

**TOWN BOARD MEETING
July 25, 2018
7:00 PM**

Deputy Supervisor Valentine opened the meeting at 7:14pm followed by a salute to the flag. Members present: Deputy Supervisor Valentine, Councilwoman Smith, Councilman Wensley. Absent: Supervisor Jamieson, Councilman Medicant

Also Present: Al Fusco – Fusco Engineering

SUGAR LOAF WATER DISTRICT GRANT

Deputy Supervisor Valentine presented a Resolution to the Town Board for their consideration from Engineer Fusco concerning the application re-submission for grant funding in the Sugar Loaf Water District. Engineer Fusco said the funding would allow for improvements to the water district, including new wells, tanks, pumps, etc.

ON A MOTION BY Councilwoman Smith and second by Councilman Wensley to adopt the following resolution and authorize the Supervisor to sign all documents required for said grant program.

**RESOLUTION
SUGAR LOAF HILLS WATER DISTRICT**

WHEREAS, the Town of Chester has reviewed the deficiencies to the existing Sugar Loaf Hills Water District; and

WHEREAS, the system is divided into a new area and an original area; and

WHEREAS, the wells that supply the system are overtaxed and the backup well has e-coli present for the last several years and has been isolated, In addition, there is not sufficient storage for the users and restrictions are recommended every summer; and

WHEREAS, the Town wishes to replace the production well and backup well with freshly developed wells, replace the pump/treatment house and install a sister 250,000 gallon tank;

NOW, THEREFORE BE IT RESOLVED, that the Town Board of the Town of Chester has authorized the Town Engineer to prepare plan, specifications and grant application to move the project forward.

VOTE AYES 3: Valentine, Smith, Wensley

ADOPTED

APPOINTMENT OF ENGINEER

ON A MOTION BY Councilwoman Smith and second by Councilman Wensley to appoint Fusco Engineering as the project engineer for the Sugar Loaf Water District Improvement Grant.

Discussion: Engineer Fusco explained that the retainer would demonstrate the Town's commitment to the economic development of the community as this grant is part of that program. Deputy Supervisor Valentine added that the retainer would only commence if the Town was awarded the grant.

VOTE AYES 3: Valentine, Smith, Wensley

ADOPTED

INTRODUCTORY LOCAL LAW NO. __ OF 2018, A LOCAL LAW ADDING CHAPTER 84 ENTITLED, "COMMUNITY PRESERVATION FUND" (CPF) TO THE TOWN CODE OF THE TOWN OF CHESTER

Deputy Supervisor Valentine addressed the revised draft of The Introductory Local Law No. __ Of 2018, A Local Law Adding Chapter 84 Entitled, "Community Preservation Fund" (CPF) To The Town Code Of The Town Of Chester, wherein all reference to the transfer tax was omitted. He added that funds could be earmarked for this fund in the 2019 budget, as well as the possibility of the transfer tax passing the State legislature next year. He asked for public input of alternate means of funding. The matter was tabled until the next meeting.

ENGINEER'S BI-WEEKLY PROJECT REPORT

Mr. Fusco submitted his report to the Town Board, which follows:

CHESTERDALE:

Reviewed weekly Storm water Pollution Prevention Plan and inspected same. All in order

RIDGEVIEW:

No action in recent weeks; believe they are getting ready for model home.

WOODRIDGE:

Building homes, storm water pollution prevention plan reviewed; weekly inspections. Also, no problems, still need to finish retention pond.

ASHFORD:

Inspected roadway. Binder needs repair; some cracked curbs; expect they would like to dedicate before October 1, 2018. We sent new punch list for repairs.

GREENS AT CHESTER:

Reviewed weekly Storm water Pollution Prevention Plan (SWPPP). We are also doing NYSDEC weekly SWPPP reviews and reports. We will start immediately. They want to start curbing. We reviewed Fairway Testing compaction tests and have ordered proof roll.

They have provided us with proposed easements for a sewer line relocation out of West Street which was sent over to the Town Attorney for review of the documents. Set crowns on roads and are developing ROW on West Street.

HILLS OF CHESTER:

Received 90 day extension for conditional approval at Planning Board; not an active project at this time.

ANNOUNCEMENTS

Deputy Supervisor Valentine announced the upcoming Hospice Volunteer training schedule on September 12, 26, October 3, 10, 17, 24 and 31. This information will be available at Town Hall and on the Town's website.

TOWN BOARD COMMENTS

Councilwoman Smith said she was at the Library Board meeting last week and they had announced the employ of a new bookkeeper.

Deputy Supervisor Valentine thanked all the employees of both the Town and Village for their contribution to the success of the fireworks event, and of course to Suburban Propane for their generosity. He said it was a great show.

PUBLIC COMMENTS

Tracy Shuh, Preservation Collective referred to the engineer's report of a model home in Ridgeview and asked if it would be accessible from a Town road. With regard to the Greens of Chester, she asked about models being built before infrastructure construction. She said there are discrepancies between the stipulation and the site plan conditions. She suggested a closer

look, as it was stated the creation of the HOA was to be done by the Town attorney. Deputy Supervisor Valentine said the documents are being diligently reviewed, as the whole map with individual lots has been filed and will be reviewed by the Building Inspector and Town Engineer.

Suzanne Bellanich commented that the parking spaces appeared inadequate. Deputy Supervisor Valentine said the developer must comply with the parking requirements of the plan and as specified in the code. Deputy Supervisor Valentine added that he thinks on-line renderings do not accurately reflect the plans for the Greens.

Tom Becker, notified the Board that at a previous Planning Board meeting it was stated that they are currently operating a business at 191 Lehigh, and need outdoor storage because their buildings are full of electrical supply, substantiating the use as commercial. He said but after two written complaints, there have been no violations issued. Deputy Supervisor Valentine said he will ask the Building Inspector and Town attorney to look into the matter. Mr. Becker said that 90% of the matters in front of the Planning Board, with regard to this project, have already been done before receiving approvals, except for the fencing.

ADJOURNMENT

ON A MOTION BY Councilwoman Smith and second by Councilman Wensley to adjourn the meeting at 7:35pm, there being no further business brought before the Town Board. Motion carried 3-0.

Respectfully submitted,

Linda A. Zappala
Town Clerk
2018-07-25