

**TOWN BOARD MEETING  
March 23, 2016  
7:00 PM**

Supervisor Jamieson opened the meeting 7:08pm followed by a salute to the flag. Members present: Supervisor Jamieson, Councilman Brischoux, Councilman Murray, Councilwoman Smith. Absent: Councilman Valentine.

Also present: Scott Bonacic, Town Attorney

**MOMENT OF SILENCE**

Supervisor Jamieson asked everyone to respect a moment of silence for the passing of Chester School Board President Frank Sambett's mother.

**COMMUNITY DEVELOPMENT BLOCK GRANT 2017**

Supervisor Jamieson gave an update on the CDBG 2017 program. He said the Town of Chester Town Board invites public comment on the project proposal(s) which are to be submitted to the Orange County Community Development Program. The project being proposed is an interior improvement to the proposed senior citizens center in the amount of \$250,000.00. The project proposals are due at the Orange County Office of Community Development on or before April 15, 2016. This, and the proposals from other communities in the Orange Urban County Consortium, will be evaluated and rated, and those which will receive funding will be announced in October, 2016.

**ON A MOTION BY** Councilman Murray and second by Councilman Brischoux to set a Public Hearing on the matter of the Community Development Block Grant for 2017 for April 13, 2016 at 7pm and to direct the Town Clerk to publish the notice for same.

**VOTE AYES 4: Jamieson, Brischoux, Murray, Smith**

**ADOPTED**

**ON A MOTION BY** Councilman Brischoux and second by Councilman Murray the following Resolution was offered:

The TOWN OF CHESTER is hereby submitting its Municipal Grant Eligibility Form for consideration under the Orange County Community Development (CDBG) Block Grant 2017 and that the Supervisor or the Town Engineer is hereby authorized to submit this form.

They further certify that they have read and understood that Municipal Grant Eligibility Form, and have met all of its applicable requirements and that the information contained in this form is accurate and true to the best of their knowledge.

**VOTE AYES 4: Jamieson, Brischoux, Murray, Smith**

**ADOPTED**

**ECHO COTTAGES**

Mr. Bob Novak of Echo Cottages presented the Town Board with his housing options to care for seniors as they get older. The 5-year old company builds cottages that meet modular home standards with full kitchens, air conditioning, and heat in 450 s.f. of space built on a trailer chassis. They can be rented on a monthly basis or purchased. They currently service Dutchess and Orange County, including the towns of

Maybrook, Goshen and Warwick. He added that some towns require the buildings to be removed when no longer needed and a small bond requirement.

### **ASHFORD ESTATES**

Attorney Bonacic addressed the Town Board concerning Ashford Estates and how parts of the drainage infrastructure were not part of the planning board approval. The issue was tabled for the next meeting.

### **PROPOSED LOCAL LAWS**

Supervisor Jamieson tabled the discussion concerning the drafts for the Accessory Buildings, Parking Regulations and Zoning Laws until the next Town Board meeting.

### **LIASON REPORTS**

Supervisor Jamieson announced the start of departmental reporting in April.

### **ASSESSOR'S OFFICE**

Supervisor Jamieson announced the following key dates: May 1<sup>st</sup> – Tentative Roll date, May 24<sup>th</sup> – Grievance Day, July 1<sup>st</sup> final roll valuation date. The deadline for filing all exemptions has passed March 1<sup>st</sup>.

### **PLANNING AND ZONING**

Supervisor Jamieson reported on recent and upcoming agenda items for the Planning Board.

Held March 2, 2016

90 Day Extension - Extension Granted – Guarneri Sub-Division

Preliminary Approval Granted – Negative Declaration issued for 10 lot sub-division  
Woodridge Cluster Subdivision

2<sup>nd</sup> Public Hearing – reconfigured solar array on site plans. Johnson Solar Array

Site Plan Review - Final Approval Granted- Garden Center, 1834 Kings Hwy

Upcoming –April 6, 2016

Request for 90 day extension - Hills of Chester

Architectural Review – Sugarloaf Station LLC

Architectural Review – Private house–70 Ralphie Lane, Chester, Ridge Overlay

Site Plan Review – Johnson Solar Array

Site Plan Review – Property in floodplain area-Eighteen-Eight Group (EEG)

### **ASSESSOR'S VEHICLE**

Supervisor Jamieson commented that the County has a program through Healy Brothers for the purchasing of vehicles. The Town may be able to take advantage of better pricing through this piggyback. He said the Town will acquire a new Ford Escape SUV at a good price.

## **BUILDING CODE ISSUES**

Supervisor Jamieson read a memo from engineer Al Fusco requesting a warrant be sought to inspect an interior of a property to determine habitability.

## **EDUCATION REQUESTS**

**ON A MOTION BY** Councilman Murray and second by Councilman Brischoux to approve the following educations requests:

Planning Board members Barry Sloan, Ernie Damiani, and Frank Gilbert to attend “Comprehensive Plan Updates” – 2 hours on May 19, 2016 at the Orange County Municipal Planning Federation at a cost of \$15 p/person.

Planning Board member Ernie Damiani to attend “Case Law Updates” – 2 hours on May 11, 2016 at the Orange County Municipal Planning Federation at a cost of \$15.

Planning Board member Carl D’Antonio to attend a full day class session -7 hours at the Orange County Municipal Planning Federation on April 15, 2016 at a cost of \$60.

Zoning Board of Appeals Chairperson Vincent Finizia to attend “Comprehensive plan Updates” – 2 hours on May 19, 2016 at the Orange County Municipal Planning Federation at a cost of \$15.

Bookkeeper Sharon Conklin and Payroll Clerk Tanya McPhee to attend Annual Town Finance School on May 12-13, 2016 in Saratoga Springs at a cost of \$200 for registration plus hotel, meals and mileage.

**VOTE AYES 4: Jamieson, Brischoux, Murray, Smith**

**ADOPTED**

**ON A MOTION BY** Councilman Brischoux and second by Councilman Murray to approve the attendance of Zoning Board Chair Vincent Finizia at the Saratoga Conference for Zoning and Planning on April 17-19, 2016. Price of registration is \$229.00 and cost of lodging p/night of \$169.00

**VOTE AYES 4: Jamieson, Brischoux, Murray, Smith**

**ADOPTED**

**ON A MOTION BY** Councilman Murray and second by Councilman Brischoux to approve Highway Superintendent Anthony LaSpina to attend the 2016 Highway School to be held on June 5-8, 2016 in Ithaca, NY to be paid through account A5010.4

**VOTE AYES 4: Jamieson, Brischoux, Murray, Smith**

**ADOPTED**

**ON A MOTION BY** Councilman Murray and second by Councilwoman Smith to approve the attendance of Town Clerk Linda Zappala at the New York State Association of Town Clerks Annual Conference on April 17-19 in Saratoga at a cost of \$125 for registration plus hotel, meals and mileage.

**VOTE AYES 4: Jamieson, Brischoux, Murray, Smith**

**ADOPTED**

## **ANNOUNCEMENTS**

Supervisor Jamieson announced the 2016 Summer Camp registration dates. Chester residents can register April 2, 9-11am and April 7, 5-7pm, and for all on April 16, 9-11am and April 28, 5-7pm at the

Parks & Recreation office. Camp Sessions will be held June 27-July 8, July 11-July 22 and July 25-August 5, 2016. Call the Parks & Rec office or refer to our website for more information.

Supervisor Jamieson announced that the Tax Receiver, Vincent Maniscalco reported that he was very pleased with the high percentage of taxes paid to date. He said it is a sign of a more positive economy.

Supervisor Jamieson said the community welcomed resident Ian Laroe back home from the hospital with a police escort. Many members of the Town and Village Police and Fire Departments and other members of the community lined the streets in Sugar Loaf to welcome Ian home. Supervisor Jamieson thanked all the departments and volunteers.

Supervisor Jamieson announced a mandatory training session for all employees of the Town on March 31<sup>st</sup> beginning at 9am at the Town Hall meeting room. He said that the Town Hall offices would be closed until noon.

### **TOWN BOARD COMMENTS**

Councilman Brischoux provided an update on the Highway Department work ongoing on Pine Hill Road. He said the equipment is being readied for the scheduled paving work throughout the Town. Supervisor Jamieson said that the Highway Department is doing an excellent job.

Councilman Murray announced the next Moodna Sewer Commission meeting to be held on Monday, March 28<sup>th</sup>.

Supervisor Jamieson reported that the Easter egg hunt conducted by the Police Department was well attended. It was a brisk day, but the sun was out and all had a good time.

Supervisor Jamieson followed up on the media's report of the IDA purchase of the Mountco contract of the Camp LaGuardia property. The contract is in the process but not finalized. Councilwoman Smith asked how it would affect the Town. Supervisor Jamieson said any projects would have to comply with the Town's zoning. He added that Blooming Grove might have to make changes since their property is zoned residential. The IDA is calling for varied lot sizes to be more flexible. He said that some of the property that is wetlands may be developed as a solar farm or agricultural.

### **PUBLIC COMMENTS**

Lisa Quinones, Lake Hill Farms

Ms. Quinones addressed the Town Board. She said she has serious concerns on the effect on Chester residents of the Henry Farms project in Monroe. She said they are proposing a water district with wells in close proximity to the Monroe landfill. She is concerned with the contamination potential of the private wells in the Town of Chester. She suggested the Town Board attend the public hearing scheduled for April 18 at 7pm at the senior center in Monroe. Supervisor Jamieson said he plans on attending and that he will be speaking with Water Administrator, Bill Keller.

Tracy Shuh, Preservation Collective

Ms. Shuh said the Monroe Town Board doesn't seem to know the details about the project. She said the Preservation Collective wanted a review process since, she said, the EAF is flawed and a lot of issues were uncovered. She asked that their public hearing be postponed until the DOH is satisfied with wellhead protection issues. She said the drainage district issues, open space and well impact are interconnected.

Ms. Shuh added there was a further discussion regarding the Moodna Sewer Commission to absolve their involvement with the Commission. Supervisor Jamieson said that people who are talking about getting out really don't know that the Commission serves a purpose and has saved taxpayers money for over 20 years. He said the Commission would save more money than if the County takes it over. He said the Charter was written to divide responsibilities amongst the members.

Walter Popailo, Parks & Recreation Director

Walter commented on the Parks & Recreation Department recent trip to the Philadelphia Flower and announced the upcoming trip to Mohegan Sun in Connecticut on April 1<sup>st</sup>. Tickets are still available. He said the Fireworks show would be held on July 9<sup>th</sup>. Walter reported that the Common's pavilion has been redone with a new roof. He said Camp registration is coming up and there would be three movie nights planned. He said the Little League field is getting readied. Walter said all the infield grass has been taken up and new clay has been laid. He said he expects this will reduce injuries.

### **EXECUTIVE SESSION**

**ON A MOTION BY** Councilman Murray and second y Councilman Brischoux to enter into Executive Session concerning collective bargaining at 8:05pm. Motion carried.

**ON A MOTION BY** Councilwoman Smith and second by Councilman Murray to adjourn the Executive Session at 8:20pm. Motion carried.

**ON A MOTION BY** Councilman Murray and second by Councilwoman Smith to hire Larry Monk for the purpose of performing a commercial appraisal on a Chester property.

**VOTE AYES 3: Jamieson, Murray, Smith, 1 Abstained: Brischoux**                    **ADOPTED**

**ON A MOTION BY** Councilman Murray and second by Councilwoman Smith to adjourn the meeting at 8:30pm. Motion carried.

Respectfully submitted,

Linda A. Zappala  
Town Clerk  
2016-03-23