

**TOWN BOARD SPECIAL MEETING
February 1, 2024
11:00 AM**

Supervisor Holdridge opened the meeting at 11:00am.

Attendance Rollcall:

Supervisor Holdridge	Present <u>x</u> _____	Absent _____
Council Member Ardisana	Present _____	Absent <u>x</u> _____
Council Member Becker	Present <u>x</u> _____	Absent _____
Council Member Courtenay	Present <u>x</u> _____	Absent _____
Council Member Dysinger	Present _____	Absent <u>x</u> _____

Determination of Quorum: Yes X No

Pledge of Allegiance

PUBLIC COMMENTS

Jeff Zahn, 121 Sugar Loaf Mountain Road, President, Sugar Loaf Community Foundation and producer expressed the need for the Town to develop a mission statement to set the goals, philosophy and clearly defined multi-tiered system for the use of the Sugar Loaf performing Arts Center. He offered his opinion with regard to the need to generate income versus the request for fee waivers. Critical to the identity of the Town, with the emotional revenue it provides puts money into the economy, bringing people to Town to shop and dine, it is an undervalued facility which needs attention. He suggested forming an advisory board to address issues such as equipment, programming, must haves and want haves; creating a policy for p/ticket charges, establishing a refundable security deposit and eliminate any view of favoritism by defining charges by type or organization, profit or not to avoid legal action when non-payers are bumped. This would aid in making good decisions and provide help to Walter and Matt. Council Member Becker said the protocols are being looked at, as at first use was not given away for free, and set procedures are needed.

Matt Matossian, promoter, Diamond Grade Media spoke on the value of seats and value of the building. He said since it was vacant for so long, it was hard initially to get bands and people to come, but we are at the point now that the value has been brought up to or near its worth. He added that some type of regulated structure is needed to determine rules for type of organization as opposed to considering each request as a separate concept. He discussed the right for the Town to view the books to consider whether there is a profit because once use is given out for free it opens up the want of people asking regularly, and all days may develop value that needs to be considered. Council Member Becker opined that request for use come months in advance so commitment makes it difficult for the Town to forego. Council Member Courtenay noted while the Board is looking at the total operational structure of the Town, the theater’s value is based on financial stability and free concerts may not be the right blueprint. While the financial report looks okay, he suggested why is the theater empty now when big business could be using it for conferences, etc. He added we need to do our homework to identify who we are and what we want to be about since the financial is key. Council Member Becker said we could set a limit on free use. Matt announced the upcoming morning use by the Orange County Chamber of Commerce which he believes is a way to monetize the use of the building.

Paul Ellis, Chester community arts director addressed the community aspect use of the PAC. He said the Town is a government, not a business and its goal as a service organization is not to make a profit. By comparison, he said, the senior center is not looked upon as a business but as a service organization for the use of seniors in its space. He added if the theater doesn’t make its nut, it falls to the taxpayers who expect a community component in return and suggests that a policy should include some availability for use by community members first. Council Member Becker said the theater is breaking even but there are both maintenance needs and the need for a water system to be brought in.

PEP PRODUCTIONS EVENTS

ON A MOTION OFFERED BY Supervisor Holdridge and second by Council Member Courtenay to rescind the fee waiver of the use of the Sugar Loaf Performing Arts Center Pavilion by PEP Productions and agree to reduced fee of \$375 p/day on October 18 and 19, 2024.

Vote Rollcall:

Supervisor Holdridge	Yes <u> X </u>	No <u> </u>	Abstain <u> </u>	Absent <u> </u>
Council Member Ardisana	Yes <u> </u>	No <u> </u>	Abstain <u> </u>	Absent <u> X </u>
Council Member Becker	Yes <u> X </u>	No <u> </u>	Abstain <u> </u>	Absent <u> </u>
Council Member Courtenay	Yes <u> X </u>	No <u> </u>	Abstain <u> </u>	Absent <u> </u>
Council Member Dysinger	Yes <u> </u>	No <u> </u>	Abstain <u> </u>	Absent <u> X </u>

ADOPTED

CORE THEATER GROUP THEATER RENTAL

Walter explained this new theater group would like to perform “Hair” on the lawn for 7 days, from July 22 through July 28, with rehearsals to take place Monday-Wednesday, 7am-9pm and shows on Thursday-Sunday, 6:30-10pm. His concerns were for the length of rental time, the decibel levels which may require the use of a meter, and impacts across the pond which amplifies sound. A discussion ensued concerning curfews, sound barriers and whether the use conforms to code. The matter was tabled pending a meeting to be arranged with group to further discuss the possibilities for use.

SCHOOL OF VISUAL ARTS THEATER RENTAL

ON A MOTION OFFERED BY Council Member Courtenay and second by Council Member Becker to approve the School of Visual Arts use of the Sugar Loaf Performing Arts Center Pavilion for a film shoot on February 11, 2024 and agree to reduced fee of \$1,500, pending code review.

DISCUSSION: Town Clerk Zappala mentioned the film permit requirement of the code. The code will be reviewed to confirm this use.

Vote Rollcall:

Supervisor Holdridge	Yes <u> X </u>	No <u> </u>	Abstain <u> </u>	Absent <u> </u>
Council Member Ardisana	Yes <u> </u>	No <u> </u>	Abstain <u> </u>	Absent <u> X </u>
Council Member Becker	Yes <u> X </u>	No <u> </u>	Abstain <u> </u>	Absent <u> </u>
Council Member Courtenay	Yes <u> X </u>	No <u> </u>	Abstain <u> </u>	Absent <u> </u>
Council Member Dysinger	Yes <u> </u>	No <u> </u>	Abstain <u> </u>	Absent <u> X </u>

ADOPTED

PEST CONTROL PROPOSALS

Kristin addressed the Board concerning the proposals she obtained for the Town Hall, Senior Center and SLPAC.

- American Pest Control - \$95 p/building p/month or \$70 p/event
- Hollenbeck – set up \$685, \$135 for SLPAC and \$85 for Senior Center and Town Hall
- Terminix – cannot do prevailing wage

ON A MOTION OFFERED BY Council Member Becker and second by Council Member Courtenay to approve the proposal submitted by Hollenbeck for the pest control at the Town Hall at \$85p/month, Senior Center at \$85p/month and Sugar Loaf Performing Arts Center at \$135p/month with a set-up fee of \$685.

DISCUSSION: It was the consensus that Hollenbeck provided the most thorough inspections of the buildings and provided careful consideration of the required services.

Vote Rollcall:

Supervisor Holdridge	Yes <u>X</u>	No ___	Abstain ___	Absent ___
Council Member Ardisana	Yes ___	No ___	Abstain ___	Absent <u>X</u>
Council Member Becker	Yes <u>X</u>	No ___	Abstain ___	Absent ___
Council Member Courtenay	Yes <u>X</u>	No ___	Abstain ___	Absent ___
Council Member Dysinger	Yes ___	No ___	Abstain ___	Absent <u>X</u>

ADOPTED

INSURANCE COST ALLOCATION

ON A MOTION OFFERED BY Council Member Courtenay and second by Council Member Becker to approve the allocation of fund balance in the amount of \$111,111.92 to cover the unbudgeted costs for liability insurance.

DISCUSSION: Supervisor Holdridge said this necessary allocation was explained in the last meeting due to insurance expense increases.

Vote Rollcall:

Supervisor Holdridge	Yes <u>X</u>	No ___	Abstain ___	Absent ___
Council Member Ardisana	Yes ___	No ___	Abstain ___	Absent <u>X</u>
Council Member Becker	Yes <u>X</u>	No ___	Abstain ___	Absent ___
Council Member Courtenay	Yes <u>X</u>	No ___	Abstain ___	Absent ___
Council Member Dysinger	Yes ___	No ___	Abstain ___	Absent <u>X</u>

ADOPTED

NEW BUSINESS:

EDUCATION REQUESTS

ON A MOTION OFFERED BY Council Member Courtenay and second by Council Member Becker to approve the attendance of Connor McPhee to Morrisville NY State College to get his Class C water license. The class is from February 20-23, 2024 in the amount of \$1,761.74 plus food and mileage reimbursement.

Vote Rollcall:

Supervisor Holdridge	Yes <u>X</u>	No ___	Abstain ___	Absent ___
Council Member Ardisana	Yes ___	No ___	Abstain ___	Absent <u>X</u>
Council Member Becker	Yes <u>X</u>	No ___	Abstain ___	Absent ___
Council Member Courtenay	Yes <u>X</u>	No ___	Abstain ___	Absent ___
Council Member Dysinger	Yes ___	No ___	Abstain ___	Absent <u>X</u>

ADOPTED

POST FOR PART-TIME CLERK POSITION

ON A MOTION OFFERED BY Council Member Becker and second by Council Member Courtenay to direct Town Clerk Zapala to post for the position of Part-time Clerk for the Town Clerk's Department.

Vote Rollcall:

Supervisor Holdridge	Yes <u>X</u>	No ___	Abstain ___	Absent ___
Council Member Ardisana	Yes ___	No ___	Abstain ___	Absent <u>X</u>
Council Member Becker	Yes <u>X</u>	No ___	Abstain ___	Absent ___
Council Member Courtenay	Yes <u>X</u>	No ___	Abstain ___	Absent ___
Council Member Dysinger	Yes ___	No ___	Abstain ___	Absent <u>X</u>

ADOPTED

REPORTS

Engineer's Report – January 2024

I would like to thank the Board for the opportunity to provide engineering services to the Town. Over the past two weeks we have met with various department heads and are now up to speed where a majority of the ongoing projects were left off. I will provide a brief summary of work completed for each department:

Water:

Our office met with Councilman Becker on January 22, 2024 to discuss several water system improvements which include the following: Sugarloaf water and well recommissioning and visited the Sugarloaf Performing Arts Center to discuss extension of water service to the property. Our office is researching the existence of an easement to potentially provide a shorter route for the required watermain.

Our office also discussed the Walton Lake Well exploration process and potential designs for new wells and treatment. Our office is working on a conceptual map of the improvements.

Building Department:

Our office has spent the past two weeks becoming familiar with the office and have assisted with beginning to organize and create an interim process for processing permitting. Our office reviewed ongoing property violations and have completed site inspections as required for various submitted permits ranging from deck inspections to additions.

The following are the significant properties which the file has been reviewed and have been visited for inspection:

256 Black Meadow Road
43 Elkay Drive
Capelli Sports Complex
3549 Route 94
17 Speranza Court
The Greens – Overall Site observations
435 Bellvale Road

Our office met with the owner of 43 Elkay Drive on January 11, 2024 to discuss site conditions and required building department applications.

Our office met with representatives of Capelli Sports complex to go over site conditions and application status on January 4, 2024, January 9, 2024 and January 18, 2024.

Our office met with the Supervisor, Town Attorney and Building Clerk on January 12, 2024 to review building department files currently under violation.

Our office met with the owners of 256 Black Meadow Road on January 24, 2024 to review their application status and stop work order with the building department.

Highway:

Our office met with the Highway Superintendent on January 23, 2024 to look at damage to the Pond Road Culvert and sewer force main.

Our office met with the Highway Superintendent on January 24, 2024 to look the drainage concern at 84 Brennan Court.

Supervisor Holdridge commented that Lanc & Tully are no longer serving as Interim Building Inspector, effective today as John Hand is now in place. He mentioned Senator Skoufis is looking at possible grant opportunities for the SLPAC water main project.

PUBLIC COMMENTS

Jeff Zahn asked the status of the Scott's Meadow property. Supervisor Holdridge replied he continues to follow up every other month with the County, speaking with both Justin Allen and Legislator Ehlers who do not yet have a plan for the property, as they are waiting on the Legislature and County Executive decision. He added a meeting could be set up to discuss the community's needs.

Chris Mauer, Creamery Pond Road asked the status of the double library tax. Supervisor Holdridge said he continues to hound the State legislature to pass the bills, but the Governor wanted to see a study. He has spoken with Senator Skoufis and Assemblyman Maher to work on a bill to apply state-wide. Petitions could be circulated to show support of a bill.

ADJOURNMENT

ON A MOTION OFFERED BY Council Member Courtenay and second by Council Member Becker to adjourn the meeting at 12 noon, there being no further business brought before the Town Board.

VOTE: AYES (3): Holdridge, Becker, Courtenay, ABSENT (1): Ardisana, Dysinger

ADOPTED

Respectfully submitted,

Linda A. Zappala
Town Clerk
2024-02-01