

TOWN BOARD MEETING
FEBRUARY 11, 2014
7:10 PM

Deputy Supervisor Murray called the meeting to order at 7:10 PM followed by a salute to the flag.

Members present: Councilman Murray, Councilwoman Ranni, Councilwoman Smith, Councilman Valentine. Supervisor Jamieson arrived at 7:20p.m.*

APPROVAL OF BILLS

A motion was made by Councilwoman Smith, seconded by Councilman Valentine and passed unanimously to approve payment of the bills submitted in the following funds:

General	\$ 161,856.33
Part Town	40,487.16
Highway	86,716.16
Highway Part Town	1,044.94
Walton Lake Water	222.49
Surrey Meadows Water	934.06
Lake Hill Farms Water	130.95
Sugar Loaf Hills Water	64.64
Fieldcrest Water	3,709.53
Garbage District	46,934.30
Trust and Agency	526.10
Bull Mill Sewer	<u>8,216.26</u>
TOTAL	\$ 350,842.92

COMPREHENSIVE PLAN COMMITTEE

Councilwoman Ranni gave an update with regard to the Comprehensive Plan Committee. The next meeting will be on February 27, 2-4p.m. A draft will be available on-line shortly. A Public Hearing will be held on March 27, 7-9p.m. Thirty days notice will be provided. Said posting to appear at Town Hall, Library, and Town website. A presentation will be made by Mr. Sorrenson. Public input will be sought. Following comments, the Town Board can make changes with additional Public Hearings scheduled after changes are made. Updated copies will be made available to the Town Board prior to the hearing.

EDUCATION REQUESTS

Deputy Supervisor Murray read the Police Report for the month of January as submitted by Chief Doellinger.

A motion was made by Councilwoman Smith and seconded by Councilman Valentine to approve the attendance of Sgt. Vitale and Officer Oppmann to "Juvenile Crime-Investigation, Arrest and Prosecution" on February 18, 2014 in New Windsor at no cost. Motion carried 4-0.

A motion was made by Councilwoman Smith and seconded by Councilwoman Ranni to approve the attendance of Joe Mlcoch and MaryAnn McKenna of the Building Department to attend the Tri County NYSBOC In-Service training on February 26, 2014 in Woodbourne at a cost of \$25.00 p/person. Motion carried 4-0.

A motion was made by Councilwoman Smith and seconded by Councilman Valentine to approve the attendance of John Schuler, Molly Carhart-Whritner and Keith Sumner of the Assessor's department at four one-day, local courses in 2014 for a total cost of \$1,200.00 Motion carried 4-0.

A motion was made by Councilwoman Smith and seconded by Councilman Valentine to approve the purchase of the Marshal and Swift Cost Guide by the Assessor at a cost of \$350.00 Motion carried 4-0.

HAMBLETONIAN MARATHON

Chief Doellinger addressed the Board regarding the Hambletonian Marathon on October 19, 2014. The marathon will traverse the Town of Chester at Johnson Road, Meadow Ave., and Route 94. A patrol car will be provided on Route 94 and the radar trailer sign will be made available.

*Supervisor Jamieson arrived.

PARKS AND RECREATION COMMISSION

A motion was made by Councilwoman Smith and seconded by Councilman Murray to appoint Christine Chen-Person, term ending December 31, 2020 and Tara Sezack, term ending December 31, 2016 to the Parks and Recreation Commission. Motion carried 5-0. Supervisor Jamieson welcomed the new members of the Commission. The new commissioners then took their oaths of office.

MOUNTCO

John Matteo, Executive Vice President, Joel Mountry, President, Carl Meinhardt, Director of Design Division, and Mr. Lee of their Development Department were present to address the Board. Mr. Matteo provided a summary presentation of the project. Selected by the County through a RFP process, the original development was for a mixed-use; residential housing including senior, workforce and veterans housing along with commercial users. The following points were made: 1) Mixed use is essential. 2) A cooperative partnership is required between the Towns of Blooming Grove and Chester. 3) Original application was made to the County 6-1/2 years prior. 4) Original plan was for 900 housing units and 100,000 s.f. of commercial space. The residential units were then dropped to 750. 5) The Town of Chester Town Board and the Town of Blooming Grove Planning Board are joint lead agency. 6) Bodies hired consultants and identified SCOPE and studied environmental and traffic impact. 7) A further reduction in residential units to 630 has been made. 8) A draft developers agreement has been proposed which would be non-binding but would be give a road map to the developer. 10) A redesign of the site would be needed to accommodate additional commercial and reducing residential. Mountco would like to restart the discussion with both Boards, and has come to Chester first. The desire for more commercial development is not something Mountco is opposed to but does not believe they should build on spec. Real users would increase commercial and decrease residential. They want to start the discussion again. If a conceptual plan is agreed upon there would be a year's worth of environmental studies, then zoning and site plan work. If started today, it is estimated to take one year for approvals and 1-1/2 – 2 years for construction to begin.

Councilwoman Smith asked about the amount of commercial users. Mr. Matteo said it was too early to tell but that they had met with the Orange County Partnership. They have sent interested parties but Mountco cannot commit. They have also spoken with the County about prospective users. The issue is with lead time.

Mr. Mounty spoke to the Board about the previous discussion with the County regarding space for their use as well as Mt. St. Mary's and the Town of Chester wanting a new senior center. A lot of the plan was developed in conjunction with the Town of Chester.

Supervisor Jamieson mentioned that with two new Board members there are new ideas coming to the table. The Supervisor agrees that empty buildings are not the goal. The ideal is the most commercial space as possible. He thanked the developer for coming to speak to the Board.

Councilman Valentine asked about the sewer allocation. Mr. Matteo commented that the County has certain obligations under the contract to provide but they are not there yet.

Councilwoman Ranni asked how much of the land is usable in the Town of Chester. Mr. Matteo said that of the 250 acres, there is 70 acres developable and 50% of it lies in the Town of Chester. The plan is split evenly between the two Towns. The topography is tough in some areas, but it can be done. Half of the housing would be for seniors, half for families and some for veterans housing.

Councilman Valentine asked about access. Mr. Meinhardt answered that two entrances off of Greycourt would provide the primary access. White Tail Run in Blooming Grove can also be an access way.

Councilwoman Ranni commented that there are a lot of units in a small area with two entrances. She asked if there were traffic studies. Mr. Meinhardt answered that the traffic studies have not been concluded but the original scoping document studied certain intersections and traffic counts were done. The end result that adds 2 access ways off Greycourt eliminate the need for traffic lights on Greycourt but there is an impact on the intersection at 17M. Further work would be needed there.

Mr. Meinhardt commented that the reason a general agreement is needed on the scope is because it would be the basis for the environmental study which was started and not completed. They would restart the study work once a conceptual agreement is reached with the Town.

KIWANIS SPRING CLEAN UP

Tom Flynn addressed the Board concerning the annual Kiwanis Spring Clean-Up, scheduled for April 26, 2014 at 8 a.m. beginning at Wendy's. Afterwards they will provide a light lunch for the child volunteers. He requested both a town truck as well as dumpsters be provided.

TOWN BOARD COMMENTS

Councilwoman Ranni asked if there would be a joint meeting with the Town of Blooming Grove to discuss the Mountco project. Supervisor Jamieson replied that sometime in the future the Board would meet with the Town of Blooming Grove Planning Board as co-lead agency.

Councilwoman Smith asked the Highway Superintendent if he could address the ice build-up at the Library building. Mr. LaSpina said he would inspect the area.

Councilwoman Smith commented that the new court door and window installation by the Bellvale Community was done very well.

Councilwoman Smith asked about the Mobile Life Ambulance. Supervisor Jamieson said this would be discussed in Executive Session.

EXECUTIVE SESSION

There being no public comments, a motion was made at 7:50p.m. by Councilman Murray and seconded by Councilman Valentine to enter into Executive Session. Motion carried 5-0.

A motion was made at 8:25 p.m. by Councilman Murray and seconded by Councilwoman Smith to adjourn the Executive Session.

A motion was made by Councilman Murray and seconded by Councilwoman Ranni to allow the Supervisor to sign the license agreement with Mobile Life Services. Motion carried 5-0.

A motion was made at 8:30 p.m. by Councilwoman Smith and seconded by Councilman Murray to adjourn the meeting. Motion carried 5-0.

Respectfully submitted,

Linda Zappala
Deputy Town Clerk
2014-02-11