

TOWN BOARD MEETING
JULY 23, 2014
7:10 PM

Supervisor Jamieson opened the meeting at 7:10 PM. Members present: Supervisor Jamieson, Councilwoman Smith, Councilman Murray, Councilwoman Ranni, Absent: Councilman Valentine

Also present: Attorney Scott Bonacic, Engineer Al Fusco

HAVEN WOODS

Developer, Richard Kim Wilson addressed the Board concerning his desire to build a senior housing development off Lori Lane. He has had a lot of interest from local residents who want to continue to reside in the Town as they get older. He is asking the Town to consider this as a special use project. Jerry Meckler, Architect, presented the preliminary drawings of the development. Mr. Meckler said it is the intention of the developer to keep our seniors in the community while preserving its beauty. It is situated on 42-43 acres, with 88 patio style single family homes. Set as 4 attached units of 1,100 square feet with 1-car garage. Each unit has 2 bedrooms, 2 baths, a kitchen, living room, dining room, loft and patio. There will be additional visitor parking. They will be built on grade, and the age requirement would be 55+. The plan calls for a gated community with swimming pool, rec room, health club, putting green. The development is to be built in 3 phases. Phase I will consist of 28 units. A sewer treatment plant would be required. There are plans for a 6,000 square foot commercial building for 4 businesses. It is anticipated to have a restaurant, general store, pharmacy. Supervisor Jamieson thanked Mr. Wilson. He commented that the Planning Board would have to consider the issues as the property is currently not zoned for this use. It is 3-acre zoning.

E-RECYCLABLES

Supervisor Jamieson reported that National Parts Association has a proposal for the drop-off of e-recycling at their Elkay Drive location to present to the Town.

SPECIAL DISTRICTS PUBLIC HEARING

A motion was made by Councilwoman Smith and seconded by Councilwoman Ranni to set a Public Hearing on September 10, 2014 at 7:00 p.m. at the Town of Chester Town Hall for the purpose of reviewing the assessment rolls prepared for the special districts within the Town of Chester. Motion carried 4-0.

RESIGNATION OF TOWN EMPLOYEE

A motion was made by Councilman Murray and seconded by Councilwoman Smith to accept the resignation of Library employee, Theresa Stevenson, effective July 30, 2014.

EMPLOYEE APPOINTMENT

A motion was made by Councilman Murray and seconded by Councilwoman Smith to appoint Lori Streichert from the Orange County eligible list to the position of full time recreation coordinator. Motion carried 4-0.

ANNOUNCEMENTS

Supervisor Jamieson announced that the Concerts on the Lawn would be presenting the Petty Young Dylans this Thursday, July 24, 2014. The Sugar Loaf Firehouse participates. It is a community event.

Supervisor Jamieson noted that Parks and Recreation had posted signs for the movie nights at the SLPAC. The dates are July 25, August 8 and August 22, 2014. There is no need for rain dates as the movie would be moved inside.

REFUNDING BONDS

Supervisor Jamieson updated the status of the refunding bonds. Once the statutory period ends on August 7, 2014, the refinancing would commence.

FIELDCREST WATER DISTRICT

Supervisor Jamieson read the memorandum from the water department concerning the increase in water rates being charged the district by the Village of Chester. The invoice, dated July 1, 2014, contains increased charges of \$7.15 p/thousand gallons retroactive to March 27, 2014. If this rate is to stand, the rate charged to the residents may have to be increased. The residents currently pay \$7.00 p/thousand.

ASHFORD ESTATES

Supervisor Jamieson acknowledged receipt of a letter from the Town of Goshen with regard to the land being gifted to the Town of Chester as parkland and the use of water on the land to be limited to parks and recreation use.

NEW COMMUNITY BUILDING

Supervisor Jamieson noted that if the Town were to proceed with building at the Chester Commons Park, approval would be required from the State Legislature and Assembly.

TRANSFER OF FUNDS

A motion was made by Councilman Murray and seconded by Councilwoman Smith to transfer \$17,906.01 from the Highway Repair Reserve to DA5130.4 for repair of Truck 18. Motion carried 4-0.

A motion was made by Councilman Murray and seconded by Councilwoman Ranni to appropriate \$6,496.88 in unanticipated revenue from FEMA to DB5110.4 as per the Highway Superintendent's request. Motion carried 4-0.

POLICE PATROL CAR IN-CAR DIGITAL VIDEO CAMERAS

Chief Dolleinger announced that his 2014 budget earmarked \$13,000.00 towards the purchase of in-car digital video cameras. A motion was made by Councilman Murray and seconded by Councilwoman Ranni to go out to bid for the purchase and installation of (6) in-car digital video cameras and storage systems. Motion carried 4-0.

Chief Doellinger reported that a visitor from Brooklyn was issued a citation for trespassing at the Commons Park.

Chief Doellinger also noted that the property manager for the owner of Bull Mill Road has contracted with a local logging company to remove the logs off the property.

TOWN BOARD COMMENTS

Councilwoman Ranni thanked Kim Mednikoff of MK Designs for her clean-up efforts at the Sugar Loaf Hamlet entry.

Councilwoman Ranni thanked Lori for the information received on the digital signs and Knapp's View walking trails.

Councilwoman Smith asked for an update on the yeshiva on Greycourt Road. Supervisor Jamieson noted that Orange County closed the school due to sewer and food service violations. They installed a new sewer system. A stay was filed and they have moved back in while work is being done.

Councilwoman Smith thanked Al Fusco for getting the library air conditioning repaired. It is expected to get them through the summer at which time the HVAC project work will commence.

Councilwoman Smith asked if the garbage issue at the Meadow Ave. home was in the Court. Supervisor Jamieson answered that it was in the hands of the code enforcement officer.

Councilwoman Smith asked the status of the McCoy house on Pine Hill Road. Supervisor Jamieson commented that a demolition permit has been issued and he would follow up with Building Inspector, Joe Mlcoch.

Councilwoman Smith commented that the change of venue for the movie nights was not consistent with promoting the use of the Chester Parks. She hopes that the events are well attended.

Supervisor Jamieson commented that he had been in touch with the owners of Scott Meadows with regard to concern over their building's condition. It may have to be demolished.

Supervisor Jamieson reported that the Tommy Dowd Tournament utilized the Community Park and found the fields in good shape and want to come back next year.

Supervisor Jamieson commented on the work being done in the Commons including new bleachers, bench repair, three new grills and bathroom renovations. It was noted that the tables have been damaged in the Commons because of vandalism occurring in the evening by patrons.

Councilwoman Smith commented that the hay farming at Knapp's view needs to be done. The issue with the delay because of the birds has rendered the hay useless and may cost the Town more money to remedy.

PUBLIC COMMENTS

Mr. Talmadge spoke to the hay farming issue. He said the milk weed is ready to go. The hay needs to be taken before the weed seeds the fields.

MC COY HOUSE

A motion was made by Councilwoman Smith and seconded by Councilman Murray to have the Town Engineer develop bid specifications for the demolition of the McCoy House on Pine Hill Road. Motion carried 4-0. Supervisor Jamieson will advise Mr. McCoy.

COMPREHENSIVE PLAN

Supervisor Jamieson announced the scheduling of a Comprehensive Plan meeting on August 5th at 6:30 p.m. The Town Engineer and Town Planner are expected to attend.

A motion was made by Councilman Murray and seconded by Councilwoman Smith to enter into Executive Session at 8:10 p.m. Motion carried 4-0.

A motion was made by Councilman Murray and seconded by Councilwoman Smith to end the Executive Session at 8:45 p.m. Motion carried 4-0.

There being no further business brought before the Board, a motion was made by Councilwoman Smith and seconded by Councilman Murray to adjourn at 8:45 p.m. Motion carried 4-0.

Respectfully submitted,

Linda Zappala
Deputy Town Clerk
2014-07-23