

**TOWN BOARD MEETING
FEBRUARY 23, 2022
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 Holdridge, Councilwoman Smith, Absent: Councilman Courtenay

Also present: Al Fusco, Town Engineer

ACCEPTANCE OF MEETING MINUTES

ON A MOTION OFFERED BY Councilwoman Smith and second by Councilman Ardisana to accept the Minutes of the Town Board Meeting of January 26 and February 9, 2022, as presented by Town Clerk Zappala.

VOTE: AYES (4): Valentine, Ardisana, Holdridge, Smith, Absent: Courtenay

ADOPTED

PUBLIC COMMENT

Supervisor Valentine explained that it was the Board consensus to move the Public Comment section to the front of the agenda.

Larry Dysinger, Odyssey Drive, opined that the Town Board Minutes seem to be a summary. Town Clerk Zappala explained the Minutes are not done in verbatim and only the actions of the Town Board are required to be included. Other discussions and comments are summarized at the discretion of the Town Clerk. Mr. Dysinger reiterated that the noise ordinance shows no distinction between commercial and residential and time of day. He said he is not crazy with the current ordinance.

Water Administrator Becker provided his report to the Town Board:

The Step test at Walton Lake Estates has been completed. During the test 76 gallons per minute were produced and water quality samples were taken. With the recovery data from the test, we may be able to get permitted from DEC for 60 GPM.

He presented two price quotes for the additional well as a backup supply: Turnbull - \$16,470 and Claverack - \$14,200. He is awaiting on a third quote from Bill Frye. A decision will be made at that time.

At The Sugar Loaf Water District, the pump went bad on the primary well. The backup well was put in place to serve the district until a replacement pump could be installed. This well was only run during the time the water operators could monitor it. During the replacement process Daryl Quackenbush had difficulty in removing the old pump, part of an inline check valve broke off and became lodged in the pit-less adapter keeping it from detaching. After multiple times trying, he was able to free the pump and complete the replacement.

He will be meeting with Tom Cusack next week to go over information needed to find an additional well for the Sugarloaf water district to replace the existing E Coli well. Chris Cocks is trying to locate a better well map.

He said he will work with Al Fusco to do the engineering on another water plant building, possibly a pre-fab since the existing is too far away.

Nicole Griffin reminded the public that announcements can be emailed to them by registering for Constant Contact on the Town website, bottom right corner of home page.

Tracy Shuh, Pickerel Road, thanked the Board for considering the request to have public comments at the start of the meeting but would like to also have them at the end. She added that the agenda should be available at least 24 hours in advance and with associated documents posted, so comments could be considered before action is taken. She suggested setting a deadline for agenda items. With regard to Oak Woods, she opined that the Trail Conference doesn't follow a straight line and the Town should take as much land as possible to preserve. She said she will speak at the Planning Board public hearing next Wednesday via zoom. She acknowledged the Chairman's hard work and suggests a committee be assembled to create a preservation plan beneficial to the community.

KIWANIS CLUB - CHESTER CLEAN-UP

Tom Flynn announced the Kiwanis Chester Clean-Up to be held on April 23, 2022 from 9-11:30am, with a rain date of April 30th. All participants to meet at the Wendy's parking lot, with lunch provided at the conclusion. Six more roads are being added to the route. He will be seeking volunteers from businesses in the industrial park. Tom will coordinate with the Police Department, Highway Department and Town Clerk on the necessary assistance. Email chestercleanup@gmail.com to sign up to work a zone.

OAK WOODS SUBDIVISION DISCUSSION

Don Serotta, Planning Board Chair, addressed the Board. The Trail Conference has decided they would like a 50ft wide strip along lot 5 into the Monroe piece to the back end. There will be landscaping along the lots and the trail which will tie into the 14.26 acres of open space. The Town of Monroe is requesting a letter of request from the Supervisor for ownership.

ON A MOTION OFFERED BY Councilman Holdridge and second by Councilwoman Smith to approve a letter of request to the Town of Monroe to acquire ownership of the property.

VOTE: AYES (4): Valentine, Ardisana, Holdridge, Smith, Absent: Courtenay

ADOPTED

LIBRARY TRUSTEE APPOINTMENT

Supervisor Valentine explained that candidate Hema Easley was called out of town due to family illness. The matter was tabled, awaiting her return.

APPOINTMENT

ON A MOTION BY Councilwoman Smith and second by Councilman Ardisana to appoint Melissa Foote as full-time Planning and Zoning Board Secretary at a rate of pay of \$25 p/hour, pending County approval.

VOTE: AYES (4): Valentine, Ardisana, Holdridge, Smith, Absent: Courtenay

ADOPTED

FIRE AND BURGLAR ALARM MONITORING CONTRACTS

Supervisor Valentine asked the Town Board to consider approving the renewals of the following annual monitoring contracts From Harry F. Rotolo & Son, Inc.

Town Hall Burglar Alarm – Monthly monitoring \$17
Senior Center Burglar Alarm – Monthly monitoring \$17
Town Hall Fire Alarm – Monthly monitoring \$32

ON A MOTION OFFERED BY Councilwoman Smith and second by Councilman Ardisana to authorize the renewals of the preceding annual monitoring contracts with Harry F. Rotolo & Son, Inc., as specified, and allow the Supervisor to sign same.

VOTE: AYES (4): Valentine, Ardisana, Holdridge, Smith, Absent: Courtenay

ADOPTED

SHORT-TERM RENTAL DISCUSSION

Building Inspector Burchianti provided the Board with a copy of the Village of Goshen ordinance concerning short-term rentals. It has been edited to conform to Town areas and covers items such as fencing, parking and property lines for single family and mixed use properties. There would be an annual registration fee, required fire inspection, signage, occupancy and septic requirements, along with violations. It was discussed that a \$250 registration fee would include a fire inspection. Supervisor Valentine said a final version could be considered to adopt as a local law.

DEC ZEV GRANT – CHARGING STATIONS

Supervisor Valentine asked the Town Board to consider approving the work for the installation of the electric charging stations at the SLPAC and Senior Center. The Town will be responsible for a 20% match, which is AARPA funds eligible.

ON A MOTION OFFERED BY Councilwoman Smith and second by Councilman Holdridge to authorize INF Associates to install electric charging stations at the SLPAC and Senior Center under the ZEV Infrastructure Grant Program at a cost of \$44,965.60.

VOTE: AYES (4): Valentine, Ardisana, Holdridge, Smith, Absent: Courtenay

ADOPTED

CYBER POLICY

Supervisor Valentine acknowledged the draft copy of the Cyber Policy provided by Town Clerk Zappala. He said as other municipalities have been hacked recently, it is important that the Town consider adopting a policy.

FARMERS’ MARKET

A discussion ensued concerning the possibility of holding a farmers’ market at Town Hall. Guidelines would have to be developed, a fee established for daily, monthly or seasonal permit and determination of the number of vendors to safely set up an area around the parking lot. Consideration is to hold on Saturday’s from May through October. Town Clerk Zappala suggested speaking with the Library to coordinate use of space.

REPORTS

Supervisor Valentine read the following report.

Engineer’s Development Report

1. Greens at Chester: We have given a list of SWPPP improvements required for the project. The SWPPP systems have been effective. I have requested data on the new wells and taking permits. They are working on a tank submittal for us to review.
2. Cappelli Sports (Primo Sports): SWPPP working well.
3. Chester PAC: ADA handicap grant plans and specs underway will submit to OCCDBG soon.
4. Reviewing Planning Board matters including Oak Woods, Broccoli Patch and Westervelt Warehousing.
5. MS4 annual report beginning.
6. Reviewed playground at PAC while planning parking lot improvements for CDBG should set up inspection.

POMEGRANATE SOLUTIONS – MS4

Supervisor Valentine read the request from the Engineer regarding the SWPP approval of Pomegranate Solutions at the Planning Board. He has recommended MS4 form be approved for signature of Officer.

ON A MOTION OFFERED BY Councilwoman Smith and second by Councilman Ardisana to approve the MS4 Acceptance Form and signature by Officer.

VOTE: AYES (4): Valentine, Ardisana, Holdridge, Smith, Absent: Courtenay

ADOPTED

ANNOUNCEMENTS

Supervisor Valentine announced the public hearing to be held by the Planning Board on March 2, 2022 at 7:00pm on the matter of applicant Meadow Hill, LLC, project known as Oak Woods Subdivision, which seeks approval of a six lot residential cluster development on 26.9 acres of vacant land allowing the creation of six residential building lots with associated open space on property located on the south side of Camp Monroe Road.

Supervisor Valentine said he will be making appointments to interview candidates for the Ethics Board.

Supervisor Valentine mentioned that the Walton Lake Estates grant has been tagged for environmental and historical review.

Supervisor Valentine announced the following upcoming events.

Saturday 3/19 to Mohegan Sun

Monday 3/21 to Wind Creek. These trips will be \$5/pp for Town of Chester Seniors with first priority until 3/2.

Beginning 3/3 trip will be open to all residents and out of Town as well, for the price of \$25/pp.

4/22 Senior Casino Night @ SLPAC, \$5/pp.

5/3 Villa Roma cost is \$51/pp Town seniors and \$76/pp if space remains for out of town residents and non-seniors.

7/14 Kruckers. More info to follow.

TOWN BOARD COMMENTS

Councilman Holdridge thanked resident Anthony Guastella, who picked up the mattresses and garbage that was strewn along Laroe Road. He asked the status of the Ward System. Councilwoman Smith replied she will be taking it up with the Town attorney. Councilman Holdridge said he spoke with County Executive Neuhaus and Highway Superintendent Reilly concerning the Kings Highway acquisition but they arrived at an impasse. Supervisor Valentine opined that the road taking is a Town Board job and not the Highway Superintendent. He added after two inspections with the previous Superintendent, an agreement was reached with the County to do the work. He said he has been working on this for over 3 years and it will now be in front of the Legislature by way of Legislator Ehlers. On the matter of the 17M bridge, Councilman Holdridge will now contact the Bridge Authority to pursue the work. He asked about having department heads present reports. Supervisor Valentine said he is provided with reports from the departments. Councilman Holdridge gave an update on the preservation bill which will not move out of committee until the budget is passed in April. He explained it is actually a voting bill, not the creation of a new tax. He said he has sent an email to the library committee concerning the duplicate taxation on Sugar Loaf residents.

Councilwoman Smith said in regard to Mr. Dysinger's recent comments that the lighting ordinance is not being enforced, lighting can only be viewed at night and will incur overtime for the Town, which she sees no need. She announced the following events:

SLPAC

2/26 Big Band of Brothers

3/12 Prezentz – Allman Brothers Tribute Band

3/31 Dueling Pianos, continuing every Thursday

4/1 Soulstown to Motown

Summer Rec

Programs offered by Skyhawks weekly, with toddler program to start in May.

Councilman Ardisana announced the Veterans Salute by Assemblyman Schmitt on Sunday, 5pm at the SLPAC.

ADJOURNMENT

ON A MOTION OFFERED BY Councilwoman Smith and second by Councilman Courtenay to adjourn the meeting at 9:00pm, there being no further business brought before the Board. Motion carried 4-0.

Respectfully submitted,

Linda A. Zappala
Town Clerk
2022-2-23