

**TOWN BOARD MEETING
August 23, 2023
7:00 PM**

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

Also present: Al Fusco, Fusco Engineering

PUBLIC COMMENTS

E.J. Szulwach, 9 Elm Street, thanked the Board for the formation of the Climate Change Advisory Committee to which he has applied and asked that the Board act promptly to make their selections.

Tom Becker, 163 Lehigh Avenue, asked if the Board had an opportunity to walk the Palmer property that they would be purchasing through the OCLT, how it would be utilized and the cost to the taxpayers to acquire. Supervisor Valentine replied the property would be taken as parkland and provide a trailhead for Goosepond and Sugar Loaf Mountain and allow for parking and direct access. The property has a water feature for sportsmen. Mr. Becker stated it is great to preserve open space but there could be a home developed on the property and that Knapp's View is underutilized. He asked the Board to consider this and decipher its full potential to give a better idea to the public.

Larry Dysinger, 46 Odyssey Drive, stated he believed ARPA funds were to be used for all town residents but is being used for the water districts. He said money into the general fund should not be used for water districts so it should be re-imbursed. He asked if the Board started the budget process and what the projected date of the preliminary budget. He asked that the budget include expenses for water and sewer district maintenance and upgrades and the study on water tables. He asked why the interview process is taking four weeks for the comprehensive plan committee. Councilman Holdridge said two interviews were conducted by himself and Councilman Courtenay today and one still remains. Mr. Dysinger said it has been seven months since its creation and asked why it takes so long to get things done. He added that once the Board makes a commitment, the residents should expect them to be responsive.

Howard Cohen, suggested the Board reach OCLT come in to answer questions.

Lisa Hintze, Central Valley Climate Task Force said it is a lot of work but so important. In their first year, they have held seminars on ground water, provided information on pollinator pathways and monarch stations. They have conducted Arbor Day and Earth Day tree plantings, composters, sold rain barrels, unified solar permitting, spring and fall clean-ups, repair café, and farmer's market. She said Chester should treasure their resources such as the parkland about to be purchased.

Lydia Cuadros, 158 Creamery Pond Road, asked if the Town would be completing the resurface of Creamery Pond with asphalt. Supervisor Valentine said the road was scheduled to be tarred and chipped.

Chris Mauer, 43 Creamery Pond Road, commented that it is cheap, looks horrible, causes a lot of dust and the children cannot ride bikes. Supervisor Valentine said the Highway Superintendent submits his expenses for planned work in his budget and that the road would compact over time.

Councilwoman Smith read the letter received from the NYS Town Clerk's Association and offered her congratulations to Town Clerk Zappala on the designation of Registered Municipal Clerk. Supervisor Valentine added the Clerk does her job really well and goes above and beyond, as they have worked together over the many years.

ACCEPTANCE OF MEETING MINUTES

ON A MOTION OFFERED BY Councilwoman Smith and second by Councilman Courtenay to accept the Minutes of the August 9, 2023 Town Board Meeting, as presented by Town Clerk Zappala.

VOTE: AYES (5):VALENTINE, ARDISANA, COURTENAY, HOLDRIDGE, SMITH

ADOPTED

BUDGET MODIFICATION

ON A MOTION OFFERED BY Councilwoman Smith and second by Councilman Holdridge to approve the following budget modifications:

<u>Amount</u>	<u>Fund To Fund</u>	<u>Purchase</u>
\$494.44	DA-5130.4 to DA5130.2	loader for highway
\$4,517.00	ARPA to FC8340.4	flushing device
\$9,844.00	A Fund to A7140.4	water main break
\$10,824.84	ARPA to WL8310.2	generator
\$13,600.44	ARPA to SM8310.2	generator
\$22,482.36	ARPA to LH8310.2	generator
\$8,604.36	ARPA to SL 8320.2	generator
\$23,148.81	ARPA to SL8320.4	WSP well water testing

Supervisor Valentine explained the cost of water to the Fieldcrest Water District was due to a main break at a Town building that didn't surface but was billed. He added that \$50,000 for the generator can use ARPA funds for water districts' use and since the utility bills have doubled, an increase in water rates would cushion the water district funds.

VOTE: AYES (5):VALENTINE, ARDISANA, COURTENAY, HOLDRIDGE, 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	\$102,609.51
GENERAL - PART TOWN	63,193.47
HIGHWAY – TOWN WIDE	3,125.72
HIGHWAY – OUTSIDE	32,021.16
FIELDCREST WATER	385.14
LAKE HILL FARMS WATER	5,141.32
SUGAR LOAF HILLS WATER	25,191.13
SURREY MEADOWS WATER	4,341.08
WALTON LAKE WATER	7,140.25
TRUST AND AGENCY	3,409.22
GARBAGE	<u>46,233.75</u>
Grand Total	292,791.75

VOTE: AYES (5):VALENTINE, ARDISANA, COURTENAY, HOLDRIDGE, SMITH **ADOPTED**

CREATE BOOKKEEPER POSITION

Supervisor Valentine said since only one qualified candidate for the Comptroller's position requested a salary above what the Town would be able to pay, he was asking the Board consider the creation Bookkeeper.

ON A MOTION OFFERED BY Councilwoman Smith and second by Councilman Ardisana to create the position of Bookkeeper 1095, which classification answers to the Town Board.

VOTE: AYES (5):VALENTINE, ARDISANA, COURTENAY, HOLDRIDGE, SMITH **ADOPTED**

APPROVAL OF PARKLAND PURCHASE THROUGH ORANGE COUNTY LAND TRUST

Supervisor Valentine read the letter received from the Orange County Land Trust offering 10.4 acres of land located on the east side of Laroe Road for \$300,000 as designated parkland. Conditions include:

- Final subdivision approval of the subdivision of Lot 35.2 by the Town of Chester Planning Board.
- OCLT’S acquisition of approximately 300 acres of land owned by two LLC’s controlled by the Palmer family.
- Approval of the sale by the OCLT Board.
- Approval of the purchase by the Town of Chester Board.
-

ON A MOTION OFFERED BY Councilwoman Smith and second by Councilman Holdridge to approve the purchase contract from the Orange County land Trust in the amount of \$300,000 subject to terms.

DISCUSSION: Councilwoman Smith that it would provide access to trails, ponds for fishing, possible pavilion and valuable as a lot of land is sold off privately. Councilman Courtenay said it is part of the comprehensive plan. Supervisor Valentine said it could be paid out of fund balance or use part of ARPA funds, and parkland funds with the possibility of some funding from our state representatives.

VOTE: AYES (5):VALENTINE, ARDISANA, COURTENAY, HOLDRIDGE, SMITH **ADOPTED**

ARX LEASE AMENDMENT

The matter was tabled awaiting Attorney review.

IMA – ORANGE COUNTY ASSESSOR SERVICES

Supervisor Valentine said the agreement contains standard increases.

ON A MOTION OFFERED BY Councilwoman Smith and second by Councilman Holdridge to approve the 3- year IMA with Orange County for Assessor Services, rates according to Schedule A.

VOTE: AYES (5):VALENTINE, ARDISANA, COURTENAY, HOLDRIDGE, SMITH **ADOPTED**

GREENS OF CHESTER TRANSPORTATION CORPORATION FOR INFRASTRUCTURE

Supervisor Valentine explained that before the Town takes over the water and sewer districts, The Greens will develop and operate the system until it is substantially complete and the transportation corporation holds all the infrastructure for the interim. Engineer Fusco stated upon project approval, bonds were taken and inspections up to date. Orange County Health Department approval is subject to formation of the transportation corporation, which takes into account the service areas. State law requires approvals provided to water authority, which is Orange County. The resolution, with no objections of the Department of Health and Town review to adopt the transportation corporation, required by DEC and pending legal review goes to the OCDOH and NYSDOH. Councilman Courtenay asked what the timeframe is for takeover by the Town. Al Fusco replied it remains private until almost built out, then the Town will take over within three months of a public hearing. Supervisor Valentine stated the Town is obligated to approve the Transportation Corporation.

ON A MOTION OFFERED BY Councilwoman Smith and second by Councilman Ardisana to approve the Greens of Chester Transportation Corporation, pending legal review.

VOTE: AYES (5):VALENTINE, ARDISANA, COURTENAY, HOLDRIDGE, SMITH **ADOPTED**

SUGAR LOAF PERFORMING ARTS CENTER USE

ON A MOTION OFFERED BY Councilman Holdridge and seconded by Councilman Courtenay to approve the use of the sugar Loa Performing Arts Center for a Town sponsored meeting on the topic of the historical designation of Sugar Loaf to be held on September 14, 2023 from 6-8pm.

VOTE: AYES (5):VALENTINE, ARDISANA, COURTENAY, HOLDRIDGE, SMITH

ADOPTED

SUGAR LOAF PERFORMING ARTS CENTER CONCESSION

Supervisor valentine reported that we had not received an interest in the concession RFP, but the theater is busy and the concession is needed.

HIGHWAY FORMAN POSITION

Supervisor Valentine announced that Joe McGowan is retiring and Keith is interested in the foreman’s position but is not sure which of a salary or hourly terms are acceptable. He is waiting for John Reilly’s response.

SET SPECIAL DISTRICT PUBLIC HEARING

ON A MOTION OFFERED BY Councilwoman Smith and second by Councilman Courtenay to set a Public Hearing on October 11, 2023 at 7:00pm on the matter of the Special Districts of the Town of Chester and direct Town Clerk Zappala to cause to publish notice of same.

VOTE: AYES (5):VALENTINE, ARDISANA, COURTENAY, HOLDRIDGE, SMITH

ADOPTED

GARBAGE RFP

Supervisor Valentine said Town Clerk Zappala and he met with the current waste hauler. The consensus was to limit toters to one set per unit. The contract would cover the standard tax rate and to meet the needs of the new subdivision, any additional contracts with the hauler could be handled privately. Bulk pick-up issues were also discussed. The RFP will be ready to approve at the next meeting.

Other Business:

POLICE DEPARTMENT HIRE

ON A MOTION OFFERED BY Councilwoman Smith and second by Councilman Courtenay to approve the hire of Gabrielle Guastamacchia as a Part-Time Clerk for the Police Department.

VOTE: AYES (5):VALENTINE, ARDISANA, COURTENAY, HOLDRIDGE, SMITH

ADOPTED

A RESOLUTION TO INQUIRE OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION TO INSTALL SPEED TRACKER EQUIPMENT ALONG ROUTE 94 NEAR 4228 ROUTE 94, CHESTER, NY 10924

AUGUST 23RD, 2023

TITLE: A resolution to inquire of the New York State Department of Transportation to install speed tracker equipment along Route 94 near 4228 Route 94, Chester, NY 10924.

At a meeting of the Town Board of the Town of Chester, Orange County, New York, held at the Town Hall, 1786 Kings Highway, Chester, New York, on the 23rd of August, 2023, at 7:00 P.M. prevailing time:

The meeting was called to order by Supervisor Valentine and upon roll being called the following were:

PRESENT: Robert Valentine, Supervisor
Cynthia Smith, Deputy Supervisor Robert
Courtenay, Councilman
Antonio Ardisana, Councilman
Brandon Holdridge, Councilman

The following resolution was offered by Councilman Holdridge, who moved its adoption, seconded by Councilman Courtenay, to wit:

WHEREAS, the Town Board of the Town of Chester has received a complaint of safety concerns with respect to vehicular speeding along Route 94 near 4228 Route 94, Chester, NY 10924; and

WHEREAS, based upon the accounts of dangerous motor vehicle speeds and driving, the Town Board believes a speed tracker would be in the best interest of nearby homes and residents in the area as well as vehicles traveling along on Route 94.

NOW, THEREFORE, BE IT RESOLVED, that the Town of Board of the Town of Chester, submit a request to the New York State Department of Transportation to install a speed tracker device in this area of State Route 94 in the Town of Chester for the safety of the residents of the Town of Chester and anyone traveling on this road; and

BE IT FURTHER RESOLVED, that the Town Clerk cause a copy of this Resolution to be forwarded to the Orange County Commissioner of Public Works and the Chief of Police for the Town of Chester for their review, and cause a copy of this Resolution to be forwarded to the New York State Department of Transportation for their review.

The question of the adoption of the foregoing resolution was duly put to a roll call vote which resulted as follows:

Robert Valentine, Supervisor	Yes
Cynthia Smith, Deputy Supervisor	Yes
Robert Courtenay, Councilman	Yes
Antonio Ardisana, Councilman	Yes
Brandon Holdridge, Councilman	Yes

Dated: August 23, 2023

ROAD CLOSURE APPROVAL

ON A MOTION OFFERED BY Councilwoman Smith and second by Councilman Holdridge to approve the closure of Gilmore Way on September 3, 2023 from 10am-12midnight for the purpose of a block party.

VOTE: AYES (5):VALENTINE, ARDISANA, COURTENAY, HOLDRIDGE, SMITH

ADOPTED

REPORTS

Engineer's Report

Greens at Chester: SWPPP operating properly. Framing has begun, no site work yet. The Transportation Corporations have been completed and can be acted upon subject to Town Attorney.

Cappelli Sports (Primo Sports): SWPPP working properly. Landscape nearing completion.

Brennan Road- Stormwater issue from Surrey Meadows; working with Superintendent of Highways to investigate solutions.

PAC ADA striping done. Highway Department to assist in signs and blacktop.

Sugar Loaf Water District test results due next week to proceed with Article 15 DEC permit.

*Engineer Fusco explained that a 16x100 patch of blacktop was completed by the handicap spots.

ANNOUNCEMENTS

Supervisor Valentine made the following announcements.

- August 25th - 10am-12noon – Town Clerk's Town-Wide Shred Event – Town Hall. Residents with proper ID can bring their paper documents for secure destruction.
- August 26th - 2:30pm – Chester Historical Society presents "The Lenape" – 1915 Erie Station Museum, 19 Winkler Place, Chester
- September 16th – 38pm – Sugar Loaf Engine Co. "Oktoberfest" - \$50, Seniors (65) and no alcohol \$35, children under 10 – free
- September 30th – 9am-1pm – Orange County Household Hazardous Water Event – Delano Hitch Recreation Center, 401 Washington Street, Newburgh, NY
- Orange County Mortgage Tax Receipts – July, 2023 -\$173,592.53

TOWN BOARD COMMENTS

Councilman Ardisana offered no comments.

Councilman Courtenay offered no comments.

Councilwoman Smith announced the installation of the fence at the pickle ball courts second week of September 13th and the trees for the dog park on September 5th with an opening date of the 9th, and the OC Office of the Aging Senior luncheon in October.

Councilman Holdridge asked for Board response on the noise ordinance amendments. He asked if there was anything additional from the Assessor on the senior tax reduction. He asked if Matt would be coming in for a presentation to the Board.

EXECUTIVE SESSION

ON A MOTION OFFERED BY Councilwoman Smith and second by Councilman Courtenay to enter in Executive Session at 8:10pm on the matter of personnel.

VOTE: AYES (4): ARDISANA, COURTENAY, HOLDRIDGE, SMITH, RECUSED (1): VALENTINE

ADOPTED

Councilman Courtenay left the Executive Session at 8:15pm. Supervisor Valentine entered the Executive Session at 8:15pm.

ON A MOTION OFFERED BY Councilman Holdridge and second by Councilman Courtenay to adjourn the Executive Session at 8:30pm.

VOTE: AYES (5): ARDISANA, COURTENAY, HOLDRIDGE, SMITH

ADOPTED

ADJOURNMENT

ON A MOTION OFFERED BY Councilman Holdridge and second by Councilman Courtenay to adjourn the meeting at 8:31pm, there being no further business brought before the Board.

VOTE: AYES (5): VALENTINE, ARDISANA, COURTENAY, HOLDRIDGE, SMITH

ADOPTED

Respectfully submitted,

Linda A. Zappala
Town Clerk
2023-8-23