

**TOWN BOARD MEETING
FEBRUARY 12, 2020
7:00 PM**

Supervisor Valentine opened the meeting at 7:00pm followed by a salute to the flag. Members present:
Supervisor Valentine, Councilman Becker, Councilman Courtenay, Councilman Perez, Councilwoman Smith

Also present: Scott Bonacic, Esq., Town Attorney, Al Fusco, Town Engineer

ACCEPTANCE OF TOWN BOARD MINUTES

ON A MOTION OFFERED BY Councilwoman Smith and second by Councilman Perez to accept the Minutes of the January 8, 2020 Town Board meeting as presented by Town Clerk Zappala.

DISCUSSION: Councilman Becker said he had an exception to the appointment for liaison to the Ambulance. He said he thought it should be the Town Board, not Tom Becker. Councilman Becker said he had an exception to the appointment for liaison to the Water Department as recorded as Tom Becker. He said he Supervisor Valentine’s name was listed on the outline. Supervisor Valentine said he thought the entire Board could be liaison to the Ambulance with Councilman Becker as primary and that he and Councilman Becker could also be liaison to the Water Department.

ON A MOTION OFFERED BY Councilman Perez and second by Councilman Becker to amend the prior motion and accept the Minutes of the January 8 2020 Town Board Minutes with the exceptions as noted above.

VOTE: AYES 5: Valentine, Becker, Courtenay, Perez, Smith

ADOPTED

AUDIT OF CLAIMS

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

GENERAL FUND	\$2,257,544.00
GENERAL - PART TOWN	101,959.60
HIGHWAY – TOWN WIDE	62,651.30
HIGHWAY – OUTSIDE	18,482.59
FIELDCREST WATER	4,877.99
LAKE HILL FARMS WATER	2,927.66
SUGAR LOAF HILLS WATER	5,628.06
SURREY MEADOWS WATER	1,357.44
GARBAGE DISTRICT	45,846.10
WALTON LAKE WATER	8,510.60
TRUST AND AGENCY	9,027.26
SEWER DISTRICT 1	544,669.00
SEWER DISTRICT 4	132,990.00
SEWER DISTRICT 5	16,270.00
SEWER DISTRICT 7	<u>26,606.00</u>
Grand Total	\$3,238,347.60

VOTE: AYES 5: Valentine, Becker, Courtenay, Perez, Smith

ADOPTED

HILLS OF CHESTER SUBDIVISION ROAD BOND

Supervisor Valentine read the recommendation from the Town Engineer with regard to the bond estimate approval for the subdivision which lies behind Whispering Hills between the Greens of Chester and the Town of Goshen.

ON A MOTION OFFERED BY Councilwoman Smith and second by Councilman Perez to accept the road bond estimate request of \$2,119,879.58 for the Hills of Chester subdivision.

VOTE: AYES 5: Valentine, Becker, Courtenay, Perez, Smith

ADOPTED

BUILDING DEPARTMENT FEES

Supervisor Valentine read the request from the Building Inspector to increase fees in line with other Towns and Villages.

ON A MOTION OFFERED BY Councilman Courtenay and second by Councilman Becker to accept the following fee schedule.

DISCUSSION: A discussion ensued as to whether the fees for solid fuel furnaces had to be added by local law, this portion of the fee was thereby omitted from the adoption schedule awaiting further clarification.

1 General Building Department Fees:

(a) \$1.25 per square foot for commercial and residential structures.

(c) In-Ground pools \$300

(d) Accessory Buildings of 160 sq. ft. or less shall be \$100

(e) Fee for Deck construction shall be \$.65 sq. ft.

(f) Alterations/conversions to shell buildings \$.75 sq.ft.

8 Title searches \$200

9 Misc. Permit Fee Improvements:

(3) Solar-roof/ground mounted: \$.50 per sq. ft. of the solar panels plus \$100

VOTE: AYES 5: Valentine, Becker, Courtenay, Perez, Smith

ADOPTED

PROPOSED OUTDOOR LIGHTING ORDINANCE

Supervisor Valentine provided the Board with copies of a proposed lighting ordinance that was researched and developed by Planning Board member Larry Dysinger. He explained that the current code only gives a short paragraph on the topic and puts the burden on the Planning Board to make appropriate decisions on a case by case basis. He asked the Board to review and revisit the topic at a future meeting.

CHESTERDALE SUBDIVISION ROAD DEDICATION

Supervisor Valentine asked the Board to consider the road dedication of Boville Court and allow the Supervisor to sign the transfer documents. Attorney Bonacic explained that the dedication would still be subject to receipt of as-built drawing approval and receipt of maintenance bond.

ON A MOTION OFFERED BY Councilman Perez and second by Councilman Becker to accept the road dedication of Boville Court, subject to receipt of approved as-builts and maintenance bond.

DISCUSSION: Councilwoman Smith said she didn't think the road should be accepted until the requirements were met within the anticipated two weeks' time. Councilman Courtenay concurred.

ON A MOTION OFFERED BY Councilman Perez to rescind his motion; there was no vote taken on the matter.

HIGHWAY GARAGE RECONSTRUCTION

Engineer Fusco thanked Councilman Becker, the Town Board, Anthony LaSpina and Donna Thom for their assistance with the matter. He said there had been some confusion concerning the hold on \$400,000, which will be paid on a 2-party check. He said he had received executed contracts and ABM had assisted in a reduction of \$95,000 in project costs. The project would start next Tuesday with demolition. Councilman Becker added that he had met with the insurance company and the co-insurance was due to under-insurance. He said all project costs are in range for coverage. He expects the equipment and dumpsters in the next week and there would be safety meetings to keep the area clean and workers safe. Councilman Perez suggested the Board get another company to re-evaluate the property values. Councilman Becker and Councilman Courtenay reviewed the water districts and found deficiencies.

REPORTS

Supervisor Valentine read the Engineer's report which appears below.

Engineer's Development Report

WOODRIDGE:

Ready for dedication. No maintenance bond submitted.

RIDGEVIEW:

No activity. We are inspecting the SWPPP for compliance.

HILLS OF CHESTER:

Requested bond amount to be approved by Town Board.

GREENS AT CHESTER:

We requested silt fence repair, inspecting service installation. They cleaned up some edge material.

HIGHWAY GARAGE:

Contracts to be signed by Supervisor soon. Work to commence shortly. Insurance worked out satisfactorily to date.

CHESTERDALE:

Have \$75,000 restoration bond. Owner's representative asked for it to be turned into maintenance bond. We still need acceptable as-builts.

Supervisor Valentine read the Building Department report which appears below.

Building Department – Month of February 2020

Building Permits - 20 miscellaneous

Inspection Letters – 1

Certificates of Occupancies – 0

Municipal Searches – 9

Total receipts - \$4,690.50

CDBG GRANT

Supervisor Valentine explained the grant applications are out. He said the basement of the Town Hall could qualify for funding under ADA compliance issues for entry and bathrooms. Mr. Fusco said the Town would be represented at the meeting and applications are due the week of April 20, 2020. As always a public hearing has to be conducted on public

input. Councilman Perez inquired whether the curbs in Surrey Meadows would qualify. Mr. Fusco answered that the mean income of the area exceeds the eligibility level. Councilman Courtenay will partner with Mr. Fusco on grants for energy savings. He is now conducting fact finding.

ANNOUNCEMENTS

Supervisor Valentine gave an update on the dial-a-bus issue. He said he spoke with Goshen Supervisor Doug Bloomfield and Town of Monroe to discuss an IMA. He said there has been issues servicing the handicapped.

Supervisor Valentine announced the upcoming events for seniors 55+ that the Town will be planning under the new policy:

September 23, 2020 - Dear Evan Hanson on Broadway – sign up 2/19/20

April 24, 2020 – Spring Fling at the SLPAC – \$20 p/person

Supervisor Valentine read the following announcement from O&R concerning Smart Meter installations.

February 2020 Smart Meter Installs

ADAMS CT	GILMOUR WAY	OXFORD RD	THE-BROOKS-FARM LN
BAMOND CT	GRANT DR	OXFORD-SPRINGS RD	TYLER PL
BENS WAY	HARDING WAY	PICKERAL RD	WASHINGTON RD
BONNIE-BROOK RD	HARRISON PL	PICKEREL RD	WHITETAIL RD
BROOKVIEW DR	HERITAGE LN	PIKE CT	WHITETAIL RUN
BROOKVIEW RD	HIDDEN DR	POPLAR RD	WINDRIDGE-MEWS
BULL-MILL RD	HOOVER CT	RAINBOW LN	
CRAIGVILLE RD	JOSEPH CT	RALPHIE LN	
DEERFIELD RD	LAKES RD	RAMLOW RD	
DRIFTWOOD LN	LILY-POND LN	RANDE RD	
EAGLETON DR	LINCOLN RD	ROCKY RD	
EDEN-RISE	MERI RD	SCHUELER RD	
EDGEWOOD TRL	MEWS LN	SUNFISH LN	
FOUNTAIN RD	MINNOW LN	SUNSET-RIDGE	
GABRIELS DR	MOUNTAIN-LAUREL RD	SWAN-HOLLOW RD	

VEHICLE USE POLICY

Councilman Becker commented that the policy mentions nothing about heavy equipment. He asked if it would cover Moodna employees. Supervisor Valentine said they are employees of the Town of Monroe but the vehicles have been titled by the Town of Chester. Councilman Becker stated the policy should speak to that as well as unauthorized guests.

EXECUTIVE SESSION

ON A MOTION OFFERED BY Councilman Courtenay and second by Councilwoman Smith at 7:47pm to enter into Executive Session on the matter of Litigation with the Greens of Chester. Motion carried 5-0.

ON A MOTION OFFERED BY Councilman Perez and second by Councilman Courtenay to adjourn the Executive Session at 8:25pm. Motion carried 5-0.

RFP - FOOD AND BEVERAGE

Supervisor Valentine presented the Board with a revised RFP for the purpose of an vendor to run a concession. Attorney

Bonacic said it would allow a vendor to prepare and serve food onsite. There would be improvement requirements along with revenue sharing. Mr. Logothetis commented that the theatre is equipped with a kitchen facility.

ON A MOTION OFFERED BY Councilwoman Smith and second by Councilman Perez to approve the issuance of the revised Request for Proposals for on-site food and beverage service at the Sugar Loaf Performing Arts Center and direct Town Clerk Zappala to publish same.

VOTE: AYES 5: Valentine, Becker, Courtenay, Perez, Smith

ADOPTED

TOWN BOARD COMMENTS

Councilman Perez commented that the light on Lehigh is now installed and illuminates the roadway very well. He explained that the Golden Age Club has a lot of questions so he thinks another meeting would be in order. Supervisor Valentine explained the new policy on expending tax payer money for trips may have left some misunderstandings and it may have to be revisited. Councilman Perez said he is looking into having a food truck festival this year maybe to be held at the SLPAC.

Councilman Courtenay said he is in the early stages of research with NYS on energy savings. He said he is also working on updating the employee handbook to bring a deficient one into the 21st century. He expects to have it complete by next month. He said he would like to have monthly reporting with bullet points on the budget to see if there is any overspending. Councilman Courtenay along with Councilman Becker met with our insurance agent, to identify deficiencies in the water department assets. He said we should shop insurance companies. He thanked Assemblyman Schmitt for supporting the Preservation Bill for the County. Supervisor Valentine added that our PDR is ready to go if the bill should pass.

Councilwoman Smith said the roll call with Officer Bird was well attended and there should be another scheduled for March. She said people can sign up for weekly email. She announced the following upcoming events:

February 22, 2020 – West Point Bank at SLPAC
February 28 – Kiwanis Fish and Chips
March 7 – Night at the Races, KOC – St. Columba
March 17 – Corn Beef & Cabbage Dinner - Sugar Loaf Firehouse

She also mentioned the upcoming Chester School District referendum to be held on February 25, 2020 at the Academy. Supervisor Valentine added that the school district tax bill is the biggest and taxpayers should do their research before voting.

Councilman Becker added a thank you to Town Clerk Zappala for her presentation about the No Knock Registry at the Coffee with a Cop event. He reported that there have been some water and sewer meter usage discrepancies, but Bill Keller said the water meters are calibrated and up to date. He said he will follow up with Moodna on the condition of their meters. Councilman Becker gave an update on the digital signs. He said the artwork is being finalized and space is available to provide 8-second intervals for up to 2,000 times per day on both signs along 17M. He added he would touch base with Walter and Brian Leentjees and will work on creating a portfolio of announcements. Councilman Becker said John Vero is working on getting the right numbers on the contents of the water department buildings since there were none listed in the report. He thanked Tracy Shuh on the information she provided about training. Councilman Becker proudly announced that he is now a grandfather to a baby boy, Leo.

PUBLIC COMMENTS

Tracy Shuh, Preservation Collective, said she thought this was an informative meeting and appreciated the engaged and active efforts to make improvements. She commented on her letter which suggests expanding training for Board members. She said we should look outside the box. She acknowledged the planning board member for addressing outdated regulations of the code as it relates to lighting. She said more should be done to safeguard the environment against water pollution, depletion, and flooding and it starts with the education process. She thanked the Board members for attending and Councilman Becker for his participation concerning oil tank containment at the last Planning Board public hearing. She said she was disappointed with the Planning Board's action with regard to a project segmentation, as she said the developer always intended to develop the land in in this manner. She said the Planning Board should reopen the prior approval and a new application be submitted. She added the Town Board should be looking at updating the Town Code.

Clifton Patrick, Chester Historian, spoke on the Chester School District's desire to replace the Maple Avenue School with fields. He said there is a public hearing being held tonight at the school board. He added he reviewed the environmental form and found a lot of inconsistencies. He said it is against the Orange County Plan to maintain quality of life. He said it will have an adverse effect on the neighborhood, as it is a large field in a small site along with rain runoff on artificial turf to the black dirt, and declining enrollment means a higher tax burden. He offered others' opinions that there are better uses for the school house. Questions have been raised as to why there is a special referendum instead of placing on the budget vote. It is located on a narrow road, increases noise and light pollution and will decline property values. It is also against the Village of Chester's Comprehensive Plan. It is a vintage landmark and the building should be repurposed. It will lead to future liabilities such as police and building inspector complaints. The Chester School District is not exempt from local municipal laws.

Fran Ruth Harris asked for the amount paid to lawyers representing the Town in the Green of Chester litigation. She was told to submit her FOIL request to the Town Clerk for the records.

ADJOURNMENT

ON A MOTION OFFERED BY Councilwoman Smith and second by Councilman Perez to adjourn the meeting at 8:50pm, there being no further business brought before the Board. Motion carried 5-0.

Respectfully submitted,

Linda A. Zappala
Town Clerk
2020-2-12