

TOWN BOARD MEETING
JUNE 30, 2014
6:40 PM

Supervisor Jamieson opened the meeting at 6:40 PM followed by a salute to the flag. Members present: Supervisor Jamieson, Councilwoman Ranni, Councilwoman Smith (left at 8:30p.m.*), Councilman Valentine (arrived 6:45 p.m.*) Absent: Councilman Murray

Also present: Town Engineer Al Fusco

WALTON LAKE WATER RESTRICTIONS

Supervisor Jamieson read the notice prepared for mailing to residents of the Walton Lake Water District with regard to outside watering restrictions. A motion was made by Councilwoman Smith and seconded by Councilwoman Ranni to impose outside water restrictions in the Walton Lake Water District due to an emergency situation. Motion carried 3-0.

NEW REC/SENIOR CENTER ENGINEERING DESIGN

A motion was made by Councilwoman Ranni and seconded by Councilwoman Smith to enter into an engineering and design study with Fusco Engineering for a new rec/senior center building in the amount of \$26,700.00. Motion carried 3-0.

COMPREHENSIVE PLAN

The Board began their discussion of the Comprehensive Plan. It was the consensus to skip Chapter 7 as it should be reviewed by the Highway Superintendent as the most knowledgeable about the roads. It was noted that there were certain roads mentioned throughout that are not under the control of the Town. Councilwoman Ranni is to meet with Anthony LaSpina to get his input.

*Councilman Valentine arrived.

A discussion ensued about the Plan Implementation section of the document and whether it should be removed in its entirety. Councilman Valentine suggested the “responsibility” column be removed.

Chapter 8 – Community Facilities & Services

8.1 Supervisor Jamieson discussed the value of the 5 year plan to fund major improvement projects. Supervisor Jamieson explained the Board’s plan of building a new municipal complex. A committee is being established to consider locations. Five acres contained on Knapp’s View is one location. If it’s to be chosen, it must be by referendum since it is part of the Open Space land.

8.3 Supervisor Jamieson said the Police Department would move to the ambulance corp. building. The ambulance service would remain housed there. The Library would remain in its building. Remediation is being down to upgrade the HVAC. They would take over the downstairs area. The Town Hall building may be rented or sold.

8.4 Supervisor Jamieson spoke about the 3 firehouses in Town that provide excellent service. The ambulance service being provided by Mobile Life since January has seen a 100% response rate in the past 6 months.

8.5 Supervisor Jamieson spoke of the 5 water districts within the Town. Walton Lake as the oldest has the most serious issues. A 100,000 gallon above-ground water tank is being planned for the replacement of a below ground tank which is leaking.

8.6 Supervisor Jamieson said the sewer plant proposed by the County in the Town will not get built without Town approval. He mentioned a meeting with Mountco. They are waiting for the County to provide both water and sewer and as a result their contract is still valid. They presently want to build 100 condos and 125 1-bedroom apartments for veterans.

8.7 Supervisor Jamieson mentioned that BT Holdings' 200 unit project and the Greens of Chester's 425 units would have a major impact on the Chester School District.

8.8 Supervisor Jamieson mentioned that there may be a cell tower erected near the Walton Lake Water District property.

Supervisor Jamieson mentioned the Town is in receipt of grant monies for the purchase of cameras for police patrol cars.

8.9 Supervisor Jamieson spoke of the needs of the community being a recreation center, a larger senior center to accommodate our over 250 seniors. They are maxed out with their membership. The Town Hall is not an efficient building.

The Town is looking at putting in a back-up well in Sugar Loaf.

In an effort to save money, the Town is refunding the bonds on Knapp View and Fieldcrest. The Town may decide to sell the current Town Hall building to generate more funds.

Supervisor Jamieson mentioned a new development going in behind Surrey Meadows. The Town is expecting to receive 2 wells and some property to allow for ball fields and access to the Heritage Trail.

Chapter 9 - Jobs & Housing

9.1 With regard to jobs and housing, Supervisor Jamieson mentioned that there are 2 commercial projects down the pike. One is the Castle's acquisition of the metal frame on Bellvale Road to be used as a warehouse for rent. Primo Sports is to build a warehouse and 5 grass soccer and lacrosse fields with 3 low-light fields on Route 94 between Tetz and Glenmere Roads. Primo Sports may allow our Park & Recreation Department to utilize their facilities.

9.2 Supervisor Jamieson spoke of the Economic Development Goals of the plan as it relates to the SLBD. In Warwick, all of Main Street is counted as "banked parking". Chester may do the same with every lot from Pine Hill to the SLPAC. Al Fusco commented that you may allow the Planning Board latitude to make appropriate allowances.

With regard to sidewalks, Al Fusco spoke of the TAP grant. Most of the funds would go towards the development of the ROW, with 1,000 ft of curbs and sidewalks. It will take about one month to get feedback.

Mr. Fusco noted that the plan allows for light non-nuisance uses such as light industrial which may be included or excluded in the Office Park Zone and specifically within the zone for properties such as Camp LaGuardia.

Agriculture – There is a specific chapter allocated to this topic.

Supervisor Jamieson stated that service & retail industry uses are grey and non-conforming.

Housing – Supervisor Jamieson said that high density housing will not be continuing.

Chapter 10 - Land Use Policies

10.2 Supervisor Jamieson spoke on the pros and cons of OAD.

Supervisor Jamieson remarked about bonus densities given to developers for clustering. Councilman Valentine suggested a possible reduction in the bonus.

Supervisor Jamieson addressed the Senior Housing land use. He suggested that certain areas be zoned for senior housing. Councilwoman Ranni suggested that the requirements for the special use be further identified.

10.4 Supervisor Jamieson addressed the topic of billboards. He stated the current law mandates all billboards be removed within 3 years. The Town expects they may be located mainly along the 17 corridor. The Town need definitions to distinguish between digital signs and billboards. The Town may require 5% of use for municipal purposes such as “amber alerts, slippery roads, road closures, weather and traffic alerts, etc.”

Supervisor Jamieson is not in favor of floating zones. With zoning and codes in place there should be no need for floating zones. Special uses could be designated in various zones.

Lenny Silver asked if there would be any map changes to the agricultural lands. Supervisor Jamieson replied that there would be no changes made.

*Councilwoman Smith left.

Mr. Silver and Mr. Kannon asked why the Town would design the building before having the location? Mr. Fusco answered that the fees were related to the study, design and use of the building by departments, senior's etc. regardless of location.

Mr. Kannon suggested that the Commons park area be considered for the Town Hall location.

A motion to adjourn the meeting at 9:00 p.m. was made by Councilwoman Ranni and seconded by Councilman Valentine. Motion carried 3-0.

Respectfully submitted,

Linda Zappala,
Deputy Town Clerk, 06-30-2014