

**TOWN BOARD MEETING
August 12, 2015
7:00 PM**

Supervisor Jamieson opened the meeting 7:15 PM followed by a salute to the flag. Members present: Supervisor Jamieson, Councilman Murray, Councilwoman Smith, Councilwoman Ranni, Councilman Valentine.

APPROVE MEETING MINUTES

A MOTION WAS MADE BY Councilman Murray and seconded by Councilman Valentine to approve the Town Board meeting minutes through July 8, 2015. Motion carried 5-0.

AUDIT OF CLAIMS

A MOTION WAS MADE BY Councilman Murray and seconded by Councilwoman Smith and passed 5-0 to approve payment of the bills in the following accounts:

GENERAL FUND	\$ 114,421.94
GENERAL – PART TOWN	25,269.64
HIGHWAY – TOWN WIDE	8,707.28
HIGHWAY – OUTSIDE	100,470.64
FIELDCREST WATER	5,219.55
LAKE HILL FARMS WATER	2,169.77
SUGAR LOAF HILLS WATER	699.54
SURREY MEADOWS WATER	1,033.92
GARBAGE DISTRICT	47,742.50
TRUST & AGENCY	12,858.91
WALTON LAKE WATER	<u>16,088.72</u>
	\$ 334,682.41

GAS AND DIESEL SEALED BIDS

A MOTION WAS MADE BY Councilwoman Ranni and seconded by Councilman Murray to accept sealed bids for the purchase of gas and diesel until October 7, 2015 at 3:00 pm and order the Town Clerk to place an ad for same. Motion carried 5-0.

SPECIAL DISTRICTS PUBLIC HEARING

A MOTION WAS MADE BY Councilwoman Smith and seconded by Councilman Murray to set a Public Hearing for September 9, 2015 at 7 PM or as soon thereafter as the matter may be heard for property owners to comment on their property within Special Districts of the Town. Said public hearing will take place in the Senior Center, 1784 Kings Highway, Chester, NY. Motion carried 5-0.

STAPLES ADVANTAGE PREMIUM ACCOUNT

Supervisor Jamieson read the memo from the Town Clerk concerning the discount program offered to the Town through Staples for the purchase of supplies. The account requires an annual membership fee of \$299, but will save approximately 26% off the purchase of paper and other office supplies. **A MOTION WAS MADE BY** Councilman Murray and seconded by Councilwoman Smith to approve the Staples Advantage Premium Account. Motion carried 5-0.

BILLBOARD LAW CORRECTION

Supervisor Jamieson read the memo from the Town Clerk concerning the discrepancies found in the billboard law by the publisher General Code. Attorney Bonacic advised that the law verbiage be corrected for the publishing of the code and amended sometime in the future at the Department of State. **A MOTION WAS MADE BY** Councilman Valentine and seconded by Councilwoman Smith to delete the old definition of billboard and replace with the new definition by the code publisher General Code. Motion carried 5-0.

EDUCATION REQUESTS

A MOTION WAS MADE BY Councilman Valentine and seconded by Councilman Murray to approve the attendance of Water Operators, Bill Keller and Tom Keller to the Hudson Valley Water Works Conference on August 20, 2015 in Harriman, New York at a cost of \$30 per member. Motion carried 5-0.

NYSEFC DWSRT GRANT APPLICATIONS:

WALTON LAKE ESTATES WATER DISTRICT

Engineer Al Fusco explained that the Town has recognized that the Walton Lake Estates Water District needs to be upgraded. There are two leaking water tanks, and a reverse osmosis system, a well and back up well is needed. The Town Board has gone out to bid for a water tank and has accepted the low bidder and the Town is now prepared to go out for funding of \$400,000 as prepared by bond counsel, Hawkins, Delafield and Wood. Mr. Fusco added that through the course of this, Supervisor Jamieson had been notified by Assemblyman Skoufis of \$200,000,000 in grants available for water and sewer projects. The applications are being completed as a result of meeting with Water Operator, Bill Keller to determine what work would be needed. He added that the program through the State allows for funding up to 60% through the NYS Department of Health, and the NYSEFC Drinking Water Revolving Fund will provide a 30% subsidy on the 40% remaining cost of a 30-year loan down to a 0-2% interest rate. He then explained the Resolutions which are required for the Town to move forward with this grant application. He said that the Town of Chester is one of a few municipalities that expressed serious interest in the program. Supervisor Jamieson said that the application is due by September 4, 2015 which creates a feet to the fire scenario. He added that the Town does not have to go forward with the projects since only the Special Districts are responsible for the loan payments. Al Fusco said that we should have everything in order by September 1, 2015. He added that once the application is filed, sometime in November or December, 2015 the offer of a grant would be made. We may receive 100% or a portion. The project can be scaled down at that time or it may be withdrawn. He said that we would have up to the grant funding date to file for any loans. He said engineering and legal fees would be miniscule as compared to the grant receipts. Supervisor Jamieson said that public hearings would be required on all funding. He added that the Walton Lake Tank project needs to be done. That portion of the grant is \$400,000. The remaining \$3,488,000 would be for the additional work to be done in the Walton Lake Estates Water District. He said if we could qualify for some grant money, it would alleviate some of the expense of the repairs that are anticipated in that problematic system. Bill Keller said that the cast iron piping is not bedded in the ground and has been the cause of breaks. He said that at bare minimum we need a new storage tank and the road salt removal is necessary because it is a continuous Health Department violation.

Upon the conclusion of discussion, the following resolutions were offered.

In the Matter

of the

Increase and Improvement of Facilities of the Walton Lake Water District,
in the Town of Chester, in the County of Orange, New York,
pursuant to Section 202-b of the Town Law

Offered by: Councilman Murray

Seconded by: Councilwoman Smith

ORDER CALLING FOR A PUBLIC
HEARING TO BE HELD ON
AUGUST 26, 2015

WHEREAS, the Town Board of the Town of Chester (herein called the “Town”), in the County of Orange, New York, on behalf of the Walton Lake Water District, in the Town (herein referred to as the “District”), has caused the Town Engineer, a competent engineer duly licensed by the State of New York (the “Engineer”) to prepare a map, plan and report for the increase and improvement of facilities of the District, consisting of the replacement of an existing water tank, and other related or ancillary work required in connection therewith; and

WHEREAS, pursuant to the direction of the Town, the Engineer has completed and filed with the Town Board such preliminary map, plan and report for said increase and improvement of facilities of the District and has estimated the total cost thereof to be \$400,000; and

WHEREAS, the Town Board, as lead agency, has given due consideration to the impact that the project described herein may have on the environment, and has determined that such project is a Type II project which will not result in any significant adverse environmental impacts, pursuant to the State Environmental Quality Review Act (SEQRA), constituting Article 8 of the Environmental Conservation Law, and 6 N.Y.C.R.R., Regulations Part 617.5;

NOW, THEREFORE, BE IT

ORDERED, that a meeting of the Town Board of the Town be held at the Town Hall, 1786 Kings Highway, Chester, New York, on the 26th day of August, 2015 at 7:00 P.M. o'clock P.M. (Prevailing Time) to consider said increase and improvement of facilities of the District and to hear all persons interested in the subject thereof concerning the same and for such other action on the part of the Town Board with relation thereto as may be required by law; and be it,

FURTHER ORDERED, that the Town Clerk publish at least once in the "*Times-Herald Record*," hereby designated as the official newspaper of the Town for such publication, and post on the sign board of the Town maintained pursuant to subdivision 6 of Section 30 of the Town Law, a Notice of such public hearing, substantially in the form attached hereto as Exhibit A, the first publication thereof and said posting to be not less than ten (10) nor more than twenty (20) days before the date of such public hearing.

DATED: August 12, 2015

TOWN BOARD OF THE TOWN OF CHESTER

(SEAL)

The adoption of the foregoing Order was duly put to a vote on roll call, which resulted as follows:

Supervisor Alex Jamieson	voting Aye
Councilperson Hugh J. Murray	voting Aye
Councilperson Cindy Smith	voting Aye
Councilperson Robert Valentine	voting Aye
Councilperson Linda Ranni	voting Aye

The Order was declared adopted.

* * * * *

In the Matter

of the

Increase and Improvement of Facilities of the Walton Lake Water District,
in the Town of Chester, in the County of Orange, New York,
pursuant to Section 202-b of the Town Law

Offered by: Councilman Murray

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AUGUST 26, 2015

WHEREAS, the Town Board of the Town of Chester (herein called the “Town”), in the County of Orange, New York, on behalf of the Walton Lake Water District, in the Town (herein referred to as the “District”), has caused the Town Engineer, a competent engineer duly licensed by the State of New York (the “Engineer”) to prepare a map, plan and report for the increase and improvement of facilities of the District, consisting of the construction of improvements to various components of the water system, and other related or ancillary work required in connection therewith; and

WHEREAS, pursuant to the direction of the Town, the Engineer has completed and filed with the Town Board such preliminary map, plan and report for said increase and improvement of facilities of the District and has estimated the total cost thereof to be \$3,488,000; and

WHEREAS, the Town Board, as lead agency, has given due consideration to the impact that the project described herein may have on the environment, and has determined that such project is a Type II project which will not result in any significant adverse environmental impacts, pursuant to the State Environmental Quality Review Act (SEQRA), constituting Article 8 of the Environmental Conservation Law, and 6 N.Y.C.R.R., Regulations Part 617.5;

NOW, THEREFORE, BE IT

ORDERED, that a meeting of the Town Board of the Town be held at the Town Hall, 1786 Kings Highway, Chester, New York, on the 26th day of August, 2015 at 7:00 P.M. o'clock P.M. (Prevailing Time) to consider said increase and improvement of facilities of the District and to hear all persons interested in the subject thereof concerning the same and for such other action on the part of the Town Board with relation thereto as may be required by law; and be it,

FURTHER ORDERED, that the Town Clerk publish at least once in the "*Times-Herald Record*," hereby designated as the official newspaper of the Town for such publication, and post on the sign board of the Town maintained pursuant to subdivision 6 of Section 30 of the Town Law, a Notice of such public hearing, substantially in the form attached hereto as Exhibit A, the first publication thereof and said posting to be not less than ten (10) nor more than twenty (20) days before the date of such public hearing.

DATED: August 12, 2015

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(SEAL)

The adoption of the foregoing Order was duly put to a vote on roll call, which resulted as follows:

Supervisor Alex Jamieson	voting Aye
Councilperson Hugh J. Murray	voting Aye
Councilperson Cindy Smith	voting Aye
Councilperson Robert Valentine	voting Aye
Councilperson Linda Ranni	voting Aye

The Order was declared adopted.

* * * * *

**TOWN OF CHESTER
RESOLUTION
TO ESTABLISH LEAD AGENCY
WALTON LAKE ESTATES WATER DISTRICT**

The following resolution was introduced by Councilman Valentine and seconded by Councilman Murray:

WHEREAS, The Town of Chester, New York Town Board hereby declares itself lead agency as required by SEQR (6NYCRR Part 617) for

Name of Action: Town of Chester – Walton Lake Estates Water District

Location: Section 10, Block 10, Lot 14

Project: Water Tank Replacement Project
NYSEFC DWSRF Grant Application

Action: Type II

Plans and Application: Available at Town Hall or upon request; and

WHEREAS, the Town Board has declared its intention to become Lead Agency on August 12, 2015. Town of Chester is the main agency involved and is undertaking the project; therefore, the Town Board will be lead agency; and

NOW, THEREFORE, BE IT RESOLVED, that the proposed action includes the replacement of the water tank and appurtenances at the Walton Lake Estates Water District.

The vote of the motion: Ayes 5 Nays 0

**TOWN OF CHESTER
RESOLUTION
STATE ENVIRONMENTAL QUALITY REVIEW
FOR
WALTON LAKE ESTATES WATER DISTRICT**

The following resolution was introduced by Councilwoman Ranni and seconded by Councilwoman Smith:

WHEREAS, the Town of Chester is considering making application to the New York State Environmental Facilities Corporation (NYSEFC) Drinking Water Program for the Walton Lake Estates Water District water tank replacement; and

WHEREAS, the Town has cause to have prepared a Full Form Environmental Assessment Form under the State Environmental Quality Review Act; and

WHEREAS, the Town Board has assumed Lead Agency status; and

WHEREAS, the Town Board has taken and determined that the application process is to be ministerial and a Type II Action; and

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Chester determined, based on the information and analysis in the Long Form EAF and supporting documentation, that the proposed action will not result in any significant adverse environmental impacts and further authorizes the Supervisor to sign the SEQR documents accordingly.

The vote on the motion: Ayes 5 Nays 0

**TOWN OF CHESTER
RESOLUTION
AUTHORIZING THE NYSDOH AND NYSEFC
GRANT APPLICATION FOR
WALTON LAKE ESTATES WATER DISTRICT**

The following resolution was introduced by Councilman Murray and seconded by Councilman Valentine:

WHEREAS, the Town Board of the Town of Chester proposes to replace the water tank, wells, pump house, and piping of the water system in the Walton Lake Estates Water District; and

NOW, THEREFORE, BE IT RESOLVED, that the Town Engineer is authorized to prepare a NYS Water Infrastructure grant and a DWSRF grant application and submit to the NYS Department of Health and the NYS Environmental Facilities Corporation; and

BE IT FURTHER RESOLVED, that the Supervisor, Alex Jamieson, is authorized to sign all documents in accordance with all the grant requirements including, but not limited to, WBE, MBE, EEO, Buy American, Ironworks, Davis Bacon, etc.

The vote on the motion: Ayes 5 Nays 0

SUGAR LOAF HILLS WATER DISTRICT GRANT APPLICATION

Engineer Fusco advised of the deficiencies existing in the Sugar Loaf Hills Water District. They include the need for an additional 250,000 gallon water storage tank. In addition, the existing back-up well has e-coli and has not been used for approximately 6-8 years. At the present time we do not have a back-up system. We are proposing a new tank, an additional pumping facility for the tank, chlorination, a new well and back-up well, and associated piping as necessary.

Upon the conclusion of discussion, the following resolutions were offered:

In the Matter

of the

Increase and Improvement of Facilities of the Sugar Loaf Hills Water District,
in the Town of Chester, in the County of Orange, New York,
pursuant to Section 202-b of the Town Law

Offered by: Councilwoman Smith

Seconded by: Councilman Murray

**ORDER CALLING FOR A PUBLIC
HEARING TO BE HELD ON
AUGUST 26, 2015**

WHEREAS, the Town Board of the Town of Chester (herein called the "Town"), in the County of Orange, New York, on behalf of the Sugar Loaf Hills Water District, in the Town (herein referred to as the "District"), has caused the Town Engineer, a competent engineer duly licensed by the State of New York (the "Engineer") to prepare a map, plan and report for the increase and improvement of facilities of the District, consisting of the construction of various components of the water system, and other related or ancillary work required in connection therewith; and

WHEREAS, pursuant to the direction of the Town, the Engineer has completed and filed with the Town Board such preliminary map, plan and report for said increase and improvement of facilities of the District and has estimated the total cost thereof to be \$3,727,440; and

WHEREAS, the Town Board, as lead agency, has given due consideration to the impact that the project described herein may have on the environment, and has determined that such project is

a Type II project which will not result in any significant adverse environmental impacts, pursuant to the State Environmental Quality Review Act (SEQRA), constituting Article 8 of the Environmental Conservation Law, and 6 N.Y.C.R.R., Regulations Part 617.5;

NOW, THEREFORE, BE IT

ORDERED, that a meeting of the Town Board of the Town be held at the Town Hall, 1786 Kings Highway, Chester, New York, on the 26th day of August, 2015 at 7:00 P.M. o'clock P.M. (Prevailing Time) to consider said increase and improvement of facilities of the District and to hear all persons interested in the subject thereof concerning the same and for such other action on the part of the Town Board with relation thereto as may be required by law; and be it,

FURTHER ORDERED, that the Town Clerk publish at least once in the "*Times-Herald Record*," hereby designated as the official newspaper of the Town for such publication, and post on the sign board of the Town maintained pursuant to subdivision 6 of Section 30 of the Town Law, a Notice of such public hearing, substantially in the form attached hereto as Exhibit A, the first publication thereof and said posting to be not less than ten (10) nor more than twenty (20) days before the date of such public hearing.

DATED: August 12, 2015

TOWN BOARD OF THE TOWN OF CHESTER

The adoption of the foregoing Order was duly put to a vote on roll call, which resulted as follows:

Supervisor Alex Jamieson	voting Aye
Councilperson Hugh J. Murray	voting Aye
Councilperson Cindy Smith	voting Aye
Councilperson Robert Valentine	voting Aye
Councilperson Linda Ranni	voting Aye

The Order was declared adopted.* * * * *

**RESOLUTION
TO ESTABLISH LEAD AGENCY
SUGAR LOAF HILLS WATER DISTRICT**

The following resolution was introduced by Councilman Murray and seconded by Councilman Valentine:

WHEREAS, The Town of Chester, New York Town Board hereby declares itself lead agency as required by SEQR (6NYCRR Part 617) for

Name of Action: Town of Chester – Sugar Loaf Hills Water District

Location: Section 10, Block 10, Lot 14

Project: Water Tank Replacement Project
NYSEFC DWSRF Grant Application

Action: Type II

Plans and Application: Available at Town Hall or upon request; and

WHEREAS, the Town Board has declared its intention to become Lead Agency on August 12, 2015. Town of Chester is the main agency involved and is undertaking the project; therefore, the Town Board will be lead agency; and

NOW, THEREFORE, BE IT RESOLVED, that the proposed action includes the replacement of the water tank and appurtenances at the Sugar Loaf Hills Water District.

The vote of the motion: Ayes 5 Nays 0

**RESOLUTION
STATE ENVIRONMENTAL QUALITY REVIEW
FOR
SUGAR LOAF HILLS WATER DISTRICT**

The following resolution was introduced by Councilwoman Smith and seconded by Councilwoman Ranni:

WHEREAS, the Town of Chester is considering making application to the New York State Environmental Facilities Corporation (NYSEFC) Drinking Water Program for the Sugar Loaf Hills Water District water tank replacement; and

WHEREAS, the Town has cause to have prepared a Full Form Environmental Assessment Form under the State Environmental Quality Review Act; and

WHEREAS, the Town Board has assumed Lead Agency status; and

WHEREAS, the Town Board has taken and determined that the application process is to be ministerial and a Type II Action; and

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Chester determined, based on the information and analysis in the Long Form EAF and supporting documentation, that the proposed action will not result in any significant adverse environmental impacts and further authorizes the Supervisor to sign the SEQR documents accordingly.

The vote on the motion: Ayes 5 Nays 0

**TOWN OF CHESTER
RESOLUTION
AUTHORIZING THE NYSDOH AND NYSEFC
GRANT APPLICATION FOR
SUGAR LOAF HILLS WATER DISTRICT**

The following resolution was introduced by Councilman Murray and seconded by Councilman Valentine:

WHEREAS, the Town Board of the Town of Chester proposes to replace the water tank, wells, pump house, and piping of the water system in the Sugar Loaf Hills Water District; and

NOW, THEREFORE, BE IT RESOLVED, that the Town Engineer is authorized to prepare a NYS Water Infrastructure grant and a DWSRF grant application and submit to the NYS Department of Health and the NYS Environmental Facilities Corporation; and

BE IT FURTHER RESOLVED, that the Supervisor, Alex Jamieson, is authorized to sign all documents in accordance with all the grant requirements including, but not limited to, WBE, MBE, EEO, Buy American, Ironworks, Davis Bacon, etc.

The vote on the motion: Ayes 5 Nays 0

TOWN BOARD COMMENTS

Supervisor Jamieson read the notice from Board of Elections that the Primary Elections will be held on Thursday, September 10, 2015 from 6am-9pm.

Councilwoman Ranni commented about the Kings Highway Bypass road's disrepair. Councilman Murray replied that the County would be reclaiming it in September.

Councilwoman Ranni commented that she thinks a committee should be formed to look at changes to be made to Section 98 of the Town Code. Supervisor Jamieson said it was the second part of the Comprehensive Plan changes and he thought Don Serotta would be a good Chair candidate.

Councilwoman Ranni asked if a discussion concerning Town Hall hours could be scheduled. Supervisor Jamieson said it would at the next meeting.

Supervisor Jamieson announced that due to Primary Day, the September 9, 2015 meeting would be moved to the Senior Center.

Councilwoman Smith commented that the Essex Farm had come to ruin. She said that Joe Mlcoch was calling the owner and she should follow up with him.

Councilwoman Smith asked the Highway Superintendent if a replacement was found to fill the vacancy in the department. Superintendent LaSpina answered that Brian Bell was hired.

Councilwoman Smith announced that the new lights in Sugar Loaf are in and it looks brighter. She added that the CVC had asked about funding for 2 additional lights. The cost is expected to be \$3,500 and they have received \$1,000 in private funding.

Councilwoman Smith commented that the parking lot lines near Carpenter Field allow for more room for parking.

Councilwoman Smith asked what was being done about the parking issues in Sugar Loaf. Supervisor Jamieson said that it's all part of the zone changes and how we count parking spaces. He said depending on the outcome with the Scotts Meadow property, there is a possibility that could be used for parking.

Councilman Valentine commented that a discussion should be had with Town Hall personnel concerning office hours. Councilman Murray commented that he thought the Supervisor should schedule a meeting. Supervisor Jamieson said he would follow up with that tomorrow.

Supervisor Jamieson said the Concerts on the Lawn have had great attendance and bands like the Billy Joel tribute band. He added that the Parks and Recreation Department did a great job for movie night. He announced that summer camp was over and that close to 400 kids attended. Supervisor Jamieson commented that Caitlin Moran was our first time director and Lori handles all the registration. He said he appreciated all their work. Supervisor Jamieson commented that the Bocce Court is shown on our TV channel and invited all to come play. He said the parks look great and that there was paving work done in Surrey Meadows.

Councilwoman Smith asked what the status was of the police department building. Al Fusco answered that a new layout was presented to the Chief and the next step will be the bricks and mortar.

PUBLIC COMMENTS

Shari Denes, Creamery Pond Road, Chester, NY

Ms. Denes announced the Sugar Loaf Farmers Market on Thursdays from 3-7pm. It is located in front of the barn, next to the Exposures Gallery and carried organic produce.

Edie Johnson, Strauss News

Ms. Johnson asked about the Glenmere Dam resolution. Supervisor Jamieson answered that a settlement was reached with the DEC and the County bonded a total of \$3,300,000 to cover all expenses for the Town, County and Village of Florida. Our legislator John Vero had presented the agreement. Our portion is \$1,100,000. There will be no monies taken from our sales tax as the Town will pay their portion. Ms. Johnson asked about the status of Camp LaGuardia and whether the County will take care of it. Supervisor Jamieson had spoken to the County Executive Steve Neuhaus about securing the property, and will speak to them about property maintenance.

Patricia Langton, 11 June Road, Chester, NY

Ms. Langton addressed the Town Board. She said she was in attendance at the Chester Library Board of Trustees meeting held on July 21, 2015. She said she spoke during the public comment section of the meeting. Ms. Langton expressed her disapproval of comments she said were made by a liaison to the Library Board.

A MOTION WAS MADE BY Councilman Murray and seconded by Councilwoman Smith to enter into Executive Session at 8:20pm to discuss an attorney-client matter. Motion carried 5-0.

A MOTION WAS MADE BY Councilman Murray and seconded by Councilman Valentine to adjourn the Executive Session at 8:30pm. Motion carried 5-0.

UTV SEALED BIDS

Supervisor Jamieson read the request for sealed bids for a UTV from Chief Doellinger. **A MOTION WAS MADE BY** Councilman Murray and seconded by Councilwoman Smith to approve the request for sealed bids and allow Chief Doellinger to prepare the bid specs for the purchase of a Universal Terrain Vehicle and order the Town Clerk to place an ad for same. Motion carried 5-0.

STERIS ISOMEDIX

Supervisor Jamieson announced the agreement reached on the Isomedix Industrial Park building expansion, in lieu of the Pilot Grant received from the Orange County IDA. **A MOTION WAS MADE BY** Councilman Murray and seconded by Councilman Valentine to enter into an agreement with Steris Isomedix for the voluntary payments to the Town of Chester in the amount of \$4,996.86 annually from 2017 through 2026. Motion carried 5-0.

There being no further business brought before the Board, **A MOTION WAS MADE BY** Councilman Murray and seconded by Councilwoman Smith at 8:45pm to adjourn the meeting. Motion carried 5-0.

Respectfully submitted,

Linda A. Zappala
Town Clerk
2015-08-12