

Draft

**TOWN BOARD MEETING  
AND PUBLIC HEARING  
May 24, 2023  
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, Esq., Town Attorney, Al Fusco, Town Engineer

**PUBLIC HEARING – INTRODUCTORY LOCAL LAW 3 OF 2023 - A LOCAL LAW TO UPDATE AND AMEND CHAPTER 92 OF THE TOWN CODE OF THE TOWN OF CHESTER TO ADD ADDITIONAL NO PARKING ZONES**

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The following is the notice as posted on the Town’s website, Town Clerk’s signboard and appearing in the Times Herald Record on May 10, 2023.

**TOWN OF CHESTER  
1786 KINGS HIGHWAY  
CHESTER, NY 10918**

**NOTICE OF PUBLIC HEARING ON PROPOSED LOCAL LAW**

**INTRODUCTORY LOCAL LAW NO. 3 OF 2023**

The Town Board of the Town of Chester will hold a public hearing on a proposed local law entitled:

**A LOCAL LAW TO UPDATE AND AMEND CHAPTER 92 OF THE TOWN CODE OF THE TOWN OF CHESTER TO ADD ADDITIONAL NO PARKING ZONES**

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

**Section 1. Purpose and Intent**

It is the intent and purpose of this Local Law to update and amend Chapter 92, Section 92-12(A), of the Town Code of the Town of Chester, entitled, “Parking Prohibited in Certain Locations; Vehicles of Certain Sizes and Weights,” to add additional no parking zones.

Said public hearing will take place in the Town Hall Meeting Room, 1786 Kings Highway, Chester, NY on Wednesday, May 24, 2023, at 7 PM or as soon thereafter as the matter may be heard.

All persons interested in the subject matter may appear in person or by agent. All written communications should be addressed to the Board at the above address.

**BY ORDER OF THE TOWN BOARD  
TOWN OF CHESTER  
LINDA A. ZAPPALA  
TOWN CLERK  
Dated: April 27, 2023**

**ON A MOTION OFFERED BY** Councilwoman Smith and second by Councilman Courtenay to open the Public Hearing at 7:02pm on the matter of Introductory Local Law 3 of 2023 - A Local Law to Update and Amend Chapter 92 of the Town Code of The Town of Chester to Add Additional No Parking Zones.

**VOTE: AYES 5: Valentine, Ardisana, Courtenay, Holdridge, Smith** **ADOPTED**

Supervisor Valentine asked if there were any public comments from attendees in person and on line. There were none.

**ON A MOTION OFFERED BY** Councilwoman Smith and second by Councilman Courtenay to close the Public Hearing at 7:05pm.

**VOTE: AYES 5: Valentine, Ardisana, Courtenay, Holdridge, Smith** **ADOPTED**

**ADOPTION OF LOCAL LAW 3 OF 2023 - A LOCAL LAW TO UPDATE AND AMEND CHAPTER 92 OF THE TOWN CODE OF THE TOWN OF CHESTER TO ADD ADDITIONAL NO PARKING ZONES**

**ON A MOTION OFFERED BY** Councilman Holdridge and second by Councilman Courtenay to adopt Local Law 3 of 2023 - A Local Law to Update and Amend Chapter 92 of the Town Code of The Town of Chester to Add Additional No Parking Zones.

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

**Section 1. Purpose and Intent**

It is the intent and purpose of this Local Law to update and amend Chapter 92, Section 92-12(A), of the Town Code of the Town of Chester, entitled, "Parking Prohibited in Certain Locations; Vehicles of Certain Sizes and Weights," to add additional no parking zones.

**Section 2. Amend §92-12(A) to include the following streets to the list of locations where parking is prohibited:**

<i>Name of Street</i>	<i>Side</i>	<i>Hours</i>	<i>Location</i>
Glenmere Road	Ease Side	Anytime	From State Route 94 to Green Drive
Green Drive	North/West Side	Anytime	For 650 feet from Glenmere Road
Pond Road	East Side	Anytime	For 250 feet from Kings Highway

**Section 3. 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 4. 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**

## PUBLIC COMMENTS

Larry Dysinger, 46 Odyssey Drive, addressed the Board on his request of May 10, 2023, regarding the noise ordinance amendment, in which he asked if the Board would revisit and reply. Councilman Holdridge said he would be bringing it up. Mr. Dysinger asked the status of the Comprehensive Plan Review Committee which is now 8 years post review. Supervisor Valentine said we had received several applications and would compile and interview for a committee to be seated as large as the Board desires. Mr. Dysinger reminded the Board that it has been a number of months.

Tom Becker, 163 Lehigh Avenue, addressed the Board on behalf of the Chester Cemetery Board and the "Sponsor a Flag" fundraising program. He said over 500 flags were sold and would be going up tomorrow. He thanked all the people behind the scenes who worked on the project, especially Betty Ann Reilly.

E.J. Szulwach, 9 Elm Street, addressed the Board to follow up on his questions of May 10th regarding climate change and the Town's plans on open space tree planting and pollution control to make the atmosphere more tolerable for future generation who would be grateful. Councilman Holdridge replied that we are pursuing a forestry grant for tree plantings. Supervisor Valentine said any development usually has an extensive tree planting plan. Councilwoman Smith said there are DEC Arbor Day small tree planting grants available.

Supervisor Valentine read the public comment received via email.

From: **Shelli Brenner** <[sbrenner18@hotmail.com](mailto:sbrenner18@hotmail.com)>  
Date: Tue, May 23, 2023 at 8:41 AM  
Subject: letter re trees  
To: [rjludlow587@gmail.com](mailto:rjludlow587@gmail.com) <[rjludlow587@gmail.com](mailto:rjludlow587@gmail.com)>

As all of you, or most of you are aware, dozens of trees (dead and alive) were cut down at the Performing Arts Center along the back of the parking lot, which is adjacent to the homes on Creamery Pond Road. I live at 173 Creamery Pond Road directly across from the Pavilion entrance. The trees and the conservation easement acted as a sight and sound buffer for all the years we have lived here. It prevented the lights and some of the sound from coming through. We no longer have that protection.

Since the Town of Chester has purchased the PAC, it has gone from a sleepy local community theater to a full out concert hall and event venue. This change in usage has greatly affected us and our neighbors. There is traffic and noise back there almost every day. There have been weeknights when the event let out at almost 11:30 pm with all the cars starting up and their headlights shining directly into our home at that late hour. There have been mornings when people arrive at or before 7:00 am and their voices carry through to our home.

Needless to say, this has greatly interfered with the private enjoyment of our backyard. I am asking the town to plant trees to replace the ones that were removed several months ago, to restore the buffer and conservation easement that existed before those trees were removed.

Thank you for your consideration.

Robert Brenner  
173 Creamery Pond Rd  
Chester NY

Supervisor Valentine explained the ash trees behind the PAC have died and were cut down to prevent falling. The Town will be looking into replacing trees for the buffer.

Supervisor Valentine addressed the Bellvale Community use of Knapp's View hill on May 28, 2023. Roy Mandel, said the use would be for approximately one hour. Supervisor Valentine said they are allowed to use a cart.

Veronica Rivers, via FB, commented there are grants available through New York State for foresting areas over 5 acres.

**ACCEPTANCE OF MEETING MINUTES**

**ON A MOTION OFFERED BY** Councilwoman Smith and second by Councilman Courtenay to accept the Minutes of the May 10, 2023, as presented by Deputy Town Clerk Batista-Perez.

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

**ADOPTED**

**STANDARD WORK DAY RESOLUTION FOR ELECTED AND APPOINTED OFFICIALS**

**ON A MOTION OFFERED BY** Councilwoman Smith and second by Councilman Courtenay to adopt the following Standard Work Day Resolution for Elected and Appointed Officials.

Office of the New York State Comptroller  
  
 New York State and Local Retirement System  
 110 State Street, Albany, New York 12244-0001  
 Please type or print clearly  
 in blue or black ink

Received Date

**Standard Work Day and  
Reporting Resolution for  
Elected and Appointed Officials**

Employer Location Code  

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SEE INSTRUCTIONS FOR COMPLETING FORM ON REVERSE SIDE

**RS 2417-A**  
(Rev.11/19)

BE IT RESOLVED, that the TOWN OF CHESTER / 30498 hereby established the following standard work days for these titles and will report the officials to the New York State and Local Retirement based on their record of activities:

Name	Social Security Number	NYSLRS ID	Title	Current Term Begin & End Dates	Standard Work Day	Record of Activities Result	Not Submitted	Pay Frequency	Tier 1
<b>Elected Officials:</b>									
ROBERT VALENTINE			SUPERVISOR	1/1/20-12/31/23	6	23.36	<input type="checkbox"/>	BI-WEEKLY	<input type="checkbox"/>
CYNTHIA SMITH			COUNCILMEMBER	1/1/20-12/31/23	6	18.62	<input type="checkbox"/>	BI-WEEKLY	<input type="checkbox"/>
LINDA ZAPPALA			TOWN CLERK	1/1/22-12/31/25	6	27.23	<input type="checkbox"/>	BI-WEEKLY	<input type="checkbox"/>
<b>Appointed Officials:</b>									
WALTER POPAILLO			ZONING BOARD MEMBER	1/1/22-12/31/25	6		<input checked="" type="checkbox"/>	BI-WEEKLY	<input type="checkbox"/>
CLIFFORD PATRICK			HISTORIAN	1/1/23-12/31/23	6	20.78	<input type="checkbox"/>	BI-WEEKLY	<input type="checkbox"/>
							<input type="checkbox"/>		<input type="checkbox"/>

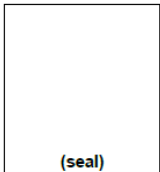
I, LINDA A. ZAPPALA, secretary/clerk of the governing board of the TOWN OF CHESTER, of the State of New York,

do hereby certify that I have compared the foregoing with the original resolution passed by such board at a legally convened meeting held on the 24 day of MAY, 2023 on file as part of the minutes of such meeting, and that same is a true copy thereof and the whole of such original.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the TOWN OF CHESTER on this 25 day of MAY, 2023.

(Signature of Secretary or Clerk)  
 Affidavit of Posting: I, LINDA A. ZAPPALA being duly sworn, deposes and says that the posting of the Resolution began on MAY 25, 2023 and continued for at least 30 days. That the Resolution was available to the public on the:

- Employer's website at: CHESTER-NY.GOV
- Official sign board at: THE TOWN OF CHESTER TOWN HALL
- Main entrance Secretary or Clerk's office at: 1786 KINGS HIGHWAY, CHESTER, NY



Received Date

**Standard Work Day and  
 Reporting Resolution for  
 Elected and Appointed Officials**

Employer Location Code

SEE INSTRUCTIONS FOR COMPLETING FORM ON REVERSE SIDE

**RS 2417-A**  
(Rev.11/19)

BE IT RESOLVED, that the TOWN OF CHESTER / 30468 hereby established the following standard work days for these titles and will report the officials to the New York State and Local Retirement based on their record of activities:

Name	Social Security Number	NYSLRS ID	Title	Current Term Begin & End Dates	Standard Work Day	Record of Activities Result	Not Submitted	Pay Frequency	Tier 1
<b>Elected Officials:</b>									
BRANDON HOLDRIDGE			COUNCILMEMBER	1/1/22-12/31/23	6	24.89	<input type="checkbox"/>	BI-WEEKLY	<input type="checkbox"/>
JOHN REILLY			HIGHWAY SUPERINTENDEN	1/1/22-12/31/23	6	23.50	<input type="checkbox"/>	BI-WEEKLY	<input type="checkbox"/>
ROBERT COURTENAY			COUNCILMEMBER	1/1/22-12/31/25	6	4.89	<input type="checkbox"/>	BI-WEEKLY	<input type="checkbox"/>
<b>Appointed Officials:</b>									
JON GIFFORD			PLANNING BOARD MEMBER	03/24/21-12/31/27	6		<input checked="" type="checkbox"/>		<input type="checkbox"/>
							<input type="checkbox"/>		<input type="checkbox"/>
							<input type="checkbox"/>		<input type="checkbox"/>

I, LINDA A. ZAPPALA, secretary/clerk of the governing board of the TOWN CLERK, of the State of New York,

do hereby certify that I have compared the foregoing with the original resolution passed by such board at a legally convened meeting held on the 24 day of MAY, 2023 on file as part of the minutes of such meeting, and that same is a true copy thereof and the whole of such original.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the TOWN OF CHESTER on this 25 day of MAY, 2023.

\_\_\_\_\_  
(Signature of Secretary or Clerk)

Affidavit of Posting: I, LINDA A. ZAPPALA being duly sworn, deposes and says that the posting of the Resolution began on MAY 25, 2023 and continued for at least 30 days. That the Resolution was available to the public on the:

- Employer's website at: CHESTER-NY.GOV
- Official sign board at: THE TOWN OF CHESTER TOWN HALL
- Main entrance Secretary or Clerk's office at: 1786 KINGS HIGHWAY, CHESTER, NY

Page 2 of 2 (for additional rows, attach a RS 2417-B form.)

(seal)

**VOTE: AYES 5: Valentine, Ardisana, Courtenay, Holdridge, Smith** **ADOPTED**

**INTRODUCTORY LOCAL LAW NO. 4 OF 2023 - A LOCAL LAW TO UPDATE AND AMEND CHAPTER 87, ARTICLE I, OF THE TOWN CODE OF THE TOWN OF CHESTER TO ADJUST THE SENIOR CITIZEN REAL PROPERTY TAX EXEMPTION IN ACCORDANCE WITH NEW YORK STATE REAL PROPERTY TAX LAW §467**

**ON A MOTION OFFERED BY** Councilman Holdridge to introduce Local Law No. 4 Of 2023 - A Local Law to Update and Amend Chapter 87, Article I, of the Town Code of The Town of Chester to Adjust the Senior Citizen Real Property Tax Exemption in Accordance with New York State Real Property Tax Law §467

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

**Section 1. Purpose and Intent**

It is the intent and purpose of this Local Law to update and amend Chapter 87, Article I, of the Town Code of the Town of Chester, entitled "Senior Citizens Tax Exemption", to increase the exemption limits to the maximum income ceiling permitted for senior citizens residing in the Town of Chester,

County of Orange, State of New York, as authorized by New York State Real Property Tax Law §467.

**Section 2. Amend and replace §87-0.1, entitled, “Exemption Granted”, to read as follows:**

§87-0.1. Senior Citizen Property Tax Exemption Granted.

New York State Real Property Tax Law §467 establishes the maximum income limits that may be placed by local taxing jurisdictions upon resident property owners seeking a senior citizen tax exemption. Local governments have the option to grant a reduction in the amount of property taxes paid by qualifying senior citizens. New York State Real Property Tax Law §467 sets forth a maximum income ceiling for the exemption and allows for qualifying resident property owners who are 65 years of age or older, with income less than the maximum income ceiling, to obtain a 50% property tax exemption.

New York State Real Property Tax Law §467 further authorizes local taxing jurisdictions to adopt a sliding income scale under which incremental income increases above the maximum income ceiling may be applied to obtain a reduced exemption percentage ranging from 45% to 5%. The Town of Chester has elected to increase the exemption limits to the maximum income ceiling permitted for the senior tax exemption and adopt a sliding scale to allow for reduced exemption percentages to otherwise qualifying senior citizen real property owners.

**Section 3. Amend and replace §87-0.2, entitled, “Late Filing of Application”, to read as follows:**

§87-0.2. Senior Citizen Property Tax Exemption Levels.

- A. Real property located in the Town of Chester owned by persons 65 years of age or older shall be exempt from Town property taxes up to a maximum of 50% of the assessed valuation of eligible tax parcels pursuant to the following schedule and subject to the following conditions, commencing with the Town of Chester 2024 Assessment Roll (March 1, 2024 Taxable Status Date):

<b><u>Maximum Income Exemption Eligibility</u></b>	<b><u>Percentage of Assessed Valuation Exempt from Taxation</u></b>
Not more than \$50,000.00	50%
\$50,000.01 or more, but less than \$50,999.99	45%
\$51,000.00 or more, but less than \$51,999.99	40%
\$52,000.00 or more, but less than \$52,999.99	35%
\$53,000.00 or more, but less than \$53,899.99	30%
\$53,900.00 or more, but less than \$54,799.99	25%
\$54,800.00 or more, but less than \$55,699.99	20%
\$55,700.00 or more, but less than \$56,599.99	15%

\$56,600.00 or more, but less than \$57,499.99	10%
\$57,500.00 or more, but less than \$58,399.99	5%

- B. The owner, or owners, seeking this exemption must file an application annually in the Town of Chester Assessor’s Office by the annual taxable status date of March 1<sup>st</sup>.
- C. The income of the owner or the combined income of the owners of the property shall be based on the income tax year immediately preceding the date an application for exemption is filed. The Town Assessor shall have the discretion to seek supporting documentation from an applicant when evaluating an application for this exemption.
- D. Where title to the real property is vested in either the husband or the wife, their combined income may not exceed the maximum income set forth in the schedule above. In accordance with New York State Real Property Tax Law §467(3)(a), such income shall include social security, retirement benefits, interest, dividends, total gain from the sale or exchange of a capital asset which may be offset by a loss from the sale or exchange of a capital asset in the same income tax year, net rental income, salary or earnings and net income from self-employment. Income shall not include a return of capital, gifts, inheritances, payments made to individuals because of their status as victims of Nazi persecution, monies earned through employment in the federal foster grandparent program or medical and prescription drug expenses actually paid which were not reimbursed or paid for by insurance, as set forth in New York State Real Property Tax Law §467(3)(a).
- E. The real property must be used exclusively for residential purposes, be occupied in whole or in part by the owners and constitute the legal residence of the owners.

**Section 4. Amend and replace §87-0.3, entitled, “Late Filing of Application for Good Cause”, to read as follows:**

§87-0.3. Late Filing of Application.

In the event that the owner, or all of the owners, of property which has received an exemption pursuant to §467 of the New York State Real Property Tax Law on the preceding assessment roll fail to file the application pursuant to §467 on or before the taxable status date, such owner or owners may file the application, executed as if such application had been filed before the taxable status date, with the Assessor on or before the date for the hearing of complaints.

**Section 5. Add §87-0.4, entitled, “Late Filing of Application for Good Cause”, to read as follows:**

§87-0.4. Late Filing for Good Cause.

In the event that the owner, or all of the owners, of property which has received an exemption pursuant to §467 of the New York State Real Property Tax Law on the preceding assessment roll fail to file the application pursuant to §467 on or before the taxable status date and the owner, or all of the owners, believe that cause existed for the failure to file the renewal application by that date, such owner or owners may, no later than the last day for paying taxes without incurring interest or penalty, submit a written request to the Assessor asking him or her to extend the filing deadline and grant the exemption. Such request shall contain an explanation of why the deadline was missed, and shall be accompanied by a renewal application reflecting the facts and circumstances as they existed on the taxable status date. The Assessor may extend the filing deadline and grant the exemption if he or she is satisfied that (i) good cause existed for the failure to file the renewal application by the taxable status date and (ii) the applicant is otherwise entitled to the exemption. The Assessor shall mail notice of his or her determination to the owner or owners. If the determination states that the Assessor has granted the exemption, he or she shall thereupon be authorized and directed to correct the assessment roll accordingly, or, if another person has custody or control over the assessment roll, to direct that person to make the appropriate corrections. If the correction is not made before taxes are levied, the failure to take the exemption into account in the computation of the tax shall be deemed a “clerical error” pursuant to New York State Real Property Tax Law §467 and shall be corrected accordingly.

#### **Section 6. 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 7. Effective date.**

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

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#### **SET PUBLIC HEARING ON INTRODUCTORY LOCAL LAW NO. 4 OF 2023 - A LOCAL LAW TO UPDATE AND AMEND CHAPTER 87, ARTICLE I, OF THE TOWN CODE OF THE TOWN OF CHESTER TO ADJUST THE SENIOR CITIZEN REAL PROPERTY TAX EXEMPTION IN ACCORDANCE WITH NEW YORK STATE REAL PROPERTY TAX LAW §467**

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**ON A MOTION OFFERED BY** Councilwoman Smith and second by Councilman Holdridge to set a Public Hearing on June 28, 2023 at 7:00pm on the matter of Introductory Local Law No. 4 of 2023 - A Local Law to Update and Amend Chapter 87, Article I, of the Town Code of The Town of Chester to Adjust the Senior Citizen Real Property Tax Exemption in Accordance With New York State Real Property Tax Law §467.

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

**ADOPTED**



**NY SOLAR 1001 LLC AKA LIGHTSTAR SOLAR PROJECT – GREYCOURT ROAD**

Supervisor Valentine read the estimates for the proposed performance bond for the Greycourt Solar Project. They are as follows:

Landscaping	\$406,069.00
Access Road	59,283.00
Fencing	309,945.00
Stormwater BMP's	<u>76,470.00</u>
	\$851,767.00

**ON A MOTION OFFERED BY** Councilwoman Smith and second by Councilman Courtenay to accept the proposed performance bond amounts totaling \$851,767.00 and 6% escrow for the NY Solar 1001 – Greycourt Road project.

**VOTE: AYES 5: Valentine, Ardisana, Courtenay, Holdridge, Smith** **ADOPTED**

**SUGAR LOAF PERFORMING ARTS CENTER USE**

**ON A MOTION OFFERED BY** Councilwoman Smith and second by Councilman Ardisana to approve the use of the Sugar Loaf Performing Arts Center by the Orange County Sheriff's Department on September 18, 2023 from 8am – 5pm at no cost.

**VOTE: AYES 5: Valentine, Ardisana, Courtenay, Holdridge, Smith** **ADOPTED**

**ON A MOTION OFFERED BY** Councilwoman Smith and second by Councilman Holdridge to approve the use of the Sugar Loaf Performing Arts Center Pavilion by the Ten Minutes Play Fest on August 17, 2023, 12 noon-9pm and August 18 & 19, 2023, 5pm-10-pm at no cost.

**VOTE: AYES 5: Valentine, Ardisana, Courtenay, Holdridge, Smith** **ADOPTED**

**EMPLOYEE PROBATION**

**ON A MOTION OFFERED BY** Councilwoman Smith and second by Councilman Ardisana to lift the probation on Water Department Laborer, Connor McPhee.

**VOTE: AYES 5: Valentine, Ardisana, Courtenay, Holdridge, Smith** **ADOPTED**

**OME**

Supervisor Valentine addressed the proposal from OME for the “Save the Mountain Outdoor Festival” with Folk, Country and Americana music at the SLPAC for a date to be determined in August. Ticket prices are \$30 and \$60 to benefit the Sugar Loaf Mountain acquisition. The Town Board to review the open-ended items. Supervisor Valentine addressed the operating contract, which would give OME first rights with caveats, additions and subtractions. Councilman Courtenay commented that security charges being included. The Town Board to review.

**EXECUTIVE SESSION**

**ON A MOTION OFFERED BY** Councilwoman Smith and second by Councilman Holdridge to enter in Executive Session at 7:30pm on the 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 7:33pm.

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

**ADOPTED**

### **PART-TIME POLICE OFFICER APPOINTMENT**

**ON A MOTION OFFERED BY** Councilwoman Smith and second by Councilman Courtenay to appoint Michael Lawrence as a Part-time Police Officer for the Town of Chester, effective May 30, 2023.

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

**ADOPTED**

### **BUDGET MODIFICATION**

Supervisor Valentine said he has a budget modification for the pickle ball courts but needs to check the fund account information. The matter was tabled.

### **CHESTER SCHOOL PROPERTY TRANSFER**

Supervisor Valentine addressed the matter of Town property being proposed to the Chester School District. The proposal includes 18.2 acres along with an easement on the lower field to allow access to the property. He will confirm the sbl's involved.

**ON A MOTION OFFERED BY** Councilman Holdridge and second by Councilman Courtenay to direct the Town Attorney to move forward with the lot line change and property transfer for the applicable sbl's.

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

**ADOPTED**

### **REPORTS**

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

1. Greens at Chester: SWPPP systems are working properly. Waiting for additional water information for the transportation company.
2. Cappelli Sports (Primo Sports): SWPPP systems are working properly. Met on site and reviewed plantings should be installed shortly.
3. Chester PAC: We have completed plans for the water service to the Chester PAC from Creamery Pond Road and request authorization to go to bid for the work.
4. Walton Lake New Well: We are working on the Sugarloaf and Walton Lake water distribution systems and looking into hooking up the Wells there.
5. Senior Park: We are working on the plans and specifications to prepare to bid on the Senior Park for installation.
6. Goose Pond Solar Project: Approved SWPPP. The approved Bond amount requires 6% inspection escrow.

## **NEW BUSINESS**

Councilman Holdridge addressed the Board with regard to the matter of second-hand smoke as it relates to the new cannabis law. He asked the Town attorney to look at the current laws in comparison to the cannabis and alcohol law.

Councilman Holdridge addressed the noise ordinance changes proposed by Mr. Dysinger. He said it should be consistent with the Comprehensive Plan. Councilman Courtenay said the Comprehensive Plan should be changed to reflect the levels in the current law. Councilman Holdridge asked the Town Attorney to draft a local law amendment.

Councilman Holdridge commented that the firefighter exemption should have been based on a minimum two years of service not five as adopted in the local law. He asked the Town Attorney to draft a revision.

## **EXECUTIVE SESSION**

**ON A MOTION OFFERED BY** Councilwoman Smith and second by Councilman Courtenay to enter in Executive Session at 7:50pm on the 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 8:15pm.

**VOTE: AYES 5: Valentine, Ardisana, Courtenay, Holdridge, Smith** **ADOPTED**

## **ANNOUNCEMENTS**

Supervisor Valentine acknowledged correspondence from DOT to investigate concerns on Route 94.

Transco Rock Tavern has reported that restoration has begun to wrap up the project.

Supervisor Valentine announced there will be no garbage service on May 29<sup>th</sup>. All service will be pushed forward one day.

Supervisor Valentine announced the Mobile DMV to be at Town Hall on June 8<sup>th</sup>. The hours are 10am-noon and 1:00pm-3:30pm.

Supervisor Valentine announced the Memorial Service at Walton Engine and Hose to be held on Monday, May 29<sup>th</sup> at 11am.

## **TOWN BOARD COMMENTS**

Councilman Ardisana addressed the condition of the unkempt property at Scott's Meadow. Supervisor Valentine said the County has never taken care of it and the dumping in the back. Lydia Cuadros has informed the Board that Legislator Ehlers is to see that it is resolved. The Supervisor is to email Orange County.

Councilman Courtenay announced the Kiwanis 5K race on May 28<sup>th</sup> at 8:45am. He will be having a fact-finding meeting with other municipalities on the Social Media policy.

Councilwoman Smith met with Karen Arent to plan trees and bushes for the dog park along with a solar lights plan.

Prices will be obtained. She said that the numbers are low for summer camp so the Town will be doing day trips to include Legoland, Bronx Zoo and Land of Make Believe and she will act as counselor. She announced the Wing Night at Troutbrook Fire House on June 10<sup>th</sup> and voting for the Republican Primary on June 27<sup>th</sup> at the Senior Center with early voting in Goshen.

Councilman Holdridge commented that he would like to be included in the landscaping plans for the dog park. He asked the status of the insurance. Supervisor Valentine said he has not received a reply. Councilman Holdridge asked about the summer camp alternative and if a notice could be posted. Michele said she hopes to do a trip per week open to grades 1-5 with 3 employees, health professional and Councilwoman Smith as counselor. The first trip will be on June 28<sup>th</sup>. Councilman Holdridge said he had a roundtable discussion on basketball improvements and would like to hold something in the late fall similar to plan for next year's camp. He asked if there was any movement with the Scott's Meadow property. The Supervisor replied that he is actively emailing asking when it will happen. To the questions of status on Davidson Drive, the TV station and highway request, Supervisor Valentine said the Davidson owners are working on an agreement. Matt is to follow up on and will have quotes for necessary equipment later today, and the request from the Highway Department for garage doors was just received today so it will be tabled for the next meeting. Councilman Holdridge announced Mobile Life has been sold with the possible name change to Empress EMS. He reported receipt of the Orange County Tourism grant for a concert series at the PAC and thanked Walter. He asked about the WEA grant. Mr. Fusco explained that the 60% grant reimbursement program would be a fantastic program for Walton Lake and Sugar Loaf, but would need an engineering report that costs up to \$50,000. Alternatively, the Town can apply for a planning grant to cover the engineering costs and then proceed to the WEA grant next year. Borrowing is made available at low rates for projects such as fire protection in Sugar Loaf estimated at over \$1.5mm. The deadline is July 28<sup>th</sup>. Councilman Holdridge is set to meet with grant writer on this and other possible applications. He thanked Greg for the information on the fire tax exemption. Councilman Holdridge reported the Community Day was a success and thanked the Board, Supervisor, Councilwoman Smith, the soccer club, Miguel and all in the community. The spots on the main and practice fields were repaired. Although a band aid, with water from the Village, the repair should hold us over for a plan in place for a long-term solution.

#### **PARK'S DEPARTMENT CELL PHONES**

Councilman Holdridge acknowledged Kristen's request for additional cell phones for three Park's employees.

**ON A MOTION OFFERED BY** Councilman Holdridge and second by Councilwoman Smith to approve the purchase of three cell phones for the Park's Department.

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

**ADOPTED**

#### **ADJOURNMENT**

**ON A MOTION OFFERED BY** Councilwoman Smith and second by Councilman Courtenay to adjourn the meeting at 8:35pm, there being no further business brought before the Board. Motion carried 5-0.

Respectfully submitted,

Linda A. Zappala  
Town Clerk  
2023-5-24