

**TOWN BOARD MEETING AND PUBLIC HEARING**  
**June 22, 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 Courtenay, Councilman Holdridge, Councilwoman Smith

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

**PUBLIC COMMENTS**

Larry Dysinger, 46 Odyssey Drive, commented on the agenda item to renew Millennium Strategies Contract and suggested the Board explain the benefits to the Town. With regard to the Short Term Rental Local Law action that appeared on the agenda, he opined that it was great but was concerned that the number of people allowed to occupy a building is not identified.

**ACCEPTANCE OF TOWN BOARD MEETING MINUTES**

**ON A MOTION OFFERED BY** Councilwoman Smith and second by Councilman Ardisana to approve the Minutes of the June 8, 2022 and June 9, 2022 as presented by Town Clerk Zappala.

**VOTE: AYES (5): Valentine, Ardisana, Courtenay, Holdridge, Smith**

**ADOPTED**

**EXECUTIVE SESSION**

**ON A MOTION OFFERED BY** Councilwoman Smith and second by Councilman Courtenay to enter into Executive Session at 7:05pm on a matter of personnel.

**VOTE: AYES (5): Valentine, Ardisana, Courtenay, Holdridge, Smith**

**ADOPTED**

**ON A MOTION OFFERED BY** Councilwoman Smith and second by Councilman Courtenay to adjourn the Executive Session at 7:10pm.

**VOTE: AYES (5): Valentine, Ardisana, Courtenay, Holdridge, Smith**

**ADOPTED**

**POLICE DEPARTMENT CANDIDATES**

**ON A MOTION OFFERED BY** Councilwoman Smith and second by Councilman Courtenay to approve the hire of Christopher Donato as Part-time Police Officer for the Town of Chester.

**VOTE: AYES (5): Valentine, Ardisana, Courtenay, Holdridge, Smith**

**ADOPTED**

Town Clerk Zappala then administered the Oath of Office to Police Officer Donato.

**ON A MOTION OFFERED BY** Councilwoman Smith and second by Councilman Courtenay to approve the hire of Nigel Balgobin as Part-time Police Officer for the Town of Chester.

**VOTE: AYES (5): Valentine, Ardisana, Courtenay, Holdridge, Smith**

**ADOPTED**

Officer Balgobin was not present at the meeting.

### **MILLENNIUM STRATEGIES CONTRACT**

Supervisor Valentine discussed the contract renewal request received from grant writer Millennium Strategies. To date, the Town has been awarded \$44,965 for the E-charging systems grant. He read through the list of pending and applied applications submitted on the Town's behalf. He added that funding for this contract had been budgeted and last year's contract cost was offset by the first grant received.

**ON A MOTION OFFERED BY** Councilman Courtenay and second by Councilman Ardisana to approve the annual renewal of the Millennium Strategies Contract.

**VOTE: AYES (5): Valentine, Ardisana, Courtenay, Holdridge, Smith**

**ADOPTED**

### **STANDARD MILEAGE REIMBURSEMENT RATE**

**ON A MOTION OFFERED BY** Councilwoman Smith and second by Councilman Courtenay to increase the standard mileage rate to 62.5 cents as per IRS schedule, effective July 1, 2022.

**VOTE: AYES (5): Valentine, Ardisana, Courtenay, Holdridge, Smith**

**ADOPTED**

### **LOCAL LAW 284 FOR 2022**

Supervisor Valentine presented the Board with the Local Law 284 for 2022 submitted by Highway Superintendent Reilly.

**ON A MOTION OFFERED BY** Councilwoman Smith and second by Councilman Holdridge to approve Local Law 284 of 2022 for repair and improvement of Town highways in the amount of \$196,031.78.

**VOTE: AYES (5): Valentine, Ardisana, Courtenay, Holdridge, Smith**

**ADOPTED**

### **INTRODUCTORY LOCAL LAW 1 OF 2022**

A discussion ensued concerning the occupancy of short-term rental properties and whether there would be neighbor notification. A consensus was reached that any gatherings over 20 people would require a special use permit. Neighbor notification was not stipulated as a requirement of the law but registration information would be made available upon request.

### **LEAD AGENCY RESOLUTION**

**ON A MOTION OFFERED BY** Councilwoman Smith and second by Councilman Courtenay to adopt the following resolution:

The Town of Chester, New York Town Board hereby declares its lead agency as required by SEQR (6NYCRR Part 617)

Name of Action: Town of Chester Local Law

Location: Town-wide

Zone: Varies

Project Action Documents: Local Law Short Term Rentals Type I

Available at Town Hall or available upon FOIL request for viewing.

The Town Board declares itself Lead Agency. The Town of Chester is the single agency involved and is

undertaking the project; therefore, the Town Board will be lead agency.

The proposed action includes a Local Law adoption.

**VOTE: AYES (5): Valentine, Ardisana, Courtenay, Holdridge, Smith**

**ADOPTED**

**STATE ENVIRONMENTAL QUALITY REVIEW FOR LOCAL LAW NUMBER  
1 OF 2022 SHORT TERM RENTALS**

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At the meeting of the Town Board of the Town of Chester, held on June 22, 2022, the following resolution was introduced by Councilwoman Smith and seconded by Councilman Courtenay.

**WHEREAS**, the Town of Chester is considering a 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: AYES (5): Valentine, Ardisana, Courtenay, Holdridge, Smith**

**ADOPTED**

**LOCAL LAW NO. 1 OF 2022 - A LOCAL LAW ADDING SECTION 98-29.1 TO ARTICLE IV OF CHAPTER 98  
TO THE CODE OF THE TOWN OF CHESTER ENTITLED "SHORT-TERM RENTALS"**

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**ON A MOTION OFFERED BY** Councilwoman Smith and second by Councilman Courtenay to adopt the following:

Be it enacted by the Town of Chester in the County of Orange, as follows:

**Section 1. Title**

This Local Law shall be referred to as, "A Local Law Adding Section 98-29.1 to Article IV Chapter 98, Entitled, "Short-Term Rentals", to the Town Code of the Town of Chester.

**Section 2. Purpose and Legislative Intent**

Due to the increase in tourism over the past years in the Town of Chester and adjacent local areas, there has been an increase in the number of property owners renting to tourists on a short-term basis. Many property owners in the Town of Chester list their properties as short-term rentals on web-based booking sites such as Airbnb or VBRO. These short-term rentals offer many benefits to property owners and residents in the Town of Chester, but also have the potential to create health, safety and quality of life detriments to the community. Accordingly, the purpose and legislative intent of this local law is to regulate the use and safety of these short-term rentals so as to further secure and promote the public health, comfort, welfare, safety and peace for residents of the Town of Chester.

**Section 3. Authority**

This Local Law is adopted pursuant to Article 16 of the New York State Town Law, which expressly grants the Town Board of the Town of Chester authority to adopt local laws for the purposes of promoting the health, safety and welfare of the Town of Chester and its residents. This Local Law is further adopted pursuant to New York Municipal Home Rule Law Article 2, Section 10, which grants the Town Board of the Town of Chester the power to protect and enhance the physical environment of the Town of Chester.

#### **Section 4. Short-Term Rentals**

Section 98-29.1, entitled "Short-Term Rentals" is hereby added to the Town Code of the Town of Chester, to read as follows:

##### **Short Term Rentals**

###### **§98-29.1-1. Title.**

This Local Law shall be referred to as, "A Local Law Adding Section 98-29.1 to Article IV Chapter 98, Entitled, "Short-Term Rentals", to the Town Code of the Town of Chester.

###### **§98-29.1-2. Purpose and Legislative Intent.**

Due to the increase in tourism over the past years in the Town of Chester and adjacent local areas, there has been an increase in the number of property owners renting to tourists on a short-term basis. Many property owners in the Town of Chester list their properties as short-term rentals on web-based booking sites such as Airbnb or VBRO. These short-term rentals offer many benefits to property owners and residents in the Town of Chester, but also have the potential to create health, safety and quality of life detriments to the community. Accordingly, the purpose and legislative intent of this local law is to regulate the use and safety of these short-term rentals so as to further secure and promote the public health, comfort, welfare, safety and peace for residents of the Town of Chester.

###### **§98-29.1-3. Authority.**

This Local Law is adopted pursuant to Article 16 of the New York State Town Law, which expressly grants the Town Board of the Town of Chester authority to adopt local laws for the purposes of promoting the health, safety and welfare of the Town of Chester and its residents. This Local Law is further adopted pursuant to New York Municipal Home Rule Law Article 2, Section 10, which grants the Town Board of the Town of Chester the power to protect and enhance the physical environment of the Town of Chester.

###### **§98-29.1-4. Definitions.**

All of the terminology and definitions contained in this Chapter which relate to the nature of sound and the mechanical detection and recordation of sound are in conformance with the terminology of the American National Standards Institute or its successor body.

As used in this Chapter, the following terms shall have the meanings indicated:

##### **OWNER-OCCUPIED PROPERTY**

Property which the record owner maintains as his or her domicile.

##### **RESIDENT AGENT**

An authorized representative of a property owner or landlord who resides within the designated boundaries of Orange County as defined at the time of the issuance of the permit and all subsequent permit renewals and who shall be contacted for emergencies or other matters that may arise at the short-term rental property. A resident agent must be an individual, not a corporation, limited liability company or similar entity.

##### **SHORT-TERM RENTAL**

Offering any residential dwelling, or space therein, to persons in exchange for a fee or compensation, whether monetary or otherwise, for a period of less than thirty (30) days, including, but not limited to, rentals provided by such companies as Airbnb and VRBO. Excluded from this definition are month-to-month tenancies, bed and breakfasts, and hotels and inns which have valid and approved site plans from the Town of Chester Planning Board.

##### **SHORT-TERM RENTAL PERMIT**

A permit granted by the Town Building Department for each use of property for short-term rentals.

##### **SHORT-TERM RENTAL PROPERTY**

Any real property which is offered and/or rented for short-term.

###### **§98-29.1-5. Regulation of Short-Term Rental Properties.**

(A) Short-Term Rentals shall only be permitted in the SR-1, SR-2, LB-SL, and AR-3 residential zones within the Town.

(B) Previously Existing Short-Term Rentals. A Short-Term Rental which was in existence and being operated in any other zones prior to the adoption of this Chapter shall be permitted to continue to operate under the following conditions:

1. The Short-Term Rental in question possesses a single-family dwelling or legal owner-occupied two-family dwelling;
2. The Short-Term Rental in question meets all other criteria provided for in this Chapter;
3. The Short-Term Rental was existence as of the date of adoption of this Chapter;
4. The Short-Term Rental shall be registered with the Town of Chester Building Department within 30 days of the effective date of adoption of this Chapter.

(C) Only single-family and legal, owner-occupied two-family dwellings or a mixed-use structure with valid certificate of occupancy may be used as a short-term rental property.

(D) Orange County Hotel and Motel Occupancy Tax. All short-term rentals shall comply with the Orange County Hotel and Motel Occupancy Tax (Local Law No. 13 of 2009). An operator of a hotel or motel may be responsible for the collection of tax on occupancy of hotel or motel room rentals. Included in the definition of Hotel/Motel rooms are short-term and/or vacation rentals and properties typically listed on sites such as Airbnb and VRBO.

(E) In the event that a property being used as a short-term rental is located in a development that has an HOA (Home Owners Association), written consent from the established HOA must be submitted with the permit application.

(F) All short-term rental properties must be registered with the Town of Chester Building Department within 30 days of the effective date of this article and/or prior to the premises being used as a short-term rental. It shall be the responsibility of the property owner to register any short-term rental property as required by this Chapter. Failure to do so shall constitute a violation of these regulations and is subject to the penalties set forth herein.

(G) Clear signage is required to be posted within the short-term rental property to ensure the tenants, guests and invitees understand the local ordinances, occupancy limits, parking and garbage rules and have the number of the local contact.

(H) Property owner is required to maintain a guest registry with contact information and is to be made available to the Town if/when requested.

(I) No Additional parking spaces may be added or constructed between the primary residential structure and the street without prior written approval from the Building Inspector.

(J) No advertising or signage is permitted on the property of a Short-Term Rental.

(K) Large gatherings, including, but not limited to special events and weddings, are prohibited without the issuance of a Special Use Permit from the Building Department. Large gatherings shall be defined as 20 or more people assembling at any given time.

(L) The following terms and conditions shall apply to all short-term rentals:

1. No illegal conduct shall be carried on at the short-term rental property by the property owner, rental tenants, guests or invitees.
2. A tenant of the short-term rental is prohibited from subleasing or other licensing the use or occupancy of any portion of the short-term rental property.
3. The property owner and/or resident agent shall make all tenants aware of the Town's noise ordinance. Any conduct in conflict with this ordinance or which is unreasonable under the circumstances and which disturbs the health, safety, peace, or comfort of the neighborhood or which creates a public nuisance is prohibited.
4. Compliance with all maximum occupancy requirements and restrictions contained in the New York State Building and Fire Code is required and shall be strictly enforced.

5. All garbage, rubbish and/or recyclables shall be stored and placed by the curb on designated removal days consistent with the Town Code and shall not be left stored in public view unless contained within proper containers.
6. No trailers, recreational vehicles, campers, caravans or motor homes are permitted to be used as a Short-Term Rental on real property consisting of less than 20 acres. In the event that a trailer, recreational vehicle, camper, caravan or motor home is situated on property exceeding 20 acres and the property owner desires that the same be used as a Short-Term Rental, the property owner is required to submit a request for site plan approval from the Planning Board.
7. The Building Inspector has the right to determine if and when the property would require fencing or privacy landscaping.

**§98-29.1-6. Registration of Short-Term Rental Properties.**

(A) It shall be a violation of this Chapter to offer or engage in short-term rentals unless the rental property has been registered with, and rental permit is obtained from, the Town of Chester Building Department as provided in this section within 30 days of the effective date of this chapter.

(B) The registration of short-term rental property shall be accomplished by submitting a completed registration application on a form promulgated by the Town Building Department in accordance with the provisions of this section. Such form shall contain a minimum of the following information:

1. The name, address, telephone number and email address of the record owner of the property and any designated resident agency they may designate;
2. The street address and Tax Map Number of the rental property;
3. The total number of bedrooms in the rental property.
4. Applicable overnight and daytime occupancy limit of the short-term rental;
5. If the short-term rental property is not served by municipal water and sewer, proof shall be provided that the onsite utilities have been properly maintained and are in conformance with all applicable standards; and
6. The permit application shall be accompanied by proof of liability insurance for the property with policy limits no less than \$1,000,000 per occurrence.

(C) Upon submission of an application for a short-term rental permit, the property owner shall contact the Building Inspector to schedule an inspection and pay to the Town a permit fee, as prescribed in the Town's schedule of fees. The Building Inspector shall then conduct an inspection of the short-term rental property to determine whether it complies with the Town Code and all applicable New York State laws, rules, regulations, codes and ordinances, and to verify the occupancy limits of the structure.

(D) Upon completion of an inspection of the short-term rental property and ascertaining that the property meets the Town Code's requirements, the Building Inspector shall issue a registration for the property as a short-term rental and the property will then be eligible to apply for a short-term rental permit.

(E) Registration for short-term rentals shall remain in effect as long as there is no change in the record owner of the short-term rental property. Upon a change in ownership, the new owners of the short-term rental property shall be required to once again register it before offering it for short-term rentals.

(F) In the event that the Building Inspector denies an application to register short-term rental property, the property owner may appeal the denial to the Town Board within thirty (30) days of issuance of notice of the denial to the property owner.

(G) Short-term rental registration may not be transferred to any other person or property or used by anyone other than the person and property to whom it was issued.

(H) In the event that there is any change in the information provided by a property owner in his application for a short-term rental registration, he/she shall advise the Town Building Department in writing of such change no later than forty-eight (48) hours after such occurrence. Failure to advise the Building Department of a change in the information provided by the property owner in his application shall constitute a violation of this chapter.

**§98-29.1-7. Short-Term Rental Permits.**

(A) Official notification for each instance a short-term rental property is rented must be made to the Town of Chester no less than 24 hours prior, and no more than 30 days prior to each use of the short-term rental property for as a short-term rental. Notification may be made via the Town's website on designated forms or can be made in person simultaneously with applications to register short-term rental property on a form promulgated by the Town of Chester Building Department.

(B) The Building Inspector may deny an application for short-term rental permit if the application is incomplete or the property otherwise fails to meet the criteria for grant of a short-term rental permit.

(C) Short-term rental permits and inspections must be renewed every year.

**§98-29.1-8. Suspension or Revocation of Short-Rental Rental Rights.**

(A) It is the responsibility of the property owner to comply with all terms and provisions of this Article and to ensure that short-term rental tenants, guests and invitees comply with this Article and the terms and conditions of the rental permit. Any failure of rental tenants, guests and invitees to comply with this Article and the terms and conditions of the short-term rental permit shall be attributed to the failure of the property owner to discharge his or her responsibility to ensure such compliance.

(B) Upon receipt of a complaint or upon his/her own initiative, the Building Inspector may investigate any property for failure to comply with the terms of this Article.

(C) If upon investigation, the Building Inspector determines that a violation of this chapter and/or of the terms and conditions of a short-term rental permit has occurred on the rental property, he/she shall issue a written notice of the violation of the property owner and shall provide a copy of the same to the Town Board.

(D) The Building Inspector may also issue a notice of suspension if it is determined any of the information contained within the permit application is false or if the short-term rental property is found at any time to be in violation of the NYS Building Code or other aspect of the Town Code.

(E) Revocation and suspension notices shall be in writing shall identify the property shall specify the violation or remedial action to be taken and shall provide that said violation must be corrected within 10 days from the receipt of said violations unless otherwise extended by the Building Inspector. The property owner or resident agent shall take the remedial action prescribed or may file a written notice of appeal received by hand delivery or certified mail by the end of the identified period of remediation. The revocation or suspension of the short-term rental shall be stayed pending either a decision on the appeal by the Town Board or a finding by the Building Inspector that the remedial action is acceptable to correct the violation.

(F) If more than two (2) violation notices are issued in any 12-month period, the property owner or Registered Agent will be suspended from receiving a permit for short-term rental for 6 months. There will be no deduction or refund of fees.

(G) If property owner and/or agent continues to operate while under suspension, the Building Inspector has the right to automatically revoke the short-term rental permit and issue an appearance ticket.

**§98-29.1-9. Fees for Registration and Issuance of Permits.**

The Town Board shall set such application and permit fees as it may find appropriate for short-term rentals by resolution and such fees shall be listed in the Town's Schedule of Fees.

**§98-29.1-10. Penalties for Offenses.**

(A) Violations of this Article will constitute a municipal violation and will be subject to applicable penalties under article. The penalties for violation of this Chapter shall be in addition to any penalties imposed for violations of other provisions of the Town Code and NYS Uniform Fire Prevention, Building Code and Energy Conservation Code.

(B) Conviction of violation of the provisions of this article shall be punishable by fine of not more than \$500.00 per violation and \$750.00 per day for subsequent offenses.

(C) The imposition of penalties herein prescribed shall not preclude the Town or any person from instituting appropriate legal action or proceeding to prevent unlawful short-term rental of a property in violation of this article, including, without

limitation, civil actions for injunctive relief to immediately terminate any existing short-term rental occupancy of buildings, land or premises.

#### **Section 5. Severability.**

If any clause, sentence, paragraph, subdivision, or part of this Local Law or the application thereof to any person, firm or corporation, or circumstance, shall be adjusted by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair, or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, or part of this Local Law or in its application to the person, individual, firm or corporation or circumstance, directly involved in the controversy in which such judgment or order shall be rendered.

#### **Section 6. Effective Date.**

This local law shall take effect immediately upon filing with the Secretary of State.

**VOTE: AYES (5): Valentine, Ardisana, Courtenay, Holdridge, Smith**

**ADOPTED**

#### **FILM AND VIDEO DISCUSSION**

Supervisor Valentine said in light of the recent requests for filming throughout the Town, a proposed local law has been drafted to address the services needed to support film and video productions within the Town of Chester. The matter was tabled in order to create a permit, and agreement addressing related expenses incurred by the taxpayers during filming.

#### **WATER DISTRICT TANK CLEANINGS**

Supervisor Valentine provided estimates for the water tank cleanings. He said it is a requirement of the Health Department to complete this work.

**ON A MOTION OFFERED BY** Councilwoman Smith and second by Councilman Holdridge to approve tank cleaning by Underground Solutions for the Surrey Meadows Water District at a cost of \$3,680 and Sugar Loaf Hills Water District and Lake Hill Farms Water District at the combined cost of \$4,680.

**VOTE: AYES (5): Valentine, Ardisana, Courtenay, Holdridge, Smith**

**ADOPTED**

#### **PEDDLER'S PERMITS**

Supervisor Valentine addressed the request made to Town Clerk Zappala from a solar company for re-consideration of their peddler's permits applications. A discussion ensued whether to allow permitting again throughout the Town. It was the consensus that the No Knock Registry is in place for anyone who does not want to be solicited door to door.

**ON A MOTION OFFERED BY** Councilwoman Smith and second by Councilman Courtenay to lift the moratorium on the issuance of Peddler's Permits through the Town Clerk, providing all requirements are met.

**VOTE: AYES (5): Valentine, Ardisana, Courtenay, Holdridge, Smith**

**ADOPTED**

#### **REPORTS**

Supervisor Valentine read the following reports into the Minutes.

##### **Engineer's Development Report**

1. Greens at Chester: SWPPP functioning properly.
2. Cappelli Sports (Primo Sports): SWPPP functioning properly.
3. Chester PAC ADA: Out to bid.

4. OCCD 2023: Budget and information given to grant writer to follow through.
5. Pickle Ball: Out to bid.
6. SEQR documents completed for the short-term rental.
7. Elkay Drive: proceeding we are inspecting

#### Highway Department Report

Below is a summary of some of the recent activities for the Highway Department.

- Pipe replacement continued in Sugar Loaf Heights.
- The sweeper and road mower are out daily.
- Patching and road prep are ongoing to be ready for chip sealing in early July.
- There was some tree damage from storms around the Town that we worked with O&R tree crews to clean up.
- The Water Department needed assistance with replacing a fire hydrant.
- The brush pile was hauled to Material Processors.

#### ANNOUNCEMENTS

Supervisor Valentine read the announcement for the Blood Drive on June 30<sup>th</sup>, 1pm-7pm at the Sugar Loaf Engine.

Supervisor Valentine announced the graduation ceremonies for the Chester Union Free School District on Friday at 7pm.

Supervisor Valentine read the correspondence from the DOT regarding the speed limit reduction request which appears below:



**Department of  
Transportation**

**KATHY HOCHUL**  
Governor

**MARIE THERESE DOMINGUEZ**  
Commissioner

**LANCE MacMILLAN, P.E.**  
Regional Director

June 14, 2022

Linda A. Zappala, Town Clerk  
1786 Kings Highway  
Chester, NY 10918

Re: Study# 822- 6432/ File #: 33.21-94  
Speed Studies on Route 94  
Town of Chester, Orange County  
T22-147

Dear Ms. Zappala:

Thank you for your correspondence to the New York State Department of Transportation (NYSDOT) dated May 18, 2022. Your correspondence has been assigned to the Regional Traffic and Safety Group for review and given the Tracking Number T22-147.

Please be assured the NYSDOT will investigate the concern(s) you have raised.

Thank you for your interest in and support for the transportation system. If you require further information on this request, please contact the Regional Traffic & Safety Group at (845) 437-3320 and reference location number T22-147.

Very truly yours,

C. Kingsley Onyeche  
Transportation Analyst

**RECEIVED**  
cc: MCS PRB (ea)  
JUN 16 2022  
TOWN CLERK  
CHESTER, NEW YORK

## **TOWN BOARD COMMENTS**

Councilman Ardisana announced the Mid-Summer's Night Dream in Sugar Loaf on June 25, 2022 and the upcoming Sugar Loaf Fall Festival on September 17, 2022. He mentioned the complaints on Pine Hill Road concerning landscapers' vehicles blocking the road. Chief Doellinger replied that it does happen along Town roads from time to time for limited periods. Councilman Ardisana, along with Councilman Courtenay and Supervisor Valentine attended the Honor Flight celebration which honor veterans with 10 years of service. Supervisor Valentine thanked the Tetz family for hosting this event. Councilman Courtenay said we owe a world of gratitude to our veterans and that ShopRite also plays a big part by receiving donations in support of this event.

Councilman Courtenay said that the Trout Brook Fire House Wing Night event had a good turnout and he and Supervisor Valentine and Councilman Holdridge attended the Battle of the Badges.

Councilwoman Smith attended the casino trip which went well with some big winners. She said she is pursuing the necessary repairs to the railroad at the Greycourt Avenue crossing. She has been in contact with the County concerning the Ward system. Councilwoman Smith said the Farmer's Market is looking for more vendors.

Councilman Holdridge announced the Golden Age Club's BBQ on June 27<sup>th</sup> at the Chester Community Park with Suburban Propane providing the fuel and the Sugar Loaf Engine Company providing the grill. He noted the Orange County Land Trust acquisition of Sugar Loaf Mountain and search for a funding partner. Supervisor Valentine said the Trust' one-year contract needs immediate attention in finding a benefactor. Councilman Holdridge said he was able to get the timing adjusted on the light at 17M and Kings Highway to reduce congestion there.

Chief Doellinger announced the Sugar Loaf Crossing concerts to start July 7<sup>th</sup>, and the Town of Chester Fireworks event on July 9<sup>th</sup> at 2pm.

Town Clerk Zappala announced the Shred Event at Town Hall on July 8<sup>th</sup>, 10am-12noon.

## **ADJOURNMENT**

**ON A MOTION OFFERED BY** Councilwoman Smith and second by Councilman Holdridge to adjourn the meeting at 8:00pm, there being no further business brought before the Board.

**VOTE: AYES (5): Valentine, Ardisana, Courtenay, Holdridge, Smith**

**ADOPTED**

Respectfully submitted,

Linda A. Zappala  
Town Clerk  
2022-6-22