

TOWN BOARD MEETING
June 27, 2018
7:00 PM

Supervisor Jamieson opened the meeting at 7:00pm followed by a salute to the flag. Members present: Supervisor Jamieson, Councilman Valentine, Councilman Wensley, Councilwoman Smith, Councilman Medican*

Also Present: Scott Bonacic, Esq. – Bonacic, McMahon, Al Fusco – Fusco Engineering

COMMUNITY PRESERVATION PLAN

Supervisor Jamieson spoke on the Town Law §64 which requires, once authorized, to establish a Community Preservation Project plan and adopt it by local law. He said the Town submitted a Home Rule Request for the implementation of a transfer tax under the Fund which passed the Assembly, but was not voted on in the Senate due to the political climate. Supervisor Jamieson said he is confident it would pass next year. He said we would have to edit the language in the Fund Local Law with regard to funding options, and adopt at the next Board meeting, but the Plan would not deviate. He added that once properties are determined, they would be put on the ballot for purchase.

*Councilman Medican arrived at 7:12pm.

Councilman Valentine said the town could allocate monies to next year's budget for bond repayment. Supervisor Jamieson said the town could use BANs for five year to purchase properties.

NEW YORK-NEW JERSEY TRAIL CONFERENCE

Ms. Mason, West Hudson Program Coordinator presented the Highlands Trail and land preservation work recently completed in Chester as well as the overall vision for the region. Her power point presentation is attached hereto. She added, landowner's interested in selling land to the Trail Conference can contact her at smason@nynjtc.org.

PURCHASE OF DEVELOPMENT RIGHTS (PDR)

Supervisor Jamieson said the goal is to get a few properties on the ballot in November for the Town to purchase into the PDR. He explained how Warwick uses an application for submission from interested landowners. An appraisal is done at the expense of the landowner using a company that specializes in farms and open space. The offer must be based on fair market value. The PDR provides for an easement that allows for farming but no development. Supervisor Jamieson said the Town has received a request from Mr. Kolcot for his property on Route 94 to be used for PDR or parkland.

ZONING MAP DISCREPANCY

Supervisor Jamieson said the owner of a lot on Kings Highway that is zoned commercial (IP) but appears on the zoning map as AR3 has asked for clarification. Engineer Fusco is to look into resolving this issue.

NO SOLICITATION LOCAL LAW AMENDMENT

Supervisor Jamieson said the current version of the local law amendment which has been introduced has a list of fines that were considered too low. It was the consensus of the Board to increase the fines. Attorney Bonacic will redraft the local law.

ANNOUNCEMENTS

Supervisor Jamieson announced the upcoming ribbon cutting ceremony for the new senior center to be held on July 2nd at 12 noon. Dignitaries including Senator Larkin, County Executive Neuhaus, Legislator John Vero and members of the OC Planning Department are invited, along with members of the community and staff of the Town.

ON A MOTION BY Councilman Wensley and second by Councilman Valentine to close the Town Hall on July 2, 2018 from 12 noon to 1pm for the employees to attend the ceremony at the new senior center.

VOTE AYES 5: Jamieson, Medican, Smith, Valentine, Wensley

ADOPTED

Supervisor Jamieson said Lori Streichert would be scheduling a full calendar of activities, 7 days a week, and will post on our user-friendly website. The building will be available for party rentals.

Supervisor Jamieson said the Town is financially strong from before he became supervisor and remains strong. He said Moody's reviewed the town's financials and gave us a high bond rating. He added that over the past three years the Town has been randomly selected to be audited twice by the Comptroller's office with no issues.

TOWN BOARD COMMENTS

Councilman Medican asked the status of the mowing of the cemetery at Knapp's View. Supervisor Jamieson said he would follow up. Councilman Medican requested a reporting on all projects from Engineer Fusco.

Councilman Wensley congratulated the Chester Little League all-star boys for becoming the District 19 Champions, winning 13-1 against Newburgh. He said they will be playing Ardsley or a Rockland County team to be named, in the next round. He also congratulated the girls' softball and younger players for their success.

Councilman Wensley asked the status of the LLC disclosure law. Supervisor Jamieson said he would look at Monroe's Local Law and talk to Attorney Bonacic. He added that if the law Assemblyman Skoufis is working on passes, it should cover the Town as well.

Councilman Valentine said he had no problem with an LLC disclosure law.

Councilwoman Smith said the weed issue at the abandoned house in Sugar Loaf has been taken care of. She announced the upcoming concert series at Richard Logothetis' property, starting Thursday, July 5th at 6:30pm.

Supervisor Jamieson said he attended the Town and Village concert series yesterday and there was a large crowd. He said the purpose of the concerts is to help the businesses in downtown area. He said last week's Doors tribute band brought in an even larger crowd. As a result of the concerts, Rushing Duck, Christopher's and the Ice cream store are all doing great.

PUBLIC COMMENTS

Tracy Shuh, Preservation Collective thanked Sona Mason for her presentation of the Trail and the larger Greenway. She said her involvement over 15 years ago allowed her to meet residents opposed to the development on that land and work with them and the Trail Conference, the Land Trust, State Park Commission, and Open Space institute, and she said it was so rewarding. She thanked the landowners, including Mr. Shactner and Mr. Felsinger who donated their land and hopes it will inspire others to donate land or a conservation easement and get involved in the trail conference. Ms. Shuh asked if the town engineer could report on the ongoing projects

under approval review. She noted the Greens as the biggest project with environmental impacts from sewer and water. She said her review of the EIS showed impacts to neighboring wells back in 2002 before Coach was built and that there would be ongoing monitoring for the duration of the project. She asked if an analysis was being done by the engineer of the water system. Supervisor Jamieson said the County certified the wells until 2021 and 2023. He added that the County sent a letter to the State to do well testing for impact on neighboring wells. He said they are working on getting easements for access for sewers. They will be applying for 4 building permits next week to start on model homes. Engineer Fusco indicated there was a question of approval of the overall system. He has been informed by the County that the realty subdivision which is renewable in 2019 has been renewed to 2026 and the other aspects to 2021. He noted the County sent a request to the State to retest the output, and quality and quantity and changes in current usage in the area. Mr. Fusco said he has requested, through the Freedom of Information Law, County documents as well as retrieval of Town documents for review. He has letters back and forth to Moodna with regard to changes in sewer and is actively reviewing the water and sewer issues. Ms. Shuh noted the FAR law impact could not be placed on the development and asked whether they have obtained an Army Corp. permit since there are wetlands and an archeological sensitive area. Ms. Shuh asked for clarification on the LLC law. Supervisor Jamieson said the one posed by Assemblyman Skoufis covers both disclosure and political contributions.

Supervisor Jamieson announced the Town's fireworks show on July 14. He said the event will start about 4-5pm with local businesses and bands providing food and entertainment. The fireworks will be shot in the park and seating is being moved away from the baseball fields to Vidala which will make it a little cozier. He added that sponsor Suburban Propane is expected to be bringing in their check at the next Board meeting.

EXECUTIVE SESSION

ON A MOTION BY Councilwoman Smith and second by Councilman Valentine to enter into Executive Session at 8:05pm on a personnel matter.

VOTE AYES 5: Jamieson, Medican, Smith, Valentine, Wensley

ADOPTED

ON A MOTION BY Councilman Medican and second by Councilwoman Smith to adjourn the Executive Session at 8:35pm.

VOTE AYES 5: Jamieson, Medican, Smith, Valentine, Wensley

ADOPTED

ADJOURNMENT

ON A MOTION BY Councilwoman Smith and second by Councilman Valentine to adjourn the meeting at 8:35pm, there being no further business brought before the Board. Motion carried 5-0.

Respectfully submitted,

Linda A. Zappala
Town Clerk
2018-06-27