

TOWN BOARD MEETING

September 24, 2025

6:45pm

Supervisor Holdridge opened the meeting at 6:45pm.

Attendance Rollcall:

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

Determination of Quorum: Yes X No _____

Also present: Attorney Cassidy

Pledge of Allegiance

Supervisor Holdridge led the Pledge of Allegiance.

RESOLUTION TO ACCEPT THE 9/10/25 MEETING MINUTES

Council Member Larry Dysinger explained that he did not vote for the parks department trailer. He said he would have abstained if a roll call was taken.

Attorney Cassidy clarified the request was to amend the minutes to reflect an abstention for Council Member Dysinger on the parks department trailer vote.

ON A MOTION OFFERED BY Council Member Becker and second by Council Member Courtenay to amend the September 10th meeting minutes to reflect Council Member Dysinger's abstention.

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

ON A MOTION OFFERED BY Council Member Becker and second by Council Member Dysinger to accept the September 10, 2025 meeting minutes as amended.

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

SUMMARY OF BILLS

Supervisor Holdridge announced that the Town would be paying bills in the amount of \$761,342.92.

PUBLIC COMMENT

Mr. John Filosa, Rebecca Road, approached the Board regarding the garbage tax district issue he had raised at a previous meeting. Supervisor Holdridge explained that his matter was still under legal review and a decision could not be made that day. He assured Mr. Filosa that his situation had not been forgotten but needed more time for proper review. Mr. Filosa indicated he would wait for the decision, hoping it would be in his favor.

REPORTS

Water Department – August 2025

Supervisor Holdridge presented the August Water Department report. He stated that 6,783,259 gallons of water were processed and distributed, with the district's daily average ranging from 214,000 to 278,000 gallons. He noted that the monthly maintenance reports for all five water districts were available, with nothing unusual to report except for Sugar Loaf, where they had run new underground conduit from a pull box by the tracks to the well casing, with TAM assisting with the project. Full report available online at Chester-NY.gov.

Town Board Member Reports

Council Member Courtenay suggested the public visit our website for the many upcoming events around the Town.

Town Clerk Zappala announced the following events:

- First Annual Field Day on Sunday, September 28th, 12noon-4pm at the Chester Commons Park. It's a free day for all the members of the community. There'll be lots going on including games and food and all kinds of fun stuff for kids and adults as well. .
- Senator Skoufis Senior Picnic on September 30, 11am-2pm at the SLPAC for residents of Chester, Warwick, Monroe, Goshen and Tuxedo.
- Bellvale Fall Open House on Saturday, October 4th, 2-5pm.
- Chester Historical Society Penny Social on October 5th, doors open at 1pm., calling at 2pm. \$5 to enter.

Council Member Becker discussed the Vivian Solar project with the engineer and discovered the Planning Board never reviewed the project. We have to work with Goshen in order to get some things remedied. It's been recommended by John Queenan and that we forward a letter to their board, building inspector and contractor to try to hold them accountable, so they're aware of what we're trying to do. It's minimal things that need to be done but they're things that are going to be important to divert water and control the flow of water off of this site in the future, so it doesn't overwhelm any of residences in that area.

Supervisor Holdridge said the agreement stipulates that that company needs to maintain the access road in perpetuity. Town Attorney Cassidy explained the Planning Board did not have jurisdiction over the project to do site plan review. As the landlord of parcel, we should have had internal review, but there is no obligation from Goshen since the prior administration gave them permission to review, and they had an owner's endorsement giving specific authority to Goshen. She said the idea is for us to really get out there with that contractor that's doing the work and make suggestions, hopefully, that they're amicable to correct.

Council Member Dysinger asked when the tree preservation and property maintenance are scheduled to get done. Attorney Cassidy replied that she has substantial documentation on the proposed laws but wants to get through the zoning amendments.

Council Member Dysinger said there are two open positions on the Planning Board and we have received four requests. There will be interviews held on October 1st and the Planning Board is scheduled to discuss the Comprehensive Plan and Zoning Amendments with comments to follow.

With regard to the MuniCollab software, he has asked for a report of benefits and costs. He had spoken with Town of Warwick Planning Board secretary who has had it for six months but not yet implemented. They have concerns. He said it has potential but it is a new company and finds their functions are limited.

Supervisor Holdridge

- He is excited to host the first Field Day on Sunday, so please come out for it.
- He reported the Senior Picnic had a really good turnout last year so he expects more people this year with all the Towns included.

- He will be holding a breakfast with Brandon Holdridge at the New Chester Diner on September 27th at 9am for any one who would like to talk about issues or concerns.
- Currently working on tentative budget to be presented to Town Clerk on September 30th and then at a scheduled meeting for presentation to the Town Board.
- Supervisor Holdridge will announce a Town Hall public presentation of his Tentative Budget shortly.
- He reported the Sugar Loaf sidewalk project is coming along beautifully and should be completed in the next week or so with finishing touches and raised crosswalks.
- He attended a Parks Advisory Board meeting where they made some nice recommendations as well as a parent's fundraising group meeting who are working towards playground upgrades.

EDUCATION REQUEST

Regarding the request from the Court Justice's Office for four staff members to attend the Association of Towns in 2026, Council Member Dysinger expressed concern about sending four people to the four-day conference. He noted there was insufficient information about the location, associated costs, and rationale for sending multiple people. He indicated he would support one person attending but questioned the need for four.

Supervisor Holdridge suggested tabling the request until more information could be obtained. The conference is scheduled for February 2026.

ON A MOTION OFFERED BY Council Member Becker and second by Council Member Dysinger to table the Court Justice's Office request.

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

ADOPTED

ON A MOTION OFFERED BY Council Member Dysinger and second by Council Member Courtenay to approve Comptroller Meyer's request to attend the Association of Towns in 2026.

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

ADOPTED

SUGAR LOAF PEDESTRIAN FRIENDLY IMPROVEMENT PROJECT

The Board discussed a request to add stamped texture and bulb out additions to the Sugar Loaf sidewalk project at an estimated cost of \$14,200. Supervisor Holdridge read a comment submitted by Ryan Senning, who was unable to attend but supported the improvements as essential for safety, accessibility, and enhancing the hamlet's charm.

Council Member Dysinger expressed concern about the total project cost to date, including engineering fees not covered by the grant. He questioned whether the stamped crosswalks, which he viewed as purely aesthetic with no impact on traffic speed, were worth the expense.

Supervisor Holdridge disagreed, explaining that the visual elements serve as a psychological notification to drivers that people are walking in the area. He added that the aesthetics are part of the appeal that draws people to shop in Sugar Loaf rather than online.

Richard Logothetis, a resident, spoke in support of the improvements, noting that the project had been worked on for over 30 years. He described the stamping process as simple and emphasized that the comprehensive plan explicitly states the need to maintain Sugar Loaf's character.

Jeff Zahn added that the work would make the street look gorgeous and help traffic calming and said the expense could be replaced by some things that were cut out.

Supervisor Holdridge reported that the Town had spent approximately \$16,000 in engineering costs for the sidewalks, in addition to the grant funding.

ON A MOTION OFFERED BY Supervisor Holdridge and second by Council Member Courtenay to approve the request and allocate up to \$15,000 towards the additional sidewalk improvements.

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

ADOPTED

RESOLUTION ACCEPTING MUNICOLLAB SERVICE AGREEMENT

Council Member Dysinger reported that the Planning Board was scheduled to discuss the MuniCollab software at their October 1st meeting. He noted that he had spoken with the planning board secretary in Warwick, where they had been using the software for 4-6 months. The feedback indicated mixed reviews, with some planning board members and staff not being enthusiastic about using it.

He acknowledged that while the software has potential, it is new and has limited functions. The Board agreed to table the item pending further information from the Planning Board.

ON A MOTION OFFERED BY Council Member Dysinger and second by Council Member Becker to table the MuniCollab Service Agreement.

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

ADOPTED

VILLAGE OF CHESTER REQUEST TO INSTALL SECURITY CAMERA(S)

Council Member Becker explained that the Village of Chester's request to install security cameras at the Nancy Lane water site is part of a larger infrastructure protection project costing over \$30,000. The cameras would be mounted to the Town building, using the Town's electricity, but all installation costs (approximately \$6,000) would be covered by the Village. He noted that the cameras would provide coverage for the building, surrounding area, gate, and tank, benefiting the Town at minimal cost.

Attorney Cassidy recommended drafting a license agreement between the Village and the Town to formalize the arrangement. Council Member Becker mentioned that the property actually belongs to the Village with the Town's building on it, and an existing agreement was already in place.

ON A MOTION OFFERED BY Council Member Becker and second by Council Member Dysinger to approve the request, subject to the creation of a license agreement.

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

ADOPTED

RESOLUTION TO APPROVE TOWN ASSESSOR REAPPOINTMENT

The Board considered the reappointment of the Town Assessor with Orange County. Attorney Cassidy clarified that while the assessor's term is legally six years by statute, the Town is currently in the middle of a two-year agreement with Orange County.

ON A MOTION OFFERED BY Council Member Dysinger and second by Council Member Courtenay to approve the following appointment:

Assessor Reappointment (6-Year Term, Appointment October 1, 2025): John Schuller

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

ADOPTED

RESOLUTION TO ACCEPT THE RE-LEVY OF UNPAID WATER CHARGES

The Board discussed the re-levy of unpaid water charges, with members expressing concern about the outstanding amount of approximately \$100,000. They noted that moving to quarterly meter readings and adjusting water rates while lowering taxes should help address this issue in the future.

ON A MOTION OFFERED BY Council Member Courtenay and second by Council Member Ardisana to accept the relevies as listed.

- | | |
|------------------------------------|--------------|
| 1) Walton Lake Water District: | \$ 29,939.73 |
| 2) Surrey Meadows Water District: | \$ 18,590.30 |
| 3) Lake Hill Farms Water District: | \$ 36,681.14 |

4) Sugar Loaf Hills Water District:	\$	9,305.00
5) Fieldcrest Water District	\$	5,495.50
Total:	\$	100,011.67

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

ADOPTED

BUDGET AMENDMENTS

The Board reviewed multiple budget amendments across the General Fund, Part-Town Fund, and all five Water Districts. The amendments were described as necessary to ensure adequate funding in all accounts by year-end.

It is hereby resolved, that the Town Board hereby authorizes and directs the Town Comptroller to make the following budget modifications for the 2025 Town Budget as follows:

DESCRIPTION	AMOUNT	DEBIT	CREDIT
<u>General</u>			
Senior Center Water	300	A1621.462	A0599
Supervisor IT Services	5,000	A1220.442	A1220.441
Cleaning Services	5,000	A1620.443	A0599
Senior Center Utilities	3,000	A1621.421	A0599
SLPAC Cleaning	6,000	A1622.412	A2025
SLPAC Utilities	10,000	A1622.421	A0599
Dial-A-Bus	1,400	A5630.4	A0599
Hosp & Med Insurance	50,000	A9060.8	A0599
<u>Part-Town</u>			
Engineering	10,000.00	B1440.4	B0599
Police Building Utilities	3,000.00	B1620.421	B0599
Street Lighting	500.00	B5182.4	B0599
Police Retirement	71,000.00	B9015.8	B0599
<u>Walton Lake</u>			
Retirement	1,500.00	SW1.9010.8	SW1.0599
WL Medical Insurance	1,000.00	SW1.9060.8	SW1.0599
<u>Surrey Meadows</u>			
Retirement	2,000.00	SW2.9010.8	SW2.0599
SM Health Insurance	1,400.00	SW2.9060.8	SW2.0599
<u>Lake Hill</u>			
LHF Retirement	3,500.00	SW3.9010.8	SW3.0599
<u>Sugar Loaf</u>			
SLW Retirement	1,200.00	SW4.9010.8	SW4.0599
SLW Medical Ins	1,400.00	SW4.9060.8	SW4.0599
<u>Fieldcrest</u>			
FC Retirement	200.00	SW5.9010.8	SW5.0599
FC Health	100.00	SW5.9060.8	SW5.0599

ON A MOTION OFFERED BY Council Member Dysinger and second by Council Member Courtenay to accept the amendments as written.

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

ADOPTED

DISCUSSION ON SUGAR LOAF SIDEWALKS MAINTENANCE

The Board discussed options for maintaining the new sidewalks in Sugar Loaf, particularly snow removal.

Supervisor Holdridge favored having the parks crew handle the maintenance, noting they would have more available time once the sale of the Performing Arts Center is finalized.

Council Member Dysinger preferred creating a sidewalk district where the businesses that benefit from the sidewalks would pay for their maintenance through a tax. He argued that this approach would be similar to water and sewer districts, where only those who benefit pay for the service.

Supervisor Holdridge replied that the Sugar Loaf businesses pay taxes that benefit the entire Town and that setting up a new taxing district might not be necessary when the parks crew has capacity to handle the maintenance, especially during winter months.

Council Member Becker raised practical concerns about equipment needs, timing of snow removal, and handling weekend storms that might require overtime.

Town Clerk Zappala raised a question about potential liability on Town property.

The Board agreed to have Council Member Becker and Council Member Courtenay consult with the Parks Department and possibly the Highway Department to assess equipment capabilities and develop guidelines for maintenance before making a final decision.

DISCUSSION ON CELLULAR ENDPOINT OPT-OUT

The Board discussed allowing residents to opt out of the water department's cellular endpoints for meter reading. Supervisor Holdridge supported an opt-out option with a fee to avoid creating friction with certain community members.

Council Member Becker and Council Member Courtenay agreed with implementing a \$75 quarterly fee for those who opt out, reflecting the cost for the water department to manually read those meters. Becker also emphasized that residents should be able to opt back in if they change their minds or when properties change ownership.

The Board acknowledged the benefits of the cellular endpoints, including leak detection and real-time usage monitoring, which several residents have already benefited from.

Attorney Cassidy said the local law would need an amendment to offer an opt-out, with fee established by resolution.

ON A MOTION OFFERED BY Council Member Becker and second by Council Member Dysinger to direct the Town Attorney to draft an amendment local law to include an opt-out clause for the cellular endpoints.

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

ADOPTED

RESOLUTION TO SCHEDULE A SPECIAL MEETING – TENTATIVE BUDGET

The Board discussed scheduling a special meeting for the Town Clerk to submit the tentative budget to the Town Board, which must be done by October 6th (normally October 5th, but that falls on a Sunday). After some discussion about timing, they agreed on 9:30 AM on October 6th.

ON A MOTION OFFERED BY Council Member Becker and second by Council Member Courtenay to set a Special Meeting at 9:30 AM on October 6th.

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

ADOPTED

CHESTER GIRL SCOUTS CHESTER COMMONS RENTAL FEE WAIVER

The Board considered a request from the Chester Girl Scouts for a rental fee waiver for their Fall Festival event on October 29th at Chester Commons.

ON A MOTION OFFERED BY Council Member Ardisana and second by Council Member Courtenay to approve the fee waiver request by the Girl Scouts for use of the Chester Commons Park on October 29, 2025.

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

ADOPTED

EDUCATION REQUEST – JACKIE ELFERS AND MELISSA FOOTE

The Board reviewed a request for Jackie Elfers and Melissa Foote from the Planning Board to attend the 15th Annual Placemaking conference in Rock Tavern, NY at a cost of \$50 per attendee.

ON A MOTION OFFERED BY Council Member Courtenay and second by Council Member Dysinger to approve the education request for Jackie Elfers and Melissa Foote from the Planning Board to attend the 15th Annual Placemaking conference on October 1, 2025 at a cost of \$50 per attendee.

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

ADOPTED

RESOLUTION TO APPROVE 5-YEAR UTILITY RATE CONTRACT

The Board considered approving a 5-year utility rate contract with ENGIE Resources LLC for a mixed rate of \$0.0972/KwH. The Comptroller had previously contacted Board members about this matter.

ON A MOTION OFFERED BY Council Member Courtenay and second by Council Member Ardisana to accept the 5-year utility rate contract with ENGIE Resources LLC for a mixed rate of \$0.0972/KwH.

VOTE: AYES(4): Ardisana, Becker, Courtenay, Dysinger, ABSTAINED(1): Holdridge

ADOPTED

RESOLUTION TO SET A PUBLIC HEARING TO EXCEED THE 2026 TAX CAP

The Board discussed setting a public hearing to consider exceeding the 2026 tax cap. Supervisor Holdridge explained this is a precautionary measure done annually to reserve the right to do so if necessary. He noted that the current budget projections look very positive and they likely would not need to exceed the cap. It was noted that an introductory local law would be needed.

ON A MOTION OFFERED BY Council Member Becker and second by Council Member Courtenay to direct the Town Attorney to prepare the introductory local law.

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

ADOPTED

EXECUTIVE SESSION – PERSONNEL

ON A MOTION OFFERED BY Council Member Courtenay and second by Council Member Ardisana to enter into executive session at 8:00pm for personnel and contract discussions.

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

ADOPTED

ON A MOTION OFFERED BY Council Member Dysinger and second by Council Member Becker to adjourn the executive session at 8:55pm.

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

ADOPTED

New Business

RESOLUTION TO ALLOCATE CASH RESERVES FOR SECURITY ALARMS AND PARKING

Supervisor Holdridge explained that leftover cash reserves from the Senior Center Emergency Generator project could be allocated toward the PN Security Alarms for the Senior Center and additional parking spaces. He noted that the Highway Department and John Queenan had already started work on the parking spaces that day.

ON A MOTION OFFERED BY Supervisor Holdridge and second by Council Member Becker to approve the resolution to allocate \$6,413.43 from cash reserves for the security alarms and parking spaces at the Senior Center.

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

ADOPTED

RESOLUTION TO ALLOCATE CASH RESERVES FOR POLICE DEPARTMENT FURNITURE

Supervisor Holdridge explained that \$8,210.31 in leftover cash reserves from the Police Department building repairs could be allocated toward new furniture for the department, which they had been requesting for some time in the budget.

ON A MOTION OFFERED BY Supervisor Holdridge and second by Council Member Courtenay to approve the reallocation of \$8,210.31 in cash reserves toward new furniture for the Police Department.

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

ADOPTED

RESOLUTION TO ACCEPT HIGHWAY AND WATER DEPARTMENT AUCTION BIDS

The Board reviewed auction bids for the Highway Department and Water Department equipment. Council Member Becker inquired whether a trailer being auctioned by the Water Department might be useful for sidewalk maintenance in Sugar Loaf. After discussion, the Board decided to proceed with the auction.

ON A MOTION OFFERED BY Council Member Dysinger and second by Council Member Courtenay to accept the following Highway Department and Water Department auction bids.

1- 2008 Ford F350 that was replaced this year.	\$2,300
1-1996 Chevy 3500 flatbed that was replaced this year.	\$2,050
1 - 1991 John Deere yard mower	\$1,700
1 - 2005 Park and Rec trailer	\$ 660
1 - CAT bucket	\$ 180
1-1998 Salsco woodchipper	\$3,550
1 – 2021 Carry-On Trailer (Water Dept.)	\$ 980

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

ADOPTED

PUBLIC COMMENT

Ed Mullen thanked the Town Board for the providing the brush dump to help with his property maintenance.

ADJOURNMENT

ON A MOTION OFFERED BY Council Member Dysinger and second by Council Member Becker to adjourn the meeting at 9:00pm, there being no further business brought before the Town Board.

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

ADOPTED

Respectfully submitted,

Linda A. Zappala, RMC
Town Clerk
2025-09-24