

**TOWN BOARD MEETING
June 22, 2016
7:00 PM**

Supervisor Jamieson opened the meeting at 7:10pm followed by a salute to the flag. Members present: Supervisor Jamieson, Councilman Murray, Councilman Valentine. Absent: Councilman Brischoux, Councilwoman Smith

Also present: Al Fusco, Town Engineer

APPROVAL OF MINUTES

ON A MOTION BY Councilman Valentine and second by Councilman Murray to approve the Town Board Meeting Minutes through June 8, 2016.

VOTE 3 AYES: Jamieson, Murray, Valentine

ADOPTED

PROPOSED LOCAL LAW NO. 1 OF 2016 – ACCESSORY BUILDINGS

ON A MOTION BY Councilman Murray and second by Councilman Valentine, the following Resolution was offered:

**LEAD AGENCY RESOLUTION
LOCAL LAW #1 OF 2016 – ACCESSORY BUILDINGS**

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

Name of Action:	Town of Chester – Change in Zoning Law – Accessory Buildings
Location:	Town-wide
Project:	Local Law #1 of 2016 – Change in Zoning Law for Accessory Buildings
Action:	Type I – Coordinated Review
Plans and Application:	Available at Town Hall or upon request

WHEREAS, the Town Board of the Town of Chester has received no challenges to Lead Agency

BE IT RESOLVED, the Town Board of the Town of Chester hereby declares itself Lead Agency for the above referenced project.

VOTE 3 AYES: Jamieson, Murray, Valentine

ADOPTED

RESOLUTION
State Environment Quality Review
NEGATIVE DECLARATION
Notice of Determination of Non-Significance
LOCAL LAW #1 OF 2016 – ACCESSORY BUILDINGS

ON A MOTION BY Councilman Murray and second by Councilman Valentine, the following Resolution was offered:

This notice is issued pursuant to 6 NYCRR Part 617 of the implementing regulations pertaining to Article 8 (State Environment Quality Review Act) of the Environmental Conservation Law.

The Town of Chester Town Board, as lead agency, has determined that the proposed action described below will not have a significant effect on the environment and a Draft Environmental Impact Statement will not be prepared.

Name of Action:	Local Law #1 of 2016 – Accessory Buildings
SEQR Status:	Type I – Coordinated Review
Negative Declaration:	Yes
Description of Action:	Amend Zoning Law regarding Accessory Buildings Local Law #1 of 2016

Facts & Reasons Supporting This Determination:

Based on careful review of the application, the Local Law and revisions thereto submitted by the Applicant, Long Form Environmental Assessment Form, with supporting information and public comment, the Town Board has identified the no areas of environmental concern in connection with the proposed project.

Resolution:

BE IT RESOLVED THAT based on the Town Board’s review and consideration of the Project, Full Environmental Assessment Form, supplementary technical information, public comments and consideration of the criteria for determining significance set forth in 6 NYCRR 617.7 (c), the Project as designed and set forth herein will not result in any significant impact to the environment.

VOTE 3 AYES: Jamieson, Murray, Valentine

ADOPTED

**RESOLUTION
STATE ENVIRONMENTAL QUALITY REVIEW FOR
LOCAL LAW #1 OF 2016 – ACCESSORY BUILDINGS**

ON A MOTION BY Councilman Murray and second by Councilman Valentine the following resolution was offered:

WHEREAS, the Town of Chester is considering amending the Zoning Ordinance regarding Accessory Buildings by Local Law; and

WHEREAS, the Town has cause to have prepared a Full Form Environmental Assessment 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 to be a coordinate review and a Type I 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.

VOTE 3 AYES: Jamieson, Murray, Valentine

ADOPTED

ON A MOTION BY Councilman Murray and second by Councilman Valentine to adopt:

LOCAL LAW NO. 1 OF 2016
A LOCAL LAW AMENDING CHAPTER 98 –
ZONING ARTICLE III – SECTION 98-11E-
ACCESSORY BUILDINGS

REPLACE

Section 98-11E as follows:

Article III

98-11E

“Accessory buildings shall have no living space unless the accessory building is expressly for the purpose of providing living space, such as a caretaker’s or manager’s unit, which is provided for elsewhere in these regulations”.

Exception LB-SL District shall allow accessory buildings to have living space as approved by the Building Department or the Planning Board.

Setbacks in 98-11A shall apply (see below):

- “A. A permitted accessory building may be located in any required side or rear yard, provided that:
- (1) Such building, except for farm purposes, shall not exceed 24 feet in height.
 - (2) Such building shall be set back at least 5 feet from any lot line and at least 10 feet from the principal building.
 - (3) Such building shall not occupy more than 30% of the required side or rear yard.
 - (4) Such building shall meet all front yard setback requirements for corner lots.”

VOTE 3 AYES: Jamieson, Murray, Valentine

ADOPTED

PROPOSED LOCAL LAW NO. 2 OF 2016 – PARKING

**LEAD AGENCY RESOLUTION
LOCAL LAW #2 OF 2016 – PARKING**

ON A MOTION BY Councilman Murray and second by Councilman Valentine, the following Resolution was offered:

WHEREAS, the Town of Chester, New York Town Board declares its intent to be lead agency as required by SEQR (6NYCRR Part 617) for

Name of Action:	Town of Chester Zoning Regulation Amended Local Law No. 2 of 2016 - Parking
Location:	Town-wide
Project:	Local Law #2 of 2016 - Parking
Action:	Type I – Coordinated Review
Plans and Application:	Available at Town Hall or upon FOIL request for viewing

WHEREAS, the Town Board of the Town of Chester has received no challenges to Lead Agency

BE IT RESOLVED, the Town Board of the Town of Chester hereby declares itself Lead Agency for the above referenced project.

VOTE 3 AYES: Jamieson, Murray, Valentine

ADOPTED

RESOLUTION
State Environment Quality Review
NEGATIVE DECLARATION
Notice of Determination of Non-Significance
Local Law #2 of 2016 – Parking

ON A MOTION BY Councilman Murray and second by Councilman Valentine, the following Resolution was offered:

This notice is issued pursuant to 6 NYCRR Part 617 of the implementing regulations pertaining to Article 8 (State Environment Quality Review Act) of the Environmental Conservation Law.

The Town of Chester Town Board, as lead agency, has determined that the proposed action described below will not have a significant effect on the environment and a Draft Environmental Impact Statement will not be prepared.

Name of Action:	Local Law #2 of 2016 – Parking
SEQR Status:	Type I – Coordinated Review
Negative Declaration:	Yes
Description of Action:	Amend Zoning Law regarding Parking Local Law #2 of 2016

Facts & Reasons Supporting This Determination:

Based on careful review of the application, the Local Law and revisions thereto submitted by the Applicant, Long Form Environmental Assessment Form, with supporting information and public comment, the Town Board has identified the no areas of environmental concern in connection with the proposed project.

Resolution:

BE IT RESOLVED THAT based on the Town Board’s review and consideration of the Project, Full Environmental Assessment Form, supplementary technical information, public comments and consideration of the criteria for determining significance set forth in 6 NYCRR 617.7 (c), the Project as designed and set forth herein will not result in any significant impact to the environment.

VOTE 3 AYES: Jamieson, Murray, Valentine

ADOPTED

**RESOLUTION
STATE ENVIRONMENTAL QUALITY REVIEW FOR
LOCAL LAW #2 OF 2016 – PARKING**

ON A MOTION BY Councilman Murray and second by Councilman Valentine the following resolution was offered:

WHEREAS, the Town of Chester is considering amending the Zoning Ordinance regarding Parking by Local Law; and

WHEREAS, the Town has cause to have prepared a Full Form Environmental Assessment 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 to be a coordinate review and a Type I 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.

VOTE 3 AYES: Jamieson, Murray, Valentine

ADOPTED

ON A MOTION BY Councilman Valentine and second by Councilman Murray to adopt:

LOCAL LAW NO. 2 OF 2016

**A LOCAL LAW AMENDING ZONING ARTICLE IV, SECTION 98-22
OFF STREET PARKING AND LOADING FACILITIES**

REPLACE

Section 98-22C(2) as follows:

98-22C

(2)(a) Required off-street parking spaces may be located elsewhere than on the same lot as the use to which it is appurtenant, provided that it shall be in the same zone as the use to which it is appurtenant, and further provided that the spaces are not more distant from the principal entrance or entrances to the structure it serves than 500 feet in the case of an LB, LB-SL or SR use, 600 feet in the case of an GC use and 800 feet in the case of a manufacturing or industrial use, and provided that all such spaces, through ownership or permanent easement, shall be under the control of the owner or operator of the use to which such spaces are appurtenant.

(2)(b) Non-Applicability to Existing Building and Uses:

In LB-SL zones, the schedule of off-street parking space requirements provided in subsection C(1)(a) and (b) shall not apply to any building structure or use lawfully in existence at the effective date of this ordinance, whether continued as a permitted or non-conforming use of same whether of the same or to a different owner or different permitted use.

(2)(c) Parking for New Building or Premise Construction:

Parking for new building or premise construction or alterations so as to expand useable floor area by 3,000 SF or less are exempt from C(1)(a); or if over 3,000 SF, parking will be in accordance with the schedule of off-street parking space requirements provided in subsection C(1)(a) and (b). However, the Planning Board can waive any or all of the requirements for the good of the Town.

REPLACE

Section 98-22D(1) as follows:

98-22D(1)

Required spaces shall be computed on a basis of 162 square feet per space (9'x18') exclusive of drives or aisles for access or turning movements in said parking areas. Handicap spaces shall be 10'x18' or 180 square feet per space exclusive of drives or aisles for access or turning movements in said parking areas.

VOTE 3 AYES: Jamieson, Murray, Valentine

ADOPTED

PROPOSED LOCAL LAW NO. 3 OF 2016 – ZONING MAP

**LEAD AGENCY RESOLUTION
LOCAL LAW #3 OF 2016 – ZONING MAP**

ON A MOTION BY Councilman Murray and second by Councilman Valentine the following resolution was offered:

WHEREAS, the Town of Chester, New York Town Board declares its intent to be lead agency as required by SEQR (6NYCRR Part 617) for

Name of Action:	Town of Chester Zoning Regulation Amended Local Law No. 3 of 2016 – Zoning Map
Location:	Town-wide
Project:	Local Law #3 of 2016 - Zoning
Action:	Type I – Coordinated Review
Plans and Application:	Available at Town Hall or upon FOIL request for viewing

WHEREAS, the Town Board of the Town of Chester has received no challenges to Lead Agency;

BE IT RESOLVED, the Town Board of the Town of Chester hereby declares itself Lead Agency for the above referenced project.

VOTE 3 AYES: Jamieson, Murray, Valentine

ADOPTED

RESOLUTION
State Environment Quality Review
NEGATIVE DECLARATION
Notice of Determination of Non-Significance
LOCAL LAW #3 OF 2016 – ZONING MAP

ON A MOTION BY Councilman Murray and second by Councilman Valentine the following resolution was offered:

This notice is issued pursuant to 6 NYCRR Part 617 of the implementing regulations pertaining to Article 8 (State Environment Quality Review Act) of the Environmental Conservation Law.

The Town of Chester Town Board, as lead agency, has determined that the proposed action described below will not have a significant effect on the environment and a Draft Environmental Impact Statement will not be prepared.

Name of Action:	Local Law #3 of 2016 – Amended Zoning Map Specifically - Change the OP Zoning in vicinity of Greycourt Road to an I Zone.
SEQR Status:	Type I – Coordinated Review
Negative Declaration:	Yes
Description of Action:	Amend Zoning Law regarding Zoning Map Local Law #3 of 2016

Facts & Reasons Supporting This Determination:

Based on careful review of the application, the Local Law and revisions thereto submitted by the Applicant, Long Form Environmental Assessment Form, with supporting information and public comment, the Town Board has identified the no areas of environmental concern in connection with the proposed project.

Resolution:

BE IT RESOLVED THAT based on the Town Board’s review and consideration of the Project, Full Environmental Assessment Form, supplementary technical information, public comments and consideration of the criteria for determining significance set forth in 6 NYCRR 617.7 (c), the Project as designed and set forth herein will not result in any significant impact to the environment.

VOTE 3 AYES: Jamieson, Murray, Valentine

ADOPTED

**RESOLUTION
STATE ENVIRONMENTAL QUALITY REVIEW FOR
LOCAL LAW #3 OF 2016 – ZONING MAP**

ON A MOTION BY Councilman Murray and second by Councilman Valentine the following resolution was offered:

WHEREAS, the Town of Chester is considering a Local Law #3 of 2016 to amend the official Zoning Map; specifically to change the OP Zone in the vicinity of Greycourt Road to an I Zone; and

WHEREAS, the Town has cause to have prepared a Full Form Environmental Assessment 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 to be a coordinate review and a Type I 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.

VOTE 3 AYES: Jamieson, Murray, Valentine

ADOPTED

ON A MOTION BY Councilman Murray and second by Councilman Valentine to adopt:

LOCAL LAW NO. 3 OF 2016

**A LOCAL LAW AMENDING ZONING ARTICLE IV, SECTION 98-4
ZONING MAP**

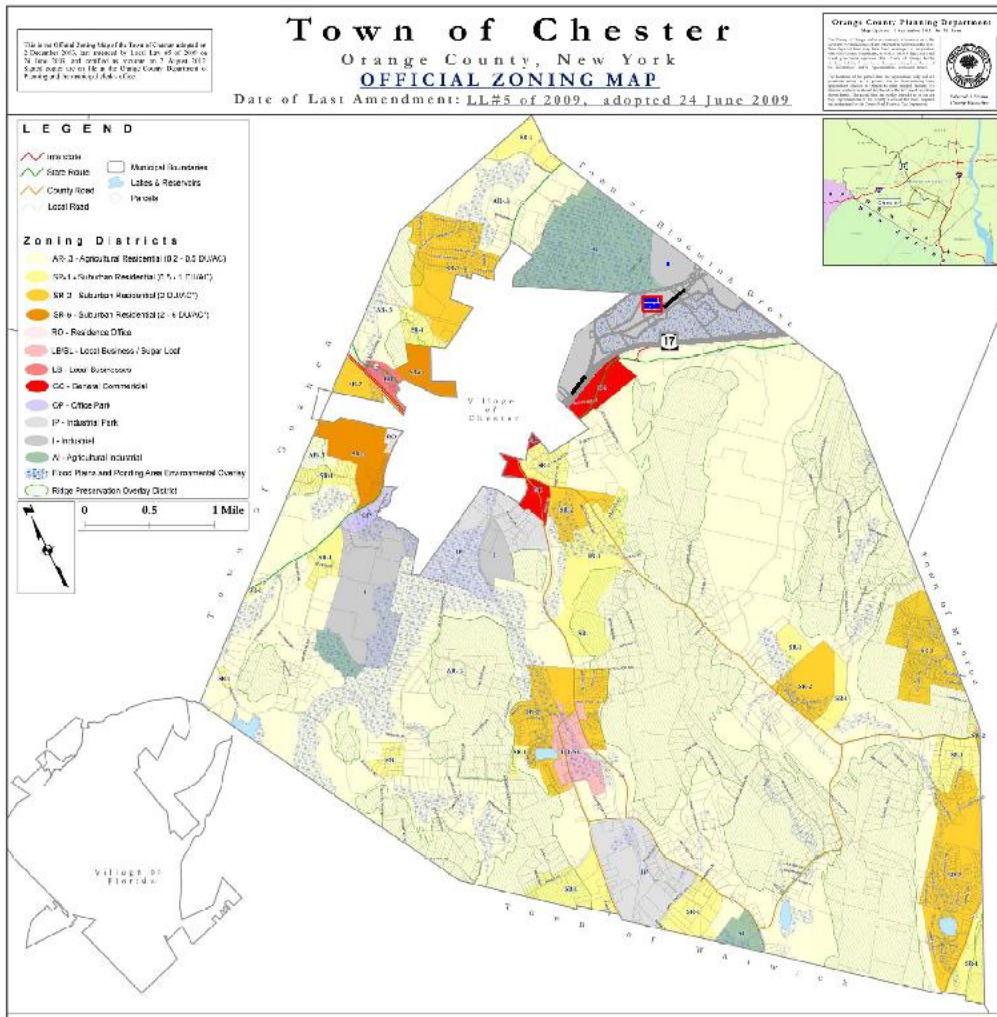
REPLACE

Section 98-4 as follows:

REPLACE

Section 98-4 as follows:

New Zoning Map, attached
Specifically to change the OP Zoning in vicinity of Greycourt Road to an
I Zone; pre-existing uses in the existing OP Zone in the areas considered
for change will become non-conforming uses which can continue per the
current zoning ordinance.



VOTE 3 AYES: Jamieson, Murray, Valentine

ADOPTED

POLICE DEPARTMENT RENOVATION PROJECT BIDS

Supervisor Jamieson said that the low general contractor bidder could not obtain the bond necessary to fulfill the bid requirement. The Town Board will now have to consider whether they want to re-bid the project as is, change the scope of the project or go to the next lowest bidder. Al Fusco added that the low bidders have extended their bids until August 4, 2016. The following are the bid results of May 4, 2016 in their entirety:

NAME	GC BASE BID	EC BASE BID	HC BASE BID	PC BASE BID
Belfor Restoration 75 Virginia Road North White Plains, NY 10603 Phone No: 914-798-1440 Fax No: 914-798-3890				
Collier Construction 371 East Main Street Middletown, NY 10940 Phone No: 845-346-0010 Fax No:				
DJ Heating 1409 Route 9W Marlboro, NY 12542 Phone No: 845-236-4436 Fax No: 845-236-3638			\$ 285,900.00	
Fanshawe Inc 143 Main Street, 1st Floor Nanuet, NY 10954 Phone No: 845-627-3232 Fax NO: 845-627-0423		\$204,000.00		

NAME	GC BASE BID	EC BASE BID	HC BASE BID	PC BASE BID
<p>Helmer-Cronin Construction 27 Route 210 Stony Point, NY 10980 Phone No: 845-942-1330 Fax No: 845-942-1165</p>	\$1,577,700			
<p>I SQFT 30 Technology Parkway South Norcross, GA 30092 Phone No: Fax No:</p>				
<p>Intercontinental Construction 180 Lexington Ave 2nd Floor Passaic, NJ 07055 Phone No: 973-365-1555 Fax No: 973-365-1553</p>	\$1,639,680			
<p>Key Construction Services 327-329 Main Street Poughkeepsie, NY 12601 Phone No: 845-454-1192 Fax No: 845-454-1193</p>				

NAME	GC BASE BID	EC BASE BID	HC BASE BID	PC BASE BID
LKM Ltd 31 Payson Road Cornwall-on-Hudson, NY 12520 Phone No: 845-534-9043 Fax No: 845-534-9065		\$199,500.00		
MDS HVAC 49 East Main Street Walden, NY 12586 Phone No: 845-713-4598 Fax No: 845-713-4626				
Optimus 2 Tuckahoe Road Yonkers, NY Phone No: 914-349-9444 Fax No: 914-349-9446	\$1,706,888			
Ray S Pantel Inc 71-73 Wisner Avenue Middletown, NY 10940 Phone No: 845-343-7250 Fax No: 845-343-1217		\$205,000.00		

NAME	GC BASE BID	EC BASE BID	HC BASE BID	PC BASE BID
Pearl River Plumbing - Bertussi's 60-70 Dexter Plaza Pearl River, NY 10965 Phone No: 845-735-5588 Fax No: 845-735-1636			\$377,708.00	\$197,422.00
Piazza Brothers 3 West Stevens Avenue Hawthorne, NY 10532 Phone No: 914-741-4435 Fax No: 914-741-2087	\$2,225,000.00			
Prestige Building Co 19 Carroll Street Newburgh, NY 12550 Phone No: 845-568-3282 Fax No: 845-507-1197	\$998,000.00			
Harry Rotolo & Son 390 East Main Street Middletown, NY 10940 Phone No: 845-343-8160 Fax No: 845-343-8610		\$169,998.00		

NAME	GC BASE BID	EC BASE BID	HC BASE BID	PC BASE BID
Southeast Mechanical 568 North Main Street Brewster, NY 10509 Phone No: Fax No:				
Southeast Plumbing 568 North Main Street Brewster, NY 10509 Phone No: Fax No:				\$129,700.00
Specht Electric 24 Still Hollow Road Newburgh, NY 12550 Phone No: 845-565-6832 Fax No: 845-565-2488				
Standback GC 26 Ivy Lane Washingtonville, NY 10992 Phone No: 845-775-0036 Fax No: 845-913-9188	\$1,785,000.00			

NAME	GC BASE BID	EC BASE BID	HC BASE BID	PC BASE BID
Verticon 24 Gilbert Street Ext Monroe, NY 10950 Phone No: 845-774-8500 Fax No: 845-774-8695	\$1,387,000			
Westar Tech Services PO Box 988 Middletown, NY 10940 Phone No: 845-342-1118 Fax No: 845-342-5891			\$189,980.00	\$ 69,975.00
All Bright Electric 100 Snake Hill Road West Nyack, NY Phone No: 845-358-1200 Fax No:		\$ 249,970.00		

HIGHWAY DEPARTMENT SANDING UNIT

Supervisor Jamieson read the request from Highway Superintendent LaSpina regarding the purchase of a sanding unit for truck #5, to replace the unit that is rusted.

ON A MOTION BY Councilman Valentine and second by Councilman Murray to approve the purchase of a new sanding unit, at a cost not to exceed \$6,000.00, from the DA5130.2 account.

ASSOCIATION OF TOWNS

ON A MOTION BY Councilman Murray and second by Councilman Valentine to approved the attendance of Tanya McPhee, Alexa Burchianti and John Schuler to the Association of Towns Annual Golf Outing and Clambake on June 28, 2016 at a cost of \$285.00.

VOTE 3 AYES: Jamieson, Murray, Valentine

ADOPTED

ANNOUNCEMENTS

Supervisor Jamieson announced the Town Clerk's first town-wide shred event to be held on Friday, July 1st, 2016 from 10am-12noon at the Chester Town Hall. All Town residents with proper i.d. are welcome to bring their unwanted paper documents for secure and proper destruction.

Supervisor Jamieson read the thank you from Mr. Stephen Zecher to Officer Rick Perez for his quick and skillful handling of a situation regarding a fawn on his Chester property.

Supervisor Jamieson announced the 18th Annual Senior Forum and Public Hearing on August 12, 2016 at 8:30am-2:00pm at SUNY Orange.

Supervisor Jamieson announced the Chester Public Library homebound delivery service for Chester residents with limited mobility, illness or handicap. For more information, call 469-4252.

Supervisor Jamieson announced that the Honor Flight is looking for WWII veterans to take a flight on September 10, 2016 or October 29, 2016.

Supervisor Jamieson read the letter from Lori Streichert, Recreation Coordinator regarding the Town of Chester Summer Camp program. Due to the recent notification of widespread construction renovations at the Chester Academy and Chester Elementary school there will be limited access to playgrounds and ball fields. This space limitation will affect the total number of campers registered, and arrangements for alternative outdoor play are being made.

Walter Popailo said the fireworks show on July 9th will start at approximately 9:20-9:30pm. The day's event will begin at 5pm. There will be food and ice cream available and three bands will be performing. Stage and sound courtesy of Richard Logothetis.

Walter announced the upcoming movie nights at the SLPAC Pavilion lawn. Star Wars will be featured on July 15th and Zootopia will be shown on August 5th. He also announced the upcoming concert series at the Erie Train Station on Sundays in August from 6-8pm. Tim Urban from

American Idol will be one of the performers. Walter said the Sugar Loaf "Concerts on the Lawn" summer concert series begins on July 7, 2016 with the Black Dirt Bandits set to perform.

EXECUTIVE SESSION

ON A MOTION BY Councilman Murray and second by Councilman Valentine to enter into Executive Session at 7:35pm to discuss collective bargaining. Motion carried 3-0.

ON A MOTION BY Councilman Valentine and second by Councilman Murray to adjourn the Executive Session at 8:00pm. Motion carried 3-0.

There being no further business brought before the Board, **ON A MOTION BY** Councilman Valentine and second by Councilman Murray the meeting was adjourned at 8:00pm. Motion carried 3-0.

Respectfully submitted,

Linda A. Zappala
Town Clerk
2016-06-22