

TOWN BOARD OF CHESTER  
JULY 9, 2014  
7 PM

Supervisor Jamieson opened the meeting at 7 PM followed by a salute to the flag. Members present: Supervisor Jamieson, Councilman Murray, Councilwoman Ranni, Councilwoman Smith and Councilman Valentine.

PROPOSED WELCOME PACKET

Supervisor Jamieson suggested the Town look into a 'welcome packet' to distribute to new residents.

AUDIT OF BILLS

A motion was made by Councilman Murray, seconded by Councilwoman Ranni and passed unanimously to approve the following bills submitted for the following funds:

General	\$ 50,293.44
Part Town	15,341.20
Highway	22,094.05
Highway Part Town	25,091.48
Walton Lake Estates Water	2,222.18
Surrey Meadows Water	3,820.68
Lake Hill Farms Water	2,256.10
Sugar Loaf Hills Water	1,160.23
Fieldcrest Water	86.22
Garbage District	47,286.20
Trust and Agency	<u>2,377.25</u>
TOTAL	\$172,029.03

YMCA TRIATHLON

A motion was made by Councilman Valentine and seconded by Councilwoman Smith to approve the YMCA Triathlon to pass through the Town of Chester provided the approved Certificate of Insurance is provided. Said date is August 2, 2014. Motion carried 5-0.

RESIGNATION OF PLANNING BOARD MEMBER

A motion was made by Councilman Murray and seconded by Councilman Valentine to accept the resignation of John Gargano as Planning Board member effective June 19, 2014 as Mr. Gargano has moved out of the Town of Chester. Motion carried 5-0.

ADVERTISEMENT FOR PLANNING BOARD MEMBER

A motion was made by Councilman Valentine and seconded by Councilwoman Smith authorizing the Town Clerk to advertise for a Planning Board member to fill the vacancy created by the resignation of John Gargano. Motion carried 5-0.

#### APPROVAL FOR CONCERTS ON THE LAWN

A motion was made by Councilwoman Smith and seconded by Councilman Murray to approve the request from Richard Logotheitis for a Temporary Public Assemble Permit for the purpose of sponsoring free concerts beginning at 5:30 PM on Thursdays from July 10 to August 31, 2014, with a rain date of September 7, 2014, on his property located on his property (SBL 13-1-2 and 3) on Kings Highway in the Hamlet of Sugar Loaf. Motion carried 5-0.

#### APPROVAL OF BLOCK PARTY

A motion was made by Councilman Murray and seconded by Councilman Valentine to approve the request to close Lower Wilson Road and Madison Circle on August 30, 2014 with a rain date of August 31, 2014 for the residents of that area to hold their 6<sup>th</sup> Block party. Motion carried 5-0.

#### BONDS DUE

The Orange and Rockland Bond is due August 1, 2014.

#### PARKS AND RECREATION

Supervisor Jamieson reported Parks and Recreation is requesting transfers from the parkland fees to cover the costs of the following:

\$743.74 for barbeque grills at Commons (A7110.2)  
\$2,800.00 for work on all four bathrooms (A7110.4)  
\$340.00 installation of grills at Commons (A7110.4)  
\$4,950.00 cut down trees at Commons and Pulvirent (A7110.4)

A motion was made by Councilman Murray and seconded by Councilman Valentine to transfer from the parklands account a total of \$743.74 to account A7110.2. Motion carried 5-0.

A motion was made by Councilwoman Ranni and seconded by Councilman Murray to transfer from the parkland account a total of \$8,090.00 from parkland fees to A7110.4. Motion carried 5-0.

The grills are being installed. Bathroom project will begin on Friday. Tree removal will begin on Monday.

Estimates are being obtained for basketball courts at Community Park. Estimates are being obtained for the tennis court fence.

This weekend is the fireworks.

#### PRIOR GRANTS

Supervisor Jamieson informed those present that the Board had until the end of July, 2014 to finalize outstanding grants. This is a total of \$20,000 in grant funds.

## WALTON LAKE WATER TANK

The tank at Walton Lake has a leak. Al Fusco, our Engineer inspected the tank. A new tank will cost \$140,000. This is considered an emergency situation.

## BUILDINGS

LIBRARY: CR Wolfe installed a system. However, the coils and duct work is inefficient. The library has restricted hours as the building is too hot to be open.

PROPOSED NEW BUILDING: Supervisor Jamieson said another viable location for the proposed Community Center, Recreation Center, Senior Center, Town Hall. The location is in the Commons in back of the ambulance building. It is believed this would fit nicely.

It was noted that if the Town takes additional park land, permission would be needed from the State.

## REPAIRS TO HIGHWAY TRUCK

A motion was made by Councilman Murray and seconded by Councilman Valentine to pay Westran one half of \$17,906.01, the amount due to repair the highway truck. (Upfront cost would be to pay for parts). Motion carried 5-0.

## McCOY PROPERTY ON PINES HILL ROAD

Mr. McCoy received a demolition permit this week.

## ASHFORD ESTATES

Don Serotta, Planning Board Chairman, reported Councilwoman Smith had requested information from him regarding Ashford Estates.

It received preliminary approval in 2012. They are now applying for final approval. The drainage on Vivian Road will be improved. The last issue is the cluster of 107 acres. 24 of the acres will be developed into 19 or 20 houses. Approximately 82 acres will be open space. The open space will be between the Town of Chester and the Town of Goshen (3pprox.. 47 acres).

There is a question on ownership of the open space. It can go to the Town of Chester or Chester Union Free School District. The County expressed an interest at one time. There is a ½ acre on Hambletonian Avenue that he suggests should be a parking lot. The other option is to give the property to the individual lots.

The Surrey Meadows well and tank are in the Town of Goshen. The Town of Goshen indicated it is ok with the Town of Chester using the land for parks, water. Etc. They object to a developer drilling a well on the property.

This needs to be acted on sooner than later.

Mr. Serotta will do a walk on a property on July 16, 2014 at 3:15 PM for anyone who is interested.

## KING TRACT WATER

Supervisor Jamieson said the Engineer and Water Department examined the current water system.

Once all the information is available, the residents of the district will be invited to a meeting to review the options that are available to those living in the district. The Town will need to look at the cost to bring the district up to Town's standards.

Currently the owner of the King Tract Water District is owned by TD Bank.

## SHERMAN PROPERTY

Chief Doelling said he spoke with a representative from TD Bank yesterday regarding the Sherman property. The bank is in the process of boarding up the model house. No trespassing signs will be posted. A logging company will purchase the cut logs.

## BOARD MEMBER COMMENTS

Councilwoman Ranni thanked the police department for their quick response to calls.

Councilwoman Smith said that Mr. Logothetis puts a lot of time and effort in to the concerts.

She also noted that in the past three years, the Town has been able to find someone to mow Knapp's View and keep it looking nice. After the recent concern of the bob o links, she thinks there needs to be more consideration.

Supervisor Jamieson agreed. He said he was told that due to the colder weather, the birds did not return to the area as early as they did last year.

It was suggested that this be looked into before next summer.

## KNAPP'S VIEW

Lydia Caudros asked if the Board would try to put something else on the Knapp's View property in the future.

Supervisor Jamieson said there was never a master plan to build out Knapp's View. However, when discussions took place on where to put new structures (Senior Center, Recreation Center, Town Hall) the concept of the Knapp's View came in the discussion, because the Town already owned the property and it would be less expensive. If the Knapp's View property was going to be built on, it would have to be voted on by the public as it would be a 'change in use' for the property.

Ms. Caudros commented on the expenses incurred.

Supervisor Jamieson said the design plan will be used for the new site being considered.

Councilman Valentine said any funding spent, was not 'site specific'.

Supervisor Jamieson said once a site is definitely selected, information will be disseminated to the general public through the website, local news media, and the town's television channel.

He also noted that initially, the idea was for a recreation center and senior center.

#### OPEN TO THE PUBLIC

Ted Talmadge said that as a farmer all his life, the farmer mows when he needs to mow. He thinks the issue with the bob 0o link has gotten out of hand.

Tracy Schuh informed the Board that a 2012 law states that documents and items to be addressed at a Board meeting should be made available to the general public prior to the meeting. She suggested the Board follow this law.

Tracy Schuh also commented on the Sugar Loaf Substation. She said the public comment was in December 2013. She said it is too bad the general public vented to the Planning Board.

She also commented on the cost of a new building for Town offices, the outstanding grants,

#### EXECUTIVE SESSION

A motion was made at 8:15 PM by Councilman Murray and seconded by Councilwoman Smith to enter into executive session. Motion carried 5-0.

The executive session ended at 8:35 PM on motion by Councilman Murray which was seconded by Councilwoman Smith to close the executive session and reconvene the regular meeting. Motion carried 5-0.

#### DEC FINE

A motion was made by Councilman Murray and seconded by Councilwoman Smith authorizing the payment of the \$50,000 fine to DEC regarding the Glenmere Lake Dam. Motion carried 5-0. It was noted that this fine was originally \$100,000 and was negotiated down to \$50,000.

There being no further business brought before the Board, a motion was made at 8:40 PM by Councilwoman Smith to close the meeting. Motion seconded by Councilman Valentine and carried 5-0.

Respectfully submitted,

Elizabeth A. Reilly  
Town Clerk  
2014-07-09