

**TOWN BOARD WORK SESSION
June 5, 2024
1:00 PM**

Supervisor Holdridge opened the meeting at 1:00pm.

Attendance Rollcall:

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

Also Present: Elizabeth Cassidy, Esq.

Determination of Quorum: Yes X No

Pledge of Allegiance

ON A MOTION OFFERED BY Council Member Courtenay and second by Council Member Dysinger to move Agenda Items 6&7 to the top of the agenda.

VOTE: AYES(5): Holdridge, Ardisana, Becker, Courtenay, Dysinger **ADOPTED**

PROPOSED LAND FILL ORDINANCE

Council Member Dysinger created this proposed local law by modifying that of North Salem, NY and with input from Building Inspector Hand. It addresses the control on filling of land for the use of 10’s of thousand yards of material and the knowledge of source. John Hand said that site plan approval and SWPP would likely be required. Attorney Cassidy said she annotated a draft to address the following:

1. Where there is an effect on farming operations, NYS Ags & Markets should be referred to for Ag rights.
2. Recommends the draft be forwarded to CAC and Comp Plan Committee for impacts.
3. Could be part of zoning chapter.
4. Current application permit to Planning Board, but minor by tier schedule, could go through Building Department.
5. Review by Engineer, Planning Board and referrals after introduction.
6. Removal – improper fill to be removed by identifying who makes determination.
7. Clarify due process hearing for enforcement.
8. Compare consistency with newly adopted Chapter 50. Carry over “fill” until local law is adopted and pull from building code chapter to be consistent.

Attorney Cassidy is to circulate comments and revisions and then prepare resolution to introduce and referrals.

PROPOSED PROPERTY MAINTENANCE ORDINANCE

Council Member Dysinger said 95A currently refers to weeds only and needs expansion. The intent of the law is to beautify Chester. Unfortunately, he opined, that some properties are not adequately maintained. He added, it will help bring up property value.

John Hand said there should be a change in the date range to cover growth season from April 15 through November 15 and junk vehicles section changed to “can’t be seen”. Council Member Becker suggested all unregistered vehicles be subject to removal. Attorney Cassidy said we need to be mindful of due process as the vehicles are owned possessions. She added lawn maintenance should not be subject to timeframe. She suggested the littering and weed chapter could be combined.

John Hand suggested modifying 95A10C3 to broaden authority. Attorney Cassidy said the Town Board can act as appeals Board, and broaden with Highway, PD and Building Inspector for violation enforcement.

Supervisor Holdridge addressed a drainage issue from neighboring properties which is addressed now in Section 10. He said he wants to walk the fine line between neighbor disputes and general code allowing jurisdiction. Attorney Cassidy clarified we should not be in the middle of civil issues, however as an example, sump pumps should not be draining onto property lines. She will circulate a red-line following the next meeting.

PUBLIC COMMENT

Martine DiPasquale, Conservation Advisory Council Chair introduced herself to the Board and members of the community. She submitted the following bio which will be added to the website information.

“Martine DiPasquale is a professional advisor - to nonprofits and individuals - who has a record of success in development grant writing, strategic planning, organizational leadership, and professional development.

Martine has served as an appointee to the NYC Department of Education Panel for Educational Policy, Board of Education Retirement System (BERS), and as CFEO for New York City public schools. As CFEO for New York City public schools, she was responsible for conceptualizing, planning and executing the reorganization of an entire department to support parent engagement. She had direct management of a \$13M+ budget (OTPS and PS.) Martine managed a team of 11 FTEs as direct reports and between central and district functions (including workflow for school-based parent coordinators) 1600 FTEs as indirect reports.

Martine lives in Orange County, NY. She is active in community efforts to protect wetlands, endangered species, and environmental resources from overdevelopment.”

Lydia Cuadros, via FB, asked why the Sugar Loaf Water District restrictions are not restricting the Tin Barn. She asked if the restrictions are for no outside or limited outside watering. Supervisor Holdridge replied no outdoor water use is allowed and he was not aware of the Tin Barn reported use and has no authority to limit their use. He added, after the restrictions were noted, the Water Department has reported usage has gone down significantly and has already reached the intended results to allow for supply available for showers and faucets. Council Member Becker said the pumps had been running for 24 hours continuously and maybe the restrictions could be lightened in the future to meet the needs of the district. Council Member Dysinger said the district can provide for essential residential use and allow business needs to run, but can limit discretionary use. Council Member Courtenay said this is a moot point since the Tin Barn has been open all weekend and the report shows overall use has gone down. He said the pumps were operating 24 hours and have now gone down so something was going on with the pumps. Council Member Ardisana said as a resident of the area he is aware of people filling their pools. In reply to Ms. VanPamelen’s question, Council Member Becker added that we are waiting on a part for the driller to get Well 2 into place then Part-5 water monitoring testing is required with approval from the County. He anticipates 5-7 weeks until completion.

Supervisor Holdridge reported the Clerk’s Office, particularly Lorraine, had located a survey of Kings Highway from 2008 covering a portion of the road. As a result, it has saved the Town \$11,500, since Lanc & Tully said the cost would now be \$13,000. Council Member Dysinger said it behooves us to do it. Council member Becker will get prices for the survey. Supervisor Holdridge explained the sidewalks are planned from the firehouse with a cross at the Post Office and cross at Cancun Inn to Sugar Loaf Square and continuing to the Church.

PROPOSED STANDARDIZED RULES FOR CHESTER BOARD MEETINGS

Attorney Cassidy suggested the matter needs discussion in attorney/client session.

SENIOR TAX EXEMPTION

Supervisor Holdridge announced there will be modifications coming down from the State for future discussion.

PROPOSED NOISE ORDINANCE AMENDMENTS

Council Members Dysinger and Courtenay met with a member of the Planning Board to discuss the possible modifications to the proposed amendments. Council Member Courtenay said we should be trying to get districts standardized. As said in the past, he does not want to go against existing businesses, as he has been against any change to the decibels. He said the change doesn't change the behavior. Council Member Dysinger said he is waiting on Inspector Hand for additional input. He added the reason for the changes is not to target any businesses. He said the requirements would be different depending on residential, commercial and industrial areas and would be in line with towns such as Monroe, Beacon and New Windsor. He commented that the numbers are suggestions and is hoping to gain mutual agreement. He explained that in residential areas frequent parties could require lower values as it is defined to address abusers. Council Member Courtenay suggested the purchase of a meter to test the waters. Council Member Dysinger opined the Town is changing; his peaceful, quiet and dark neighborhood has changed. He would like something in place to protect the Town. Council Member Becker stated that a lot of businesses are dictated by site plan approval. Attorney Cassidy opined projects could require noise decibel restrictions during planning process while existing business can be limited by time of day. In reply to Ms. VanPamelen's question, Supervisor Holdridge expects the amendment to be introduced by the end of June, followed by a public hearing to be held before a vote on July 24th.

Donna Ann, FB, commented that a thumping bass is heard while sitting in her backyard.

SOCIAL MEDIA POLICY

Supervisor Holdridge said we need to get this done and was aware of the work of both the Town Clerk and Council Member Courtenay in the past. A discussion ensued as to the previous attempt to adopt a policy and local law. Council Member Courtenay brought up the policy provision that public comments cannot be taken down. Attorney Cassidy opined that social media can be set to no comments. Town Clerk Zappala is to provide Attorney Cassidy with previous introductory local law and file information on the subject.

CHESTER TV CHANNEL

Supervisor Holdridge explained that the franchise agreement with Optimum extends to 2028 and while we have the channel it is not being used well. By proposal from DGM, to get it up and running will cost between \$17,000-\$26,000 dependent on the programming add-ons. The franchise required two-\$5,000 grants which one has been received to date. The matter will be up for budget discussion.

SLPAC ADVISORY BOARD

Supervisor Holdridge and Council Members Courtenay and Becker interviewed 15 people. Council Member Courtenay has provided a synopsis of each of the 15 people which were all great but moved down to eight stand-outs with business, theater and lighting experience. Supervisor Holdridge noted the resolution limits the board to 5-7 with voting rights, while all can participate and provide insight. The decision to be discussed in executive session with a vote anticipated for next week. Todd Hewlett is expected to present at their first meeting.

EXECUTIVE SESSION AND ATTORNEY/CLIENT

ON A MOTION BY Council Member Becker and second by Council Member Courtenay to enter into Executive Session at 2:10pm on a matter of personnel.

VOTE: AYES(5): Holdridge, Ardisana, Becker, Courtenay, Dysinger

ADOPTED

ON A MOTION BY Council Member Courtenay and second by Councilmember Dysinger to adjourn the Executive Session at 2:45pm.

VOTE: AYES(5): Holdridge, Ardisana, Becker, Courtenay, Dysinger

ADOPTED

ADJOURNMENT

ON A MOTION BY Council Member Courtenay and second by Council Member Ardisana to adjourn the meeting at 2:45pm, there being no further business brought before the Board.

VOTE: AYES(5): Holdridge, Ardisana, Becker, Courtenay, Dysinger

ADOPTED

Respectfully submitted,

Linda A. Zappala
Town Clerk
2024-06-05