

**TOWN BOARD MEETING
January 10, 2024
7:00 PM**

Supervisor Holdridge opened the meeting at 7:00pm.

Attendance Rollcall:

Supervisor Holdridge	Present <u>x</u>	Absent _____
Council Member Ardisana	Present <u>x</u>	Absent _____
Council Member Becker	Present <u>x</u>	Absent _____
Council Member Courtenay	Present <u>x</u>	Absent _____
Council Member Dysinger	Present _____	Absent <u>x</u>

Determination of Quorum: Yes X No

Also present: Elizabeth Cassidy, Esq.

Pledge of Allegiance

ACCEPTANCE OF MEETING MINUTES

ON A MOTION OFFERED BY Council Member Courtenay and second by Council Member Ardisana to accept the Minutes of the Town Board Meetings of December 27, 2023 as presented by Town Clerk Zappala.

VOTE: AYES (4): Holdridge, Ardisana, Becker, Courtenay, ABSENT (1): Dysinger

ADOPTED

PUBLIC COMMENTS

Cindy Smith, 195 Greycourt Road, asked how the Wards affects who is running for the Board and the new ruling for elections. Supervisor Holdridge stated a public hearing will be set to present the maps and allow for public comment. He commented, based on legal opinion, the first time the Wards can be voted in would be 2026. We would still have an election in 2025 for two Board seats for a term of 1 year. Then in 2026 all 4 seats would be voted on. The Supervisor term ending in 2027 would be a three-year term making all positions linked-up in 2030.

David Stevenson, 16 Elm Street, addressed the Board and read the following statement: "On behalf of a group of concerned residents, I would like to discuss the Maple Avenue school building which currently sits unused. It was built in 1935 by prominent architect Robert Graham as part of America's WPA Program, the Works Progress administration. As you might know, the CUFSD wants to resolve its future and is looking to either seller demolish the school. They want to retain the gymnasium, but the 1935 building and the 1965 addition are being targeted. Previously they proposed a football stadium for that location but the referendum was defeated by a 3-1 margin with 834 people voting. Clearly there is heavy interest in the Town to repurpose the 1935 building for community use. More recently, the district held a community survey where the public was offered limited choices: demolish the building, sell it, or continue to let it decay. The idea of adaptive reuse was not presented as an option because the district is not in a position to undertake such an effort. The Community survey allowed public comments, and 342 of the 389 participants took the time to write comments and expand on their thoughts. Given the limited options, the comments told a different story. I can provide you a full breakdown of those comments but if you dig into them, you'll find that 63 people wanted to demolish the building, 35 wanted to revisit the sports field idea, 15 said that the best place for any new sports fields should be the town's recent 20-acre gift to the school district, 25 said the school should keep the Maple property for school use, 24 expressed anger with the district's limited choices...and 147 people requested the preservation of the building for community use. Again, clearly a strong public sentiment for adaptive reuse. To date, the school district says that neither the Town nor the Village has declared a FORMAL interest in the property. However, they are open to turning it over to a

municipality, in the same way that the Town recently gave 20 acres to the district, next to the school. So, I'm here today to ask this new Town Board to seriously consider taking a leadership role in this matter and look into the feasibility of not just saving the Maple Avenue School but repurposing it for a new era. This is not a matter of simply preserving an old building but rather using our illustrious history to benefit our future. Whether it is transformed into a vibrant community and recreation center, a new home for the Public Library, much needed senior housing, office space, or a combination of all of these, it would be tragic to let this iconic building and golden opportunity slip through our hands.

We know this isn't a pipe dream project. There is a financial component to it. But there are also many, many instances of buildings just like this one that have been rehabilitated in towns all across the state and country. Every one of those projects faced similar obstacles and were able to overcome them to create beautiful public spaces used by the entire community. One example is the Public Library in Charlevoix, MA, a town with less than 2,500 people, where they rehabbed a 1927 building almost exactly like ours, into a beautiful public center.

There are a number of viable financial avenues to achieve this goal. Chester's location in the center of Orange County makes it attractive as an accessible, centrally-located meeting place. There are preservation grants. There's the opportunity for private investment. And there are architecture and development firms out there who specialize in such adaptive uses. I spoke with one such firm yesterday and received advice that the school was indeed a worthy candidate for rehabilitation, that any obstacles, both financially and materially, were surmountable, and that financing existed to accomplish these goals. The building has remained empty since BOCES left in 2019, about 4 years ago. But buildings that have been abandoned for over 30 years have been successfully refurbished. And the issue of abatement of materials will need to be dealt with, regardless of the direction. Demolishing the building will incur the same, if not higher remediation costs than renovating, because demolition will create more airborne particles.

There are also opportunities for a public/private hybrid which would return a portion of the building to the tax rolls while other parts are reserved for the community. It would, together with the Chester Commons, Carpenter Field and the SLPAC, create a constellation of public spaces that could transform Chester. There are a lot of unexplored options out there. The school is in the business of educating our children and they do an amazing job of it, but this type of project calls for municipal involvement. The Town is the best agent for this transformative move. We've seen it in Warwick. We've seen it in Goshen. We've seen it in Washingtonville. I'm not asking the Town to commit to this tonight, but simply to consider exploring the true options for this building before it's too late and it's lost forever. Both the Town's and Village's Comprehensive Plans underscore the value of our community's history and yet here we are, sitting idly by while one of our most iconic assets is in danger of being thrown in the trash, instead of being converted into a new, even more iconic asset is in danger of being thrown in the trash, instead of being converted into a new, even more valuable asset. These are the types of projects, ambitious AND achievable, that can instill civic pride and improve the lives of GENERATIONS of future Chester residents, and I hope we don't let it slip away. Thank you."

Supervisor Holdridge commented that the Town will look into the possibilities and speak with the School Board, but could not make any promises.

Randy Chisholm, 1 Hom Street, addressed the Board on the quality of life on West Ave. He has taken it upon himself to keep the area beautified, but with Whispering Hills and the new Greens of Chester there will be a major cluster of people bringing more trash on the road. He asked the Town for help by considering the placement of a trash receptacle along West Ave. He said the speed of traffic is also a concern with accidents occurring in this community with children. Supervisor Holdridge commented that part of the road is in the Village but the matter will be looked into.

Lydia Cuadros, FB, commented that the proposal for the planner, Lanc & Tully at \$40,000 for 7 months to update the Comprehensive Plan is too high a price for a plan that already exists. Supervisor Holdridge replied that the other proposal was in the \$70,000-\$100,000 range. He said the review has started and is on track and we will be looking for Board approval tonight.

TOWN BOARD COMMENTS

Council Member Ardisana had no comments.

Council Member Courtenay had no comments.

Council Member Becker offered these comments:

Over the past several weeks this board has communicated with each other on almost daily bases too move things forward efficiently for the Town residents. I'd like to thank each of you for your cooperation.

Larry may not be here tonight but the work he has done such as putting together job descriptions for positions the we had to interview applicants to fill was very helpful. His work on the Re- Org document is greatly appreciated and we are looking forward to his return to the board.

We have been busy doing interviews to get or new Town Controller in place and also, we are close to filling the vacancy of the Town building inspector. Several meetings have also taken place already with some of our town departments with more planned in the future to focus on working together for the best interests of town.

An update on the Greens at Chester water taking permit

The permit has been issued for phase one of the project, the wells to be used are well # 5 that has a flow rate of 44.5 gpm for a total of 64,580 gpd. Well # 13 is a backup well that has a flow rate of 46 gpm. The expected daily demand for first phase of this development is 29.040 gpd. There is a provision in the water taking permit that will protect residents whose wells may be impacted in the future insuring they will be protected with different options.

One thing the Town needs to do is make a request to DEC to receive copies of complaints made to them by residents that may experience water issues in the future so we are aware of those issues.

After having a conversation with Steve Neuhaus along Grey Court Rd. and discussing that a 200-year-old tree was to be taken down for the installation of a solar project he reached out to Don Serotta to see if the tree could be saved. I would like to thank Don for the work he did to help make it possible for the tree to be saved.

Supervisor Holdridge welcomed Attorney Cassidy and Lanc & Tully and Interim Building Inspector. He welcomed new Comptroller, Neil Meyer to the Town.

REPORTS

Police Department – December 2023

The Town of Chester Police Department continued to remain active in the community December. We maintained our objective of community commitment and took a proactive stance towards detecting crime and enforcing the laws.

In December, the police department responded to 230 calls for service. Officers patrolled for 15,311 miles during the month.

A breakdown of the criminal and non-criminal activity for the month is included below:

CRIMINAL ACTIVITY

The Town of Chester Police Department made 6 arrests during the month. A summary of the arrests is as follows:

- 1 charged with felony Assault, Criminal Possession of a Weapon and Criminal Mischief
- 1 charged with Aggravated Harassment in the second degree
- 1 charged with Operating a Vehicle with a Suspended Driver License misdemeanor
- 1 charged with Unlawful Possession of Cannabis and Operating with a Suspended Driver License
- 1 charged with Possession of an Open Container of Alcoholic Beverage in Public
- 1 taken into custody for Emergency Admission of the Mentally Ill

Please refer to Attachment A for complete details.

NON-CRIMINAL ACTIVITY

In addition to the arrests listed above, officers also responded to other calls for service in December. A summary of those

calls for service is as follows:

31	medical calls
11	residential, commercial or automatic fire alarms
11	reports of suspicious persons, vehicles or activity
7	disturbances, disputes, emotionally disturbed persons or domestic complaints
2	motor vehicle crashes with injuries
5	motor vehicle crashes without injuries
4	motor vehicle crashes involving deer

Please refer to Attachment B for complete details.

Officers also issued 86 uniform traffic tickets during the month.

SEX OFFENDERS

There were no changes to the sex offender registrations for our residents in December.

LEVEL	BEGINNING OF MONTH	END OF MONTH
1	1	1
2	2	2
3	0	0
TOTAL	3	3

COMMUNITY POLICING

During the month, Town of Chester police officers assisted members of the community in many ways. Some of the community policing activity is listed below.

Officers completed 1 house security check and 1264 business security checks.

Sergeant Dugan and Officers Bird, Weinstein, Stack and Narain continue to remain available for child passenger safety seat checks and installations.

Officer Santosky-Wright worked with the Sugar Loaf Chamber of Commerce to plan for their Holiday Celebration in the hamlet on December 9th. Officers were present during the event to assist with traffic control and other duties.

Officers were present and assisted with traffic control during the Bruderhof Community's annual Carol Sing-a-long on December 9th.

Officers were presented to deliver toys collected by the PBA to the Toys for Tots Train during it's annual stop in Sugar Loaf on December 10th

Officers were assigned to a sporting event at the Chester Academy on Friday, December 22nd.

Officers assisted with the Sugar Loaf Holiday Celebration held at the Sugar Loaf PAC on December 23rd. We escorted Santa and Mrs. Claus, as well as The Grinch, as they arrived at the event.

We continued to assign School Resource Officers to the Chester Academy and Chester Elementary School during each school day. Officers Perez, Deluca and Donato are fulfilling this assignment.

TRAINING

Officer Gundermann and Officer Contino completed the Crisis Intervention Team training from December 11th to 15th at the Orange County Department of Mental Health in Goshen. We now have fourteen officers on our active roster who have completed this training.

Chief Doellinger and all four sergeants attended the NYS DCJS class titled Law Enforcement and the Law consisting of legal updates and other topics at the Sugar Loaf PAC on December 12th.

Our department monthly training session for December was held at the Chester Academy on December 12th. It was a refresher and practical session on responding to an active shooter.

MISCELLANEOUS

Chief Doellinger attended a press conference in Goshen on December 29th to announce the annual Alert Cab/Safe Ride Home program at local establishments beginning on New Year's Eve.

Commercial vehicle enforcement details were held on December 6th and 20th with the NYS Department of Transportation. Nine vehicles were inspected and four unsafe vehicles were taken out of service with major violations.

SCHEDULING

There were 180.25 hours of overtime paid in December.

Part-time police officers were used for 216 hours of patrol coverage (208 regular hours and 8 overtime hours).

Shift Coverage	96.5
Stop DWI	30.5
Monthly Training	24.5
Late Calls/Arrests	10
Commercial Vehicle Enforcement Detail	8
HS Sporting Event Details	6
K9 Overtime	3
School Resource Officer Overtime	1.75

ARRESTS - DECEMBER 2023

TC-00138-23	12/4/2023	43M Chester, NY	PL240.30OIAAGGHARASSMENT 2 -THREAT
TC-00139-23	12/8/2023	21M Chester, NY	.VTL05110IAAGGRAVATED UNLIC OPER VEH-3RD
TC-00140-23	12/27/2023	20M Warwick, NY	VTL051101AGGRAVATED UNLIC OPER MV-3RD PL 222.25 UNLAWFUL POSSESSION CANNABIS
TC-00141-23	12/28/2023	36M Wallkill, NY	TO 33 -2 TRANSPORTATION OF ALCOHOLIC BEVERAGES IN OPEN CONTAINERS PROHIBITED
TC-00143-23	12/29/2023	20M Chester, NY	MHY 9.41CUSTODY OF MENTALLY ILL PERSON
TC-00142-23	12/30/2023	60M Chester, NY	PL 265.0102 CRIM POSS WEAP-4TH:INTTO USE PL 120.05 02 ASLT W/INT CAUSE PH INJ W/WEAP PL 145.0001 CRIM MIS:INTENT DAMAGE PROPRTY

CALLS FOR SERVICE - DECEMBER 2023

911 HANGUP CALL	2	INFORMATION ONLY	35
ALARM-COMMERCIAL	4	JUVENILE COMPLAINT	4
ALARM-RESIDENTIAL	2	K-9 DEPLOYMENT	1
AMBULANCE ASSIST	31	K9 DETAIL	1
ANIMAL COMPL(WILDLIFE)	5	LANDLORD/TENANT DISPUTE	1
ARREST/CRIMINAL	1	LARCENY	5
ARREST/TRAFFIC	1	LOCKOUT	3
ARREST/VIOLATION	2	LOST PROPERTY	1
ASSIST ANOTHER AGENCY	8	MENTAL HEALTH TRANSPORT	1
ASSIST DPW	1	MV/TRAFFIC STOP	1
ASSIST FIRE DEPT	4	MVC/CAR/DEER	4
AUTOMATIC FIRE ALARM	5	MVC/PERSONAL INJURY	2
BACKGROUND INVESTIGATION	9	MVC/PROPERTY DAMAGE	5
CITIZEN SERVICE	3	OPEN DOOR	1
CIVIL MATTER	2	PARKING PROBLEM	2
COMM VEHICLE ENF DETAIL	2	RECKLESS DRIVER	2
CRIMINAL MISCHIEF	1	SCHOOL SAFETY	1
DEBRIS IN ROADWAY	1	SHOTS FIRED	1
DEPARTMENT DETAIL	10	STOLEN MOTOR VEHICLE	1
DISABLED VEHICLE	6	SUSPICIOUS COND/MV/PERSON	11
DISPATCH ANIMAL	1	TAC TEAM ACTIVITY	1
DISTURBANCE	1	TRAFFIC COMPLAINT	6
DOMESTIC COMPLAINT	4	TRAFFIC ENFORCEMENT DETAIL	2
EMOT DISTURBED PERSON	1	TREE DOWN	5
EQUIPMENT CHECK	2	TRESPASS	1
FINGERPRINTING	2	UNATTENDED DEATH	1
FRAUD	3	WELFARE CHECK	5
HAZARDOUS CONDITION	7	WIRES DOWN	1
HOUSE SECURITY CHECK	3		
		TOTAL	230

Animal Control

During the month of December 2023, the Town of Chester Police Department responded to 5 animal complaints and investigated 4 motor vehicle crashes involving a deer. A breakdown of the complaints for the month is included below:

2 of the calls for service were for deceased deer

1 of the calls for service was for a bobcat sighting

1 of the calls for service was for a bat in a residence

1 of the calls for service was for a deer tangled in a soccer net

Warwick Valley Humane Society - December 2023

All totals include calls from the Town of Chester, Village of Chester, Village of Sugar Loaf, and Orange County 911 Center for calls located within the geographic area of the Town of Chester.

Number of calls received:	9	2 Police, 7 others
Number of times ACO dispatched to calls:	2	
Number of dogs impounded by ACO:	2	#21498,21499
Number of dogs impounded by police:	0	0
Number of dogs returned to owner:	2	#21498,21499
Number of after hour call-outs:	0	
Amount of impoundment fees collected:	\$100	#21498, 21499
Amount of license fees collected:	\$10	
Amount of license fees paid to Town:	\$10.	
Number of hours of enumeration:	9.5	
Number of bite reports received:	0	
Number of appearance tickets issued:	0	
Number of unlicensed dogs:	12	

Status of unlicensed dogs: - one dog licensed upon redemption (#21499), 11 Notices to Comply

Number of Chester cats admitted to shelter: 0

Notes: 11 Delinquent License Notices to Comply prepared and delivered to various addresses per the Delinquent Dog Report from the Town Clerk, completed enumeration in Whispering Hills per Delinquent Dog Report prepared by Town Clerk.

SNR certificates sold in December: 0

NOTE: SNR certificates are available by appointment only. Note: Shelter is open by appointment only Monday through Sunday, 12-4pm for pre-approved adoptions, **return** to owners and SNR certificates, visitors and volunteers!

Planning Board

The following discussions and actions took place at the January 3, 2024 Planning Board meeting:

- 1. A Conditional Final Approval and a Negative SEQRA declaration was issued for a 2 lot subdivision at 26 McBride Road. A \$2,000 parkland fee will be collected before the subdivision prints are signed.
- 2. A discussion was held on the proposed moratorium local law. Dave Donovan will draft a report to the Town Board summarizing the Planning Board’s comments.
- 3. The February 7, 2024 meeting was moved to Feb 21 due to a conflict. This meeting may or may not be held due to inactivity and/or the final outcome of the moratorium local law.

ANNOUNCEMENTS

Mortgage tax receipts of \$33,171.50 received in the month of December.

NY Transco reported that the Rock Tavern to Sugar Loaf upgrade project has been completed.

Town Clerk Zappala read the following statement into the record.
“I didn’t have an opportunity at the last meeting of the year, in December, to thank Supervisor Valentine and Councilwoman Smith for their service to the Town and to wish them the best in the future. I would also like to take this opportunity to congratulate Supervisor Holdridge and the two new members on the Town Board, Council Member Becker and Council Member Dysinger on their election win and to thank them, along with the sitting members, Council Member Courtenay and Council Member Ardisana for their concerted efforts to bring the Town forward into a more productive light.

I would also like to address the rules of decorum that the Town Board adopts each year and at last week’s reorganization meeting and in particular quote from item number six of the rules which state: ‘6.) Members of the Town Board, speakers and audience members must observe proper decorum. Any statements made during the meeting or during a public hearing by the Supervisor, members of the Town Board, town officials or employees, or members of the general public shall not involve personal, impertinent, or slanderous attacks on individuals, regardless of whether the individual so attacked is an Elected Official, a Town Official or employee, or a member of the general public.’ Although these rules were not abided at a previous Town Board meeting, I would like to thank the Town Board for upholding these rules going forward to keep these proceeding respectable. Thank you for allowing me an opportunity to speak on this important matter.”

Supervisor Holdridge announced the upcoming reports at meetings by Department Heads as well with town-wide meetings with Department Heads along with Deputy Supervisor Becker, for efficiency and communications to improve work ethic.

AUDIT OF CLAIMS

ON A MOTION OFFERED BY Council Member Becker and second by Council Member Courtenay to approve payment of the bills in the total amount of \$399,585.47 from the following accounts.

GENERAL - PART TOWN	81,805.29
HIGHWAY – TOWN WIDE	61,410.64
GENERAL FUND	200,096.02
HIGHWAY – OUTSIDE	22,345.70
FIELDCREST WATER	1,035.10
LAKE HILL FARMS WATER	10,206.79
SUGAR LOAF HILLS WATER	4,358.71
SURREY MEADOWS WATER	8,921.07
WALTON LAKE WATER	5,414.74
TRUST AND AGENCY	<u>3,991.41</u>
Grand Total	\$399,585.47

VOTE: AYES (4): Holdridge, Ardisana, Becker, Courtenay, ABSENT (1): Dysinger

ADOPTED

BUDGET MODIFICATIONS

ON A MOTION OFFERED BY Council Member Courtenay and second by Council Member Ardisana to approve the following budget modifications.

BATCH#	MEETING DATE	DESCRIPTION	AMOUNT	FROM FUND	TO FUND
78	1/10/2024	Modify Rammer & Outstanding Bills to correct accts	\$1,054.74	A-1220-200	WL8340-200
79	01/10/24	Modify Rammer & Outstanding Bills to correct accts	\$1,331.38	A-1220-200	SM-8340-200
80	01/10/24	Modify Rammer & Outstanding Bills to correct accts	\$2,217.80	A-1220-200	LH-8340-200
81	01/10/24	Modify Rammer & Outstanding Bills to correct accts	\$831.68	A-1220-200	SL-8340-200
82	01/10/24	Modify Rammer & Outstanding Bills to correct accts	\$40.00	A-1220-200	FC-8340-200

VOTE: AYES (4): Holdridge, Ardisana, Becker, Courtenay, ABSENT (1): Dysinger

ADOPTED

FEE SCHEDULE CHANGES AND APPOINTMENT

A discussion ensued over the fee schedule changes affecting the Commons Park, Summer Camp and Sugar Loaf Performing Arts Center rental and the appointment of Melissa Foote to the Planning and Zoning Board of Appeals. The matter was tabled to be addressed at the next Board meeting.

TEMPORARY DESIGNATED CODE ENFORCEMENT OFFICER

ON A MOTION OFFERED BY Council Member Courtenay and second by Council Member Ardisana to appoint Supervisor Holdridge as Temporary Designated Code Enforcement Officer to sign permits.

DISCUSSION: Supervisor Holdridge explained he would be best suited since he is present and available during 9am-5pm in the office.

Vote Rollcall:

Supervisor Holdridge	Yes <u>X</u>	No ____	Abstain ____	Absent ____
Council Member Ardisana	Yes <u>X</u>	No ____	Abstain ____	Absent ____
Council Member Becker	Yes <u>X</u>	No ____	Abstain ____	Absent ____
Council Member Courtenay	Yes <u>X</u>	No ____	Abstain ____	Absent ____
Council Member Dysinger	Yes ____	No ____	Abstain ____	Absent <u>X</u>

BUILDING MORATORIUM AMENDMENTS

Supervisor Holdridge explained the language as written by previous attorney indicates Comprehensive Plan Update is already written and suggests it be changed to “in preparation of”. Attorney Cassidy will provide a red-line to Introductory Local Law No. 8 and suggests the public hearing be held open and the Type I classification be corrected as Type II by resolution.

COMPREHENSIVE PLAN COMMITTEE PLANNER AGREEMENT

ON A MOTION OFFERED BY Council Member Courtenay and second by Council Member Ardisana to accept the agreement with Lanc & Tully as Planner for the Comprehensive Plan.

DISCUSSION: Supervisor Holdridge explained the estimated \$40,000 cost is based on an hourly rate basis. The plan is in review and not starting from the ground up and the committee has been diligent with time and money,. He added the contract is in line with cost estimates.

Vote Rollcall:

Supervisor Holdridge	Yes <u>X</u>	No ____	Abstain ____	Absent ____
Council Member Ardisana	Yes <u>X</u>	No ____	Abstain ____	Absent ____
Council Member Becker	Yes <u>X</u>	No ____	Abstain ____	Absent ____
Council Member Courtenay	Yes <u>X</u>	No ____	Abstain ____	Absent ____
Council Member Dysinger	Yes ____	No ____	Abstain ____	Absent <u>X</u>

ELIZABETH CASSIDY, ESQ. CONTRACT AGREEMENT

ON A MOTION OFFERED BY Council Member Becker and second by Council Member Courtenay to approve the contract with Elizabeth Cassidy, Esq. for legal services as Town Attorney to the Town of Chester.

Vote Rollcall:

Supervisor Holdridge	Yes <u>X</u>	No ____	Abstain ____	Absent ____
Council Member Ardisana	Yes <u>X</u>	No ____	Abstain ____	Absent ____
Council Member Becker	Yes <u>X</u>	No ____	Abstain ____	Absent ____
Council Member Courtenay	Yes <u>X</u>	No ____	Abstain ____	Absent ____
Council Member Dysinger	Yes ____	No ____	Abstain ____	Absent <u>X</u>

ASSOCIATION OF TOWNS VOTING DELEGATE

ON A MOTION OFFERED BY Council Member Becker and second by Council Member Ardisana to appoint Robert Courtenay as Voting Delegate and Linda Zappala as Alternate Voting Delegate to the Association of Towns Annual Conference.

Vote Rollcall:

Supervisor Holdridge	Yes <u>X</u>	No ____	Abstain ____	Absent ____
Council Member Ardisana	Yes <u>X</u>	No ____	Abstain ____	Absent ____
Council Member Becker	Yes <u>X</u>	No ____	Abstain ____	Absent ____
Council Member Courtenay	Yes <u>X</u>	No ____	Abstain ____	Absent ____
Council Member Dysinger	Yes ____	No ____	Abstain ____	Absent <u>X</u>

AUTHORIZATION OF TOWN ATTORNEY TO DRAFT LOCAL LAW PACKAGE

ON A MOTION OFFERED BY Council Member Courtenay and second by Council Member Ardisana to authorize the Town Attorney to draft a local law package to adopt newly enacted State building codes.

DISCUSSION: Supervisor Holdridge noted the building codes have not been updated since 1991. Attorney Cassidy reported there is a new version of the codes and the update is based on engineer's recommendation.

Vote Rollcall:

Supervisor Holdridge	Yes <u>X</u>	No ____	Abstain ____	Absent ____
Council Member Ardisana	Yes <u>X</u>	No ____	Abstain ____	Absent ____
Council Member Becker	Yes <u>X</u>	No ____	Abstain ____	Absent ____

Council Member Courtenay	Yes <u>X</u>	No ____	Abstain ____	Absent ____
Council Member Dysinger	Yes ____	No ____	Abstain ____	Absent <u>X</u>

ROLLING THUNDER CHARITY EVENT

Ken Trager, President, Ron Orts, Vice President, Hudson Valley Chapter and Mike Hansen, WRWD addressed the Board concerning their request of use of the Sugar Loaf Performing Arts Center on September 13 and September 14, 2024, with a rain date of September 15, 2024. Rolling Thunder's Mission Statement includes the publicizing of the POW/MIA issues to educate the public of the many POW'S left behind from previous wars and protect and help both past and future vets. They anticipate this family-friendly 2-day event to benefit POW/MIA, will attract upwards of 2,000 people from as far away as Long Island and Albany to enjoy some local talented bands and is the brainchild of members and WRWD's Uncle Mike. They said Sugar Loaf, as the jewel of Orange County, is the perfect location. They will provide the Town with all required insurance for the event.

ON A MOTION OFFERED BY Council Member Becker and second by Council Member Courtenay to approve the use of the Sugar Loaf Performing Arts Center by Rolling Thunder on September 13 and 14, 2024, and waive the fees, subject to coordination with all relevant authorities.

Vote Rollcall:

Supervisor Holdridge	Yes <u>X</u>	No ____	Abstain ____	Absent ____
Council Member Ardisana	Yes <u>X</u>	No ____	Abstain ____	Absent ____
Council Member Becker	Yes <u>X</u>	No ____	Abstain ____	Absent ____
Council Member Courtenay	Yes <u>X</u>	No ____	Abstain ____	Absent ____
Council Member Dysinger	Yes ____	No ____	Abstain ____	Absent <u>X</u>

SET PUBLIC HEARING – WARD DISTRICT MAP OPTIONS

ON A MOTION OFFERED BY Council Member Becker and second by Council Member Courtenay to set a Public Hearing on the matter of the Ward District Map options on February 28, 2024 at 7pm at the Chester Town Hall and direct Town Clerk Zappala to cause to publish same.

DISCUSSION: Supervisor Holdridge announced the receipt of two Ward map options on the four Ward districts (8 election districts), which will be posted to the website, for full transparency. Attorney Cassidy explained the implementation of the ward system shall occur upon the filing of the district map and newly adopted Town Law 80 calling for a 2-year term to be voted on in 2026, with two seats up in 2025, requiring a one-year at large election. A proposition to extend the terms of office or stagger terms can be done ahead of the election in 2025. Meg Tennemann and Board of Election personnel will be invited to speak at the hearing. Council Member Courtenay commented that the Board should wait to take any action until Council Member Dysinger returns. He also asked about the issue if there isn't a candidate for a ward seat.

Vote Rollcall:

Supervisor Holdridge	Yes <u>X</u>	No ____	Abstain ____	Absent ____
Council Member Ardisana	Yes <u>X</u>	No ____	Abstain ____	Absent ____
Council Member Becker	Yes <u>X</u>	No ____	Abstain ____	Absent ____
Council Member Courtenay	Yes <u>X</u>	No ____	Abstain ____	Absent ____
Council Member Dysinger	Yes ____	No ____	Abstain ____	Absent <u>X</u>

PUBLIC COMMENTS

Cindy Smith asked who would be responsible if the saved tree falls. Council Member Becker replied that it is a healthy tree that may live for another 100 years, but the Solar Farm should be doing their due diligence if a limb falls likely on the private property that is being leased. Ms. Smith asked if Department Heads would receive overtime pay for attending Board meetings. Supervisor Holdridge said there will be discussion about the crediting of comp time or an adjustment in work schedule. Ms. Smith asked why the Supervisor was being appointed as Code Enforcement Officer. Attorney Cassidy replied that under Unified Code, the signatory is required to be a Town Official. While Lanc & Tully acts as the Building Inspector, giving

technical memorandum that code is met, the Supervisor will act as signatory until such time as a Building Inspector is formally appointed and satisfies civil service requirements.

Don Serotta provided a copy of the letter from Planning board Attorney Donovan concerning sections 3A and C of the Moratorium law draft and asked when we will see clarification. Attorney Cassidy replied after the public hearing, the amendments will be red-lined and public hearing left open. Mr. Serotta asked the ramifications for the two subdivisions in front of the Planning Board. He was advised that they should continue in their process but be notified that the moratorium is coming down the pike.

EXECUTIVE SESSION

ON A MOTION OFFERED BY Council Member Courtenay and second by Council Member Ardisana to enter into Executive Session at 8:20pm on a matter of personnel and ethics items.

VOTE: AYES (4): Holdridge, Ardisana, Becker, Courtenay, ABSENT (1): Dysinger **ADOPTED**

ON A MOTION OFFERED BY Council Member Courtenay and second by Council Member Ardisana to adjourn the Executive Session at 8:55pm.

VOTE: AYES (4): Holdridge, Ardisana, Becker, Courtenay, ABSENT (1): Dysinger **ADOPTED**

ELECTED OFFICIAL INSURANCE CONTRIBUTION

ON A MOTION OFFERED BY Council Member Courtenay and second by Council Member Ardisana to continue and authorize the payroll deduction of 10% of insurance premiums for all Elected Officials.

DISCUSSION: Attorney Cassidy explained this is being done to clarify and ratify the practice of the 10% deduction due to confusion in the employee handbook concerning health insurance premiums.

Vote Rollcall:

Supervisor Holdridge	Yes <u>X</u>	No ____	Abstain ____	Absent ____
Council Member Ardisana	Yes <u>X</u>	No ____	Abstain ____	Absent ____
Council Member Becker	Yes <u>X</u>	No ____	Abstain ____	Absent ____
Council Member Courtenay	Yes <u>X</u>	No ____	Abstain ____	Absent ____
Council Member Dysinger	Yes ____	No ____	Abstain ____	Absent <u>X</u>

ADJOURNMENT

ON A MOTION OFFERED BY Council Member Courtenay and second by Council Member Ardisana to adjourn the meeting at 8:57pm, there being no further business brought before the Town Board.

VOTE: AYES (4): Holdridge, Ardisana, Becker, Courtenay, ABSENT (1): Dysinger **ADOPTED**

Respectfully submitted,

Linda A. Zappala
Town Clerk
2024-01-10