

**TOWN BOARD MEETING
February 24, 2016
7:00 PM**

Supervisor Jamieson opened the meeting 7:05pm followed by a salute to the flag. Members present: Supervisor Jamieson, Councilman Brischoux, Councilman Murray, Councilwoman Smith, Councilman Valentine.

Also present: Scott Bonacic, Town Attorney, Al Fusco, Town Engineer

HIGHWAY MOWER LEASE

ON A MOTION BY Councilman Murray and second by Councilman Brischoux to approve the lease financing proposal with State Bank of a 2015 Holland road mower at an annual payment amount of \$32,683.37 for 5 consecutive years.

VOTE AYES 5: Jamieson, Brischoux, Murray, Smith, Valentine

ADOPTED

ON A MOTION BY Councilman Murray and seconded by Councilman Smith to allow Supervisor Jamieson permission to sign the lease financing proposal with State Bank of the 2015 Holland road mower at an annual payment of \$32,683.37 for 5 consecutive years.

VOTE 5 AYES: Jamieson, Brischoux, Murray, Smith, Valentine

ADOPTED

ZONING AMENDMENTS DISCUSSION

Supervisor Jamieson said the Town had started with the Comprehensive Plan, now leading to updating the zoning, which should include protecting the fabric of the Town to prevent over-zealous development. He said the Board will be starting with the basic changes. Supervisor Jamieson said the zoning changes for parking will allow for the counting of bank parking 500 ft. to the left and right in Sugar Loaf similar to how it is counted in Warwick. He said the Town is using their law as a guideline. Handicap parking spots of 180 s.f. will be put in certain areas and will be banked to cover ADA regulations.

He said the changes to auxiliary building requirements will allow expansion for mixed use facilities in Sugar Loaf.

Councilman Valentine said he thinks the zone changes for parking requirements look solid but the changes to accessory buildings requirements, relative to set backs, need some work.

Supervisor Jamieson said there has been interest in solar farms in the Town of Chester. He said some Towns have placed a moratorium on solar to protect their residents, especially seniors. He said he doesn't want to tell owners how to use their property to make money. Supervisor Jamieson said it is critical the law tighten up what zones it can be allowed in. Supervisor Jamieson said he wants to promote the use of clean energy in certain zones. He said it would take a couple of weeks to digest all this information. He said once the proposed law draft is finalized and introduced a public hearing could be set for some time in April following the required 45 day review period.

Supervisor Jamieson spoke about the current Office Park zoning off the Greycourt Road area of Camp LaGuardia which allows distribution but not manufacturing. He said there are a couple of zone change options to consider. An Industrial Park allows for light manufacturing while an Industrial District permits schools and conforms to commercial use and also would restrict Camp LaGuardia development.

Councilman Valentine commented that the best ratables in Chester are from industrial properties. He said that there aren't any office parks being built. Councilman Valentine added that the Town is an industrial based community and he would be in favor of this change.

Councilwoman Smith said she thought the site would be good for an industrial park, as it is a confined area and would not create a lot of congestion as a result of limited commuters. Councilman Valentine added that it backs up to the Ag district. Councilwoman Smith said she would be in favor of this change.

Councilman Murray said he is in favor of this change.

Councilman Brischoux said he is in favor of this change.

Since there was a Town Board consensus on this zone change, Supervisor Jamieson said the Town would work with Attorney Bonacic on this more complex issue.

Engineer Fusco commented that a long form SEQRA EAR would be required for both solar and zone changes since it concerns over 25 acres.

Supervisor Jamieson mentioned a request from a resident seeking a zone change for a bed and breakfast, but he said the AR3 allows it as a permitted use with certain specifications. Councilman Valentine said it would require site plan approval.

IMA FOR REGULAR POLICE OVERTIME STOP-DWI

RESOLUTION

The following resolution was offered by Councilman Murray and seconded by Councilman Valentine,

BE IT RESOLVED, that Daniel J. Doellinger, Chief of Police of the Town of Chester, New York, is hereby authorized and directed to execute the Orange County IMA for Regular Police Overtime STOP-DWI Patrols, for the period 1/30/2016-1/11/2017, during three preset periods in 2016, with an assignment of up to \$3,305 to be used by the Town during first enforcement period from March 14 to May 31, 2016, reimbursable by the County of Orange.

VOTE AYES 5: Jamieson, Brischoux, Murray, Smith, Valentine

ADOPTED

ASSESSOR'S VEHICLE

Supervisor Jamieson read the memo received from Assessor John Schuler with regard to the department vehicle. He said the 1999 Ford Explorer is in disrepair and would not pass inspection without an investment of \$2,346.00. The book value is approximately \$1,000. John found a replacement vehicle on OGS at a price of \$20,244. Supervisor Jamieson said there would be enough money to purchase or lease at approximately \$4,000 per year.

WALTON LAKE TANK CHANGE ORDER

ON A MOTION BY Councilman Valentine and second by Councilman Murray to approve the change order for clearing and grubbing of tank site by Statewide Aquastore, dated January 15, 2016 in the amount of \$6,752.00 and allow Supervisor Jamieson to sign same.

VOTE AYES 5: Jamieson, Brischoux, Murray, Smith, Valentine

ADOPTED

ON A MOTION BY Councilman Murray and second by Councilman Brischoux to approve the grievance refund in the amount of \$1,448.21 to Sugar Loaf Partners for assessment year 2015.

VOTE AYES 5: Jamieson, Brischoux, Murray, Smith, Valentine

ADOPTED

TOWN BOARD COMMENTS

Supervisor Jamieson said that Walter Popailo would arrange for the maintenance and mowing of the triangle and entranceway into Sugar Loaf.

Councilman Valentine said it is important the Board has touched on zoning topics that need attention. He would like to start writing the zoning charts based on the Comprehensive Plan.

Councilwoman Smith asked if the plans were complete on the Police Department building. Supervisor Jamieson answered that they just need to be tweaked but would be ready to go out to bid by the first Town Board meeting in March.

Councilwoman Smith reported that the Library is working on their 5-year master plan as is required.

Councilman Brischoux said that several residents had asked about the new plan for the senior center/civic (park & recreations) center. Al Fusco said it needs a blessing before we can go into the nuts and bolts. Supervisor Jamieson said he would be going to the Senior Center to show the plan. Supervisor Jamieson added that he had discussion with bonding agents at the Association of Towns conference and it was suggested that the bonding be combined with the police department building renovations to get a lower rate, possibly under 2%. Supervisor Jamieson said we need to get the building construction going. Councilman Brischoux said that would relieve a lot of apprehension.

PUBLIC COMMENTS

Nick Zungoli asked for clarification on the proposed parking regulations. Councilman Valentine answered that properties under 3,000 s.f. would be exempt from the requirement. The parking spot requirements would be based on 162 s.f. as opposed to the current 200 s.f. Councilman Murray added that the handicap spaces would be based on 180 s.f. Mr. Zungoli thanked the Supervisor and Councilman Valentine for meeting with Mr. Logothetis to work through this issue. He added that he thought that the current handling of the special events parking is okay. He asked the status of the Scott's Meadow property. Supervisor Jamieson answered that the current owners have paid a fine and back taxes and have done some clean up. He added that it is up to the owners to maintain and unless it is condemnable, the Town could not take action. Mr. Zungoli asked if the Town would be willing to lease the Fonti and Scott's Meadow parking lots, improve, insure and create municipal parking.

Mr. Kannon stated that he had spoken with the realtor representative of Scott's Meadows who said that they are working on a clean-up since they were listing it for sale.

Mr. Zungoli said they were planning a meeting with Steve Neuhaus concerning the roadways.

Tracy Schuh, Preservation Collective

Ms. Schuh asked for clarification of the proposed parking regulations as to whether it only pertained to Sugar Loaf and whether the law was being referred. Supervisor Jamieson said the clause had already addressed the other zones. He said the law is still to be introduced.

CLINICAL EXPERIENCE CONTRACTUAL AGREEMENT

Chief Doellinger presented the Board with the Clinical Experience Contractual Agreement from Orange Ulster BOCES for approval. He explained the agreement would be for a criminal justice educational program.

ON A MOTION BY Councilman Valentine and second by Councilman Murray to approve the Clinical Experience Contractual Agreement with Orange Ulster Boces and allow Chief Doellinger to sign same.

VOTE AYES 5: Jamieson, Brischoux, Murray, Smith, Valentine

ADOPTED

EXECUTIVE SESSION

ON A MOTION BY Councilwoman Smith and second by Councilman Valentine to enter into Executive Session to discuss collective negotiations and since no further action would be brought the meeting was adjourned at 7:50pm.

VOTE AYES 5: Jamieson, Brischoux, Murray, Smith, Valentine

ADOPTED

Respectfully submitted,

Linda A. Zappala
Town Clerk
2016-02-24