

Draft

TOWN BOARD MEETING

July 28, 2021

7:00 PM

Supervisor Valentine opened the meeting at 7:00pm followed by a salute to the flag. Members present: Supervisor Valentine, Councilman Ardisana, Councilman Becker, Councilman Courtenay, Absent: Councilwoman Smith

Also present: Scott Bonacic, Esq., Town Attorney, Al Fusco, Fusco Engineering

**TOWN BOARD OF THE TOWN OF CHESTER
PROCLAMATION**

HONORING

**CHESTER ACADEMY
VARSITY BOYS BASEBALL TEAM
SECTION IX CLASS B CHAMPIONS**

WHEREAS, the Town Board of the Town of Chester is desirous of recognizing outstanding achievements by members of the Chester Community; and

WHEREAS, the Chester Academy Varsity Boys Baseball Team in their last year as Section B qualifiers had a last shot at beating best-class team Marlboro who had eliminated the Hambletonians three times before in the playoffs; and

WHEREAS, the Hambletonians secured a 4-3 victory over the top-seeded Dukes in this quite competitive Section IX match-up final; and

WHEREAS, Chester's George Slicker's (1 for 2) RBI single put Chester on the board in the 1st inning and James Lusignan added a run-scoring single for the early 2-0 lead; and

WHEREAS, Marlboro's bottom frame tie-up was answered by Hambletonian Alex Buchanan (2 for 3) who singled in the 2nd and came home by a wild pitch; and

WHEREAS, when the Dukes tied the game again, Brian Gregory's (complete game) devastating slider struck out 4 and calmed the Marlboro offense; and

WHEREAS, contributing Jeter Nolasco (2 for 4), Andre Jenkins (1 for 3) and Laura's (1 for 1) single drove in Buchanan from 2nd base putting the Hambletonians ahead in the 4th; and

WHEREAS, when the lead was almost lost in the 7th inning when a deep fly ball to center was caught by Chester centerfielder, Buchanan, one step in front of the wall; and

WHEREAS, this game ending catch led to a euphoric and field-rushing celebration by the Chester Hambletonians.

NOW, THEREFORE, BE IT RESOLVED that the Town Supervisor and the Town Board of the Town of Chester join all members of the Chester community to hereby express their congratulations on a great win and season (20-4) to the Chester Academy Varsity Boys Baseball Team as our Section IX Class B Champions; and

BE IT FURTHER RESOLVED, that a copy of this Proclamation be spread upon the minutes of the Town Board meeting held on July 28, 2021.

**TOWN OF CHESTER,
ORANGE COUNTY, NEW YORK**
Robert Valentine, Supervisor

SURREY MEADOWS SEWER PUMP

ON A MOTION OFFERED BY Councilman Becker and second by Councilman Courtenay to approve the engineering design by Lanc & Tully of the Surrey Meadows Sewer Pump Station, up to a cost of \$4,000.

VOTE AYES 4: VALENTINE, ARDISANA, BECKER, COURTENAY

ADOPTED

ROAD CLOSURES

ON A MOTION OFFERED BY Councilman Courtenay and second by Councilman Ardisana to close Harding Way on August 21, 2021 for a block party event.

DISCUSSION: Chief Doellinger explained that barricades would be dropped off to be used on the semi-circle loop and the four house in the middle of Harding Way, as requested in writing by the homeowners.

VOTE AYES 4: VALENTINE, ARDISANA, BECKER, COURTENAY

ADOPTED

ON A MOTION OFFERED BY Councilman Courtenay and second by Councilman Ardisana to closed Gilmour Way on September 5, 2021 for a block party.

DISCUSSION: Gilmour Way is a cul-de-sac. The houses, as requested in writing by the homeowners, are 16, 20, 21, 24, 25 and 28 Gilmour Way.

VOTE AYES 4: VALENTINE, ARDISANA, BECKER, COURTENAY

ADOPTED

BILLBOARD ARTWORK

ON A MOTION OFFERED BY Councilman Courtenay and second by Councilman Becker to approve the artwork to be displayed on the billboards announcing the fundraiser, "Cruise for a Cause".

DISCUSSION: Supervisor Valentine announced he would cover the expense.

VOTE AYES 4: VALENTINE, ARDISANA, BECKER, COURTENAY

ADOPTED

ARX CELL TOWER AGREEMENT

ON A MOTION OFFERED BY Councilman Courtenay and second by Councilman Ardisana to approve the ARX Tower Option Agreement and authorize the Supervisor to sign.

DISCUSSION: Supervisor Valentine explained the monopoles sit on 100x100sf in Sugar Loaf and Walton Lake Estates and will be referred to the Planning Board for the normal process, inclusive of public hearings. Councilman Becker asked about the revenue stream. Supervisor Valentine explained there will be a \$20,000 bonus on each site and a 35% of profit on carrier revenue. Attorney Bonacic clarified the terms noting a \$2,000 monthly revenue with 25% gross revenue profit for each carrier thereafter, with a 2% annual increase.

VOTE AYES 4: VALENTINE, ARDISANA, BECKER, COURTENAY

ADOPTED

REPORTS

Supervisor Valentine read the following reports.

Engineer's Development Report

1. Greens at Chester: Stormwater prevention systems hold during the last down burst Sunday night. Minor silt fence repairs required. Also, we directed them to clean up building areas from debris to avoid blocking drains.
2. Cappelli Sports (Primo Sports): We issued a notice of violation for illicit discharges of sediment onto Tetz Drive and ordered SWPPP improvements. They have almost complied with all our requests.
3. We are staking the new well location on Walton Lake Water District.
4. We are working on grants for the Town.
5. We have reviewed Warwick Ridge subdivision for dedication of roads with the Highway Superintendent. A punchlist has been issued.

Recreation

Tropicana trip to Atlantic City was a success. Everyone enjoyed the day walking the boardwalk, sitting on the beach, or trying their luck in the casino. Feedback was amazing – everyone so happy to be out and going again.

Senior BBQ was a huge success, everyone had a great day. We had an excellent turnout 90-100 people. It was great to meet so many of our senior residents who joined us. Recreation Director Walter Popailo and Supervisor Valentine manned the grill, Sharon Conklin who recently retired from the Town came out and helped us with the day.

We have a Senior Ice Cream Social coming up on August 10 from 1-3pm under the pavilion at Carpenter Community Park. RSVP required

Working on a senior brunch in September, a pasta luncheon in October and a Veterans breakfast before services on Veterans Day.

A Senior Fall Fling is scheduled for early November as well.

Working on a few trips; an overnight and a day trip. Awaiting word back before announcing dates and locations.

Lancaster trip October 13-14 is full. If openings come up I will update.

Golden Age Club resumed their meetings on Wednesdays, beginning June 30th.

Chess Club reached up and I am sure will be starting up soon.

The kitchen opened and the Town again is providing coffee (decaf and regular), tea bags, sugar, sugar alternative, napkins and cups. The only thing not supplied is the milk/creamer.

The center remains set up with 25 tables with 6 chairs at a table. Groups/organizations can rearrange as their needs require. Received the Certificate of Occupancy from the Building Inspector and it remains at 216, if necessary more tables and chairs will be brought out, at present the room is set to 150 people.

Chair Yoga/OsteoExercise remains well attended averaging 18-22 people per class. Classes are Tuesdays at 1130am and Thursdays at 9am. Quilters are meeting on Mondays from 10am-2pm, and open cards are on Thursdays from 11-3 and averages anywhere from 11-21 people. Yoga classes started back up the beginning of July and there are 10-12 people per class, class is Fridays at 12pm.

The children's holiday party will be December 17th (tentatively) at the SLPAC and will be open to Chester residents with an RSVP required.

ANNOUNCEMENTS

Supervisor Valentine announced the preliminary date set for the Community Services Day on September 18, 2021.

TOWN BOARD COMMENTS

Councilman Becker reported John O'Rourke has given us a price of \$4,000 dollars to perform the engineering report needed the Surry Meadows sewer pump station so grants can be applied for. Several weeks ago, Councilman Becker met with Bill Keller to have a phone meeting with David Jankins from Millennium Strategies to discuss possible grants for water projects. He had Al Fusco forward him previous grant applications written for Walton Lake Estates and the engineering report for review. The engineering report can possibly be used to apply for additional grants. At Walton Lake Estates, Tom Cusack, our hydrogeologist has given us a new location to drill for water. He met with Bill Keller onsite to review this location and had further conversations with Tom Cusack to discuss the location as our best viable alternative to the previously drilled well that only produced 10 GPM. We are currently in the process of having a surveyor stake this location and an application will be forwarded to the OCDOH for their approval. He will get pricing from Claverack pump for the track well drilling rig for the new well. At the Highway garage, another contractor has been slow to get back to us on the repairs needed for the truck lift. There seems to be an issue with getting the steel required for the project so he asked John Reilly to reach out to Brakewell Steel in the industrial park and they are willing to help provide what might be needed. The contractor has been forwarded this information so they can communicate with Brakewell Steel to hopefully expedite this project. We have finally received the letter from the Palisades Interstate Park Commission for the Health Department about the 100 foot well protection zone going over into their property.

Councilman Courtenay announced that he met with the Community and Police Relations Committee for the first time to give an overview of the process. He announced that the Cruise for a Cause, prostate awareness fundraiser will take place on July 31st at the Sugar Loaf Performing Arts Center from 10am-4pm with food trucks and live music. Councilman Courtenay reported that the 911 Memorial statues need restoration work as the seams are separating. He is trying to determine who did the original work. Councilman Becker suggested he speak with Ed Stoddard as he was involved at the beginning. Councilman Courtenay added that the Highway Department will be involved in rebuilding the walls and the mulch will be handled by the Parks Department. Supervisor Valentine said he would speak with the Village Mayor to see if they would like to assist.

Councilman Ardisana reported that he is working on establishing the Citizens Cannabis Committee. He added seniors can participate. He noted that the concern over the rubber mulch that has been ordered but is impacted by COVID-related shortages.

PUBLIC COMMENTS

Larry Dysinger, Odyssey Drive, said he is grateful for the lighting ordinance passed by the Town Board but noted the light pollution from the Industrial Park. He said he had not heard any feedback from the Village after meeting with them and Councilman Becker some months prior. Councilman Becker said that the Mayor had informed him that they were satisfied with the ordinance they have currently on the books. He said our Building Inspectors email to Village Inspector John Orr has gone unanswered. He also touched on some internet connectivity issues and website dysfunction at the Town. Mr. Dysinger asked the status of a Comprehensive Plan Update.

Michael Sussman, Esq., 672 Laroe Road, addressed the Town Board on behalf of the Golden Age Club and his letter of June 27th, to which he received the Town Attorney's reply. He asked that Town Board to consider a private meeting between two member with two members of the Club to work out an amicable resolution to the issues they have raised.

Tracy Shuh, Preservation Collective, offered the following comments. She reminded the Board of the Moodna Creek Watershed Intermunicipal Council meeting tomorrow at 10am via zoom. She noted that the Town of Montgomery has adopted enhanced stormwater plans to assist with large projects. Ms. Shuh noted that the Village of Chester Planning Board is looking at an Advance Auto project situated next to Orange Bank and Trust and the plan to replace the Methodist Church building. She said it appears to go against the downtown vision. She also suggests the Town Board include updates on new and approved planning board projects as agenda discussion topics.

Lydia Cuadros, Creamery Pond, asked why is the cell tower project all about revenue and why is it situated in a residential community. She said Town code prohibits structures that emit electromagnetic fields and risk the health of the community. She asked if the Town abides by these codes. Ms. Cuadros asked if the Town received the \$1.34million in ARPA funding and how they will be using the funds.

Chris Mauer, Creamery Pond, said she was disappointed about the cell tower approval by the Board without safety studies and input from the residents of Creamery Pond.

Brandon Holdridge, Sunfish Lane, thanked the Police Department for their responsiveness to calls, but said the noise ordinance is not working. He said the issue at Camp Monroe continues to be disruptive with music and chanting at all hours of the night. Supervisor Valentine said he would speak with Chief Doellinger and the owner to seek a remedy. Councilman Becker added that we need a meter to check the sound levels.

Colleen Mercedes, FB, asked why there were no answers to the questions posed. Supervisor Valentine reminded the audience that public comments is not a question and answer session, but offered that the cell tower agreement was to approve an option and it will go in front of the Planning Board for Public Hearings and due process.

Irving Schlinger, Surrey Meadows, said he will provide the Town Board with code provisions used in the Town of Fishkill to deal with problems occurring with large developments.

ADJOURNMENT

ON A MOTION OFFERED BY Councilman Courtenay and second by Councilman Ardisana to adjourn the meeting at 7:50pm, there being no further business brought before the Town Board.

VOTE AYES 4: VALENTINE, ARDISANA, BECKER, COURTENAY

ADOPTED

Respectfully submitted,

Linda A. Zappala
Town Clerk
2021-07-28