieson, Valentine, Smith, Wensley**

**ADOPTED**

**DORMITORY AUTHORITY OF THE STATE OF NEW YORK GRANT**

Supervisor Jamieson informed the Board that the documents for the State and Municipal Facilities Program ("SAM") grant received by the Highway Department in the amount of \$50,000 for the purchase of a generator requires a second signature.

**ON A MOTION BY** Councilman Wensley and second by Councilwoman Smith to allow Deputy Supervisor Valentine to sign the grant application documents for the purchase of a generator for the Highway Department with the Dormitory Authority of the State of New York.

**VOTE: AYES (4): Jamieson, Valentine, Smith, Wensley**

**ADOPTED**

**PURCHASE OF POLICE VEHICLE**

Supervisor Jamieson read the request from Chief Doellinger to purchase a 2018 Chevrolet Tahoe 4WD police vehicle. The vehicle will be purchased from Joe Basil Chevrolet, Inc. in Depew, NY who holds the state bid contract. The quoted price for the vehicle is \$37,887.15. The vehicle will replace a 2010 Chevrolet Tahoe with over 111,000 miles on it. This vehicle purchase was budgeted for 2018. The vehicle will have to be ordered and will be available in 6 to 12 weeks.

**ON A MOTION BY** Councilwoman Smith and second by Councilman Wensley to approve the purchase of a 2018 Chevrolet Tahoe 4WD police vehicle for \$37,887.15 from Joe Basil Chevrolet, Inc.

**VOTE: AYES (4): Jamieson, Valentine, Smith, Wensley**

**ADOPTED**

**PURCHASE OF HIGHWAY TRUCK**

Supervisor Jamieson informed the Board of the need to transfer money to cover the purchase of a new International 7400 Single Axle Truck with plow and wing for the Highway Department.

**ON A MOTION BY** Councilman Valentine and second by Councilwoman Smith to increase the DA5130.2 account by \$36,854.41.

**VOTE AYES 4: Jamieson, Smith, Valentine, Wensley**

**ADOPTED**

**ON A MOTION BY** Councilwoman Smith and second by Councilman Wensley to approve the lease-purchase of the 2017 International 7500 Single Axle truck with plow and wing for the Highway Department at a cost of \$36,854.41 for six years.

**VOTE AYES 4: Jamieson, Smith, Valentine, Wensley**

**ADOPTED**

**NEW SEASONAL EMPLOYEE**

**ON A MOTION BY** Councilwoman Smith and second by Councilman Wensley to hire Ron Lajara as a seasonal employee of the Parks Department.

**VOTE AYES 4: Jamieson, Smith, Valentine, Wensley**

**ADOPTED**

**BOARD OF ASSESSMENT REVIEW**

Supervisor Jamieson announced the resignation of Lori Smith from the Board of Assessment review and the need to fill her vacancy.

**ON A MOTION BY** Councilwoman Smith and second by Councilman Wensley to direct the Town Clerk to cause to publish an advertisement to fill the vacancy on the Board of Assessment Review.

**VOTE AYES 4: Jamieson, Smith, Valentine, Wensley**

**ADOPTED**

**CARPENTER FIELD CONCESSION BUILDING IMPROVEMENTS**

Supervisor Jamieson updated the Board on the work that is being done at the park. He said the roof, windows and electric would be completed by Friday, ahead of Little League's opening day. He thanked the Highway Department for their assistance with the footings. He explained that he had received two bids for the building. One for \$14,682.71 from Chris Schenk (Paul Davis Restoration) and one for \$15,945 from Ed Gilbert (Construction Land).

**ON A MOTION BY** Councilman Wensley and second by Councilman Valentine to approve the expenditure of \$14,682.71 submitted by Paul Davis Restoration for the improvement to the concession building at Carpenter Field.

**VOTE AYES 4: Jamieson, Smith, Valentine, Wensley**

**ADOPTED**

**ON A MOTION BY** Councilman Wensley and second by Councilman Valentine to approve the payment of \$3,600 to Tom Atkins for masonry work to the concession building at Carpenter Field.

**VOTE AYES 4: Jamieson, Smith, Valentine, Wensley**

**ADOPTED**

Supervisor Jamieson advised that Clay Boone is creating a new sign for Carpenter Community Park at a cost of \$1,700.00.

## **HIGHWAY DEPARTMENT CONTRACT**

Supervisor Jamieson said it was agreed to hold off until June 1<sup>st</sup> to make any retroactive payments on the contract due to the implementation of the new payroll system.

**ON A MOTION BY** Councilman Valentine and second by Councilwoman Smith to ratify the Collective Bargaining Agreement by and between the Town of Chester and Teamsters Local 445 for the period covering June 1, 2017 to May 31, 2022.

**VOTE AYES 4: Jamieson, Smith, Valentine, Wensley**

**ADOPTED**

## **MUNISTAT AGREEMENT**

Supervisor Jamieson presented the Town Board with the municipal advisor agreement from Munistat Services for consideration.

**ON A MOTION BY** Councilwoman Smith and second by Councilman Wensley to enter into a Municipal Services Agreement with Munistat Services, Inc.

**VOTE AYES 4: Jamieson, Smith, Valentine, Wensley**

**ADOPTED**

## **EDUCATION REQUESTS**

**ON A MOTION BY** Councilwoman Smith and second by Councilman Wensley to approve the attendance of Planning Board member Dot Wierzbicki to attend the Orange County Municipal Planning Federation full day session on April 20, 2018 at a cost of \$60.

**VOTE AYES 4: Jamieson, Smith, Valentine, Wensley**

**ADOPTED**

**ON A MOTION BY** Councilman Valentin and second by Councilman Wensley to approve the attendance of Zoning Board member Bob Favara to attend the Orange County Municipal Planning Federation 2-hour session on May 8, 2018 at a cost of \$15.

**VOTE AYES 4: Jamieson, Smith, Valentine, Wensley**

**ADOPTED**

**ON A MOTION BY** Councilwoman Smith and second by Councilman Valentine to approve the attendance of Zoning Board member Dan Doellinger to attend the Orange County Municipal Planning Federation full day session on April 20, 2018 at a cost of \$60.

**VOTE AYES 4: Jamieson, Smith, Valentine, Wensley**

**ADOPTED**

**ON A MOTION BY** Councilman Wensley and second by Councilwoman Smith to approve the attendance of Sgt. Eckert to the Empire State Law Enforcement Traffic Safety Conference. The ESLETS Conference is a two-day event, that each year attracts roughly 300 police officers of all ranks from around the state. These attendees share ideas and experiences aimed at improving traffic safety in their respective communities. The planning committee for the annual conference includes representatives

from the New York State Police, the Governor's Traffic Safety Committee (GTSC), New York State Sheriff's Association and New York State Association of Chiefs of Police. Registration for the event is free, however attendees are responsible for the booking and payment of their own lodging. The Double-tree Syracuse is offering a special group rate of 102.00 per night for attendees. A two-night stay will be required.

**VOTE AYES 4: Jamieson, Smith, Valentine, Wensley**

**ADOPTED**

**ON A MOTION BY** Councilwoman Smith and second by Councilman Valentine to approve the attendance of Officer Monsees to Commercial Vehicle Awareness Training in Westchester County from May 7th-9th, 2018. The course is sponsored by the New York State Division of Criminal Justice Services and there is no fee to attend. The course will consist of two days of classroom lecture and one day of field training. Instruction will be given by commercial vehicle enforcement specialists from local law enforcement agencies, the Office of Public Safety and the Department of Transportation's Office of Modal Safety and Security. The course is designed to aid in the preservation of highway infrastructure and the interdiction of contraband.

**VOTE AYES 4: Jamieson, Smith, Valentine, Wensley**

**ADOPTED**

**ON A MOTION BY** Councilman Wensley and second by Councilman Valentine to approve the attendance of Donna Thom to the NY GovBuy Event at the Empire State plaza on May 2, 2018 at no cost.

**VOTE AYES 4: Jamieson, Smith, Valentine, Wensley**

**ADOPTED**

**ON A MOTION BY** Councilwoman Smith and second by Councilman Valentine to approve the attendance of Sharon Conklin and Tanya McPhee to the Employer Education Seminar on May 10, 2018 in Poughkeepsie, NY at no cost.

**VOTE AYES 4: Jamieson, Smith, Valentine, Wensley**

**ADOPTED**

### **SUGAR LOAF CHAMBER REQUEST**

Supervisor Jamieson addressed the request from the Sugar Loaf Chamber for an "open container permit" for the festivals held each year. He said the Town has been advised against this permit by insurance agent John Vero due to the liability risk. Chief Doellinger stated that our laws prohibit open containers on streets in Chester. It was the consensus of the Board not to grant this request.

### **PURCHASE OF DEVELOPMENT RIGHTS (PDR)**

Supervisor Jamieson explained that there are two ways to move forward with the PDR. One way may be through Assemblyman Skoufis and Senator Larkin to partner legislation before the end of May, that the Governor will not likely veto, to enable a referendum to go on the ballot to institute the transfer tax. Another way is for the Town to bond for purchase by referendum and use the transfer tax to pay down the debt. This would require the Town to assemble a plan of properties and go through the SEQR process. He said there are a lot of open lands that the Town can preserve.

## **WARD SYSTEM**

Supervisor Jamieson spoke on the possibility of the Ward system in the Town of Chester. He said it would be discussed more in depth at the next Town Board meeting to consider the pros and cons. Supervisor Jamieson said that he wants to have an open dialog and listen to the constituents of the Town. He said that a permissive referendum would allow it to go on the ballot in November.

## **ANNOUNCEMENTS**

Supervisor Jamieson announced the Troutbrook Firehouse “4<sup>th</sup> Annual Wings Fling” on Saturday, June 9, from 5-10pm. The cost is \$17 for all you can eat wings, fries and side salads.

Supervisor Jamieson announced the free interactive conference, “Wasted! The Story of Food Waste” on April 17, 2018, 6-9pm at Mount Saint Mary College, Aquinas Hall Theatre.

Supervisor Jamieson announced the upcoming Chester Clean-up Day on April 28, 2018 from 9am-12noon, with a rain date of April 29<sup>th</sup> from 11am-2pm.

Supervisor Jamieson announced the Health Forum on April 28, 2018, 10am-2pm at the Chester Senior Center, 1784 Kings Highway.

## **TOWN BOARD COMMENTS**

Councilman Wensley asked the status of the FAR Law. The Town Clerk advised him that it had been filed with the Secretary of State. Supervisor Jamieson advised that the new law would limit the size of a unit in relation to its lot.

Councilwoman Smith said she had heard that County Executive Steve Neuhaus is considering putting additional ball fields at the Camp LaGuardia property, since the Town is short on fields. Legislator Vero said he would follow up on that information. Councilwoman Smith announced the library program to recycle unwanted items in a swap. She also said the Library has stands in the Town’s laundromats for book swaps. Councilwoman Smith announced that the sewer pump station on Greycourt Avenue is in the process of being rebuilt. Supervisor Jamieson added that the Town Board is invited to attend the Library Board meeting on April 17, 2018 when the guest speaker will be talking about the possible “414 Municipal Library vote”, allowing the library to become autonomous from the Town. Councilwoman Smith reported that O&R had replaced the light at the Bypass and Kings Highway. She announced that Ed Ottersted, resident of Chester and 101 year old veteran would be on the Honor Flight to Washington, D.C.

Councilman Valentine said to clarify the meaning of PDR, it would be to purchase development rights to properties; not actually purchase properties.

## **PUBLIC COMM ENTS**

Mary Luciano ask who decides what happens to properties after the Town purchases them. Supervisor Jamieson said they are placed in the Community Preservation Fund and a restrictive covenant can stipulate what can be done with the property.

Christy Greco, 251 Pine Hill Road said she is knowledgeable about the ward system and would be happy to share what she knows. She said it is a bipartisan system for the betterment of our community and would require a referendum to be placed on the ballot in 2019 and could be voted on at a special election.

A resident from June Road asked why we need more baseball fields and if there is a user fee. Supervisor Jamieson said that new fields are under construction at the school and there would be a fee charged to any outside leagues that play on our fields.

Suzanne Bellanich asked if the Town Board has considered the “no knock registry” that she has proposed. Supervisor Jamieson said it would be discussed at the next Board meeting.

Tracy Shuh commented on the Community Preservation Plan and Community Preservation Fund. She noted the Comprehensive plan Update is 3 years old and there still remains a lot to attack. She added that the committee has not met in recent weeks. Supervisor Jamieson said he would schedule another committee meeting on Monday, April 23<sup>rd</sup> at 7pm. With regard to the CDBG, Ms. Shuh commented that the Board should have a public hearing to get feedback on possible projects. Supervisor Jamieson said that the focus is now on the water districts that are in disrepair. He said he would like to do one street per year with monies received from the County, and that it would likely be a 2-3 years process. He said that the water issues in Walton Lake Estates Water District could be alleviated by the open space dedication from Juniper Woods and the aquifer there.

Christine Perez from the World Mission Society Church of God in New Windsor asked the Town Board to support and communicate their upcoming blood drive on April 22, 2018 from 9am-4pm. She said one single donation saves 3 lives.

## **EXECUTIVE SESSION AND ADJOURNMENT**

**ON A MOTION BY** Councilman Valentine and second by Councilman Wensley to enter into an Executive Session on a matter of attorney/client privilege, and with no further action to be taken, the meeting was adjourned at 8:40pm. Motion carried 4-0.

Respectfully submitted,

Linda A. Zappala  
Town Clerk  
2018-04-11