

**TOWN BOARD MEETING
AND PUBLIC HEARING
February 25, 2026
6:45pm**

Call to Order

Supervisor Holdridge called the Town Board meeting to order at 6:45pm.

Attendance

Town Clerk Zappala called the roll:

- Supervisor Holdridge: Present
- Council Member Becker: Present
- Council Member Cassara: Present
- Council Member Courtenay: Present

Determination of Quorum: Yes X No

Also Present: Attorney Cassidy

Pledge of Allegiance

All present stood for the Pledge of Allegiance.

RESOLUTION TO ACCEPT THE 2/11/26 MEETING MINUTES

The Board discussed accepting February 11, 2026 Meeting Minutes.

MOTION BY Council Member Courtenay, seconded by Council Member Becker to accept the February 11, 2026 Meeting Minutes as presented by Town Clerk Zappala

Motion carried unanimously.

VOTE: AYES(4): Holdridge, Becker, Cassara, Courtenay

ADOPTED

SUMMARY OF BILLS

Supervisor Holdridge reported that the Town would be paying bills in the amount of \$586,849.44.

PROCLAMATION HONORING MS. NEW YORK INTERNATIONAL 2025 CHRISTINA CONTENTO FOR COMMUNITY SERVICE AND ACHIEVEMENTS

Supervisor Holdridge read a proclamation recognizing Christina Contento, Miss New York International 2025, for her service and accomplishments in promoting wellness, confidence, and healthy living for women and youth. The proclamation highlighted her dedication to civic engagement, her virtual wellness fair, and her positive impact on community health and well-being. Ms. Contento was congratulated and invited for a photo with the Board.

TOWN OF CHESTER

A PROCLAMATION HONORING CHRISTINA CONTENTO

February 23rd, 2026

WHEREAS, Christina Contento, Ms. New York International 2025, has served with distinction as a statewide titleholder while dedicating her platform to advancing wellness, confidence, and healthy living for women and youth within local communities; and

WHEREAS, Throughout her title year, Ms. Contento has demonstrated a strong commitment to civic engagement by partnering with community organizations and engaging residents through educational outreach, public appearances, and wellness initiatives that focused on accessible and sustainable health practices; and

WHEREAS, Ms. Contento has led a Virtual Wellness Fair, providing women and youth with access to wellness resources, education, and encouragement related to physical, mental, and emotional well-being;

WHEREAS, Through her leadership and service, Ms. Contento has empowered women and girls to prioritize self-care, confidence, and personal growth while serving as a positive role model for youth;

WHEREAS, Ms. Contento's advocacy and service have strengthened community awareness around wellness and have contributed positively to the health and well-being of residents;

WHEREAS, It is appropriate to recognize local leaders who inspire service, wellness, and civic pride within the community;

NOW, THEREFORE, BE IT RESOLVED, That the Town Board of Chester formally recognizes Christina Contento's service and accomplishments with this official proclamation.

**Town OF CHESTER,
ORANGE COUNTY, NEW YORK**

Brandon Holdridge
Supervisor, Town of Chester

PUBLIC COMMENT

Mr. John DeRosso, Sugar Loaf Mountain Road, spoke about the petition to reduce the speed limit from 40 to 30 mph on Sugar Loaf Mountain Road. He explained that he had lived on the road for 7 years and Beverly for 25 years prior. Mr. DeRosso stated that while the speed limit wasn't a problem 30 years ago, there is now much more traffic, pedestrians, bike riders, and people walking children in baby carriages. He noted that at 40 mph, most people drive 50-60 mph, and he has to jump out of the way of cars at least once or twice a week while walking his dog. He emphasized that there are blind spots and the hilly nature of the street makes 40 mph difficult, especially for those unfamiliar with the road.

REPORTS – BUILDING DEPARTMENT, PLANNING & ZONING BOARDS

Building Department Report

Supervisor Holdridge presented the January 2026 Building Department report: 11 new building permits, 12 closed building permits, 299 open building permits, 21 total inspections, 1 complaint, and 5 municipal searches.

Planning Board and Zoning Board Report

Supervisor Holdridge reported on the February 4th Planning Board meeting, which included a public hearing for the Bell Station Corp project and discussion of the Oaks Woods subdivision. The Zoning Board meeting scheduled for February 12th was canceled and rescheduled, with the next meeting set for March 12th.

Council Member Becker asked about the Municipal Collaboration (MuniCollab) program that had been discussed previously. Supervisor Holdridge explained they had received information last year and suggested waiting to discuss it when a new Board member joins in March. Council Member Becker expressed support for the program and wanted to move forward sooner rather than later, noting it would be beneficial for both the Planning Board and ZBA. Supervisor Holdridge agreed to re-forward the information and speak with Board Chairs.

Board Member Reports

Council Member Cassara thanked the Highway Department for their snow plowing during the second snow event and applauded the Parks Department for cleaning up the parking areas in the Sugar Loaf District.

Deputy Supervisor Becker brought to the Board's attention that they needed to start the process of increasing water rates again if they wanted to cover the cost of each water district's needs. They had not raised rates the previous year with the budget, but should start having water budgets covered by water revenue rather than taxes. He suggested a one dollar per year increase over the next five years with yearly review of these rates to ensure they were not exceeding needed revenues. Supervisor Holdridge agreed they needed to move on this to have it in effect for next year.

Deputy Supervisor Becker reported that he had attended a Department of Transportation meeting about future proposed upgrades for Route 86 at the village hall, along with Supervisor Holdridge and two Village Trustees. DOT had made changes to their plans based on feedback and traffic study information. They were now proposing to add an exit near LEGOLAND to access Route 17M from the highway, some upgraded changes to Exit 126, and a reconfiguration of the traffic circle at the 17M Lehigh and Kings Highway intersection to improve traffic flow. He hoped they would get on those projects soon. Deputy Supervisor Becker mentioned their understanding that for the Route 17M bridge they had been trying to get replaced, the holdup was the railroad not working with DOT to get that project completed.

He had also done some review of documentation that had just come in on the Greens at Chester project regarding their water usage of about 150,000 gallons per day. They were also claiming maintenance costs for the project when built out would be around \$42,000. He was not sure those numbers were accurate or meaningful to actual costs that could be incurred in the future. He planned to reach out to their engineer to confirm those numbers better, as this was an updated document showing what they would use for getting water from the Village of Chester. He had concerns with the numbers they were putting in there.

Supervisor Holdridge added that he had also attended the DOT meeting and would wait to speak more about it until he had all the facts together. He needed to request more information from DOT about the 17M bridge and the plans for Route 17 into I-86. They were supposed to get DOT's presentation and he would make that public once he had it in his possession, providing a full update when he had all the information together.

Council Member Courtenay echoed the thanks to the Highway Department for their excellent work, as well as the Parks Department, Fire Department, and Police Department with the ongoing snow events. He noted they were expecting another snow event from Sunday into Tuesday and while everyone was probably tired of it, including the departments, he thanked them for their hard work and dedication. Supervisor Holdridge agreed with these sentiments.

Town Clerk Zappala announced the Sugar Loaf Engine Company's annual corned beef and cabbage dinner on March 14th at 6 PM, with tickets available for \$25 (all you can eat and drink) or \$20 (takeout).

PUBLIC HEARING ON INTRO LOCAL LAW 9 – BATTERY STORAGE MORATORIUM EXTENSION

The following is the notice as it appeared in the Times Herald Record on February 16, 2026.

Town OF CHESTER
1786 KINGS HIGHWAY
CHESTER, NY 10918

NOTICE OF PUBLIC HEARING

**Town OF CHESTER
INTRODUCTORY LOCAL LAW #1 OF 2026**

A LOCAL LAW TO EXTEND THE TEMPORARY LAND USE MORATORIUM PROHIBITING LARGE SCALE BATTERY ENERGY STORAGE SYSTEM INSTALLATIONS WITHIN THE Town OF CHESTER ESTABLISHED BY LOCAL LAW 8 OF 2024 BY SIX MONTHS

Please take notice that the Town Board of the Town of Chester will hold a public hearing on Wednesday, February 25, 2026 at 6:45PM in the Town Hall Meeting Room, 1786 Kings Highway, Chester, NY. Said public hearing is to hear comments on the above captioned proposed local law.

A copy of the proposed local law is on file in the Town Clerk’s Office and is available for inspection during normal business hours (Monday-Friday, 8 am to 5 pm).

Any person interested in the proposed local law may appear in person or by agent. All written communications should be addressed to the Town Clerk at the above address.

BY ORDER OF THE Town BOARD
Town OF CHESTER

LINDA A. ZAPPALA
Town CLERK

DATED: FEBRUARY 3, 2026

Town Attorney Cassidy explained that the Town has been undergoing a comprehensive planning process and had adopted a moratorium on battery energy storage systems. While working on a local law with consultants, fires at battery storage facilities in the Town of Warwick raised safety concerns, prompting a request for a 6-month extension of the moratorium to allow further review and deliberation.

MOTION BY Council Member Courtenay, seconded by Council Member Cassara to the open public hearing at 7:05pm on Introductory Local Law 1 Of 2026, A Local Law to Extend the Temporary Land Use Moratorium Prohibiting Large Scale Battery Energy Storage System Installations Within the Town of Chester Established by Local Law 8 Of 2024 By Six Months

All voted in favor.

VOTE: AYES(4): Holdridge, Becker, Cassara, Courtenay

ADOPTED

No public comment was received.

MOTION BY Council Member Courtenay, seconded by Council Member Becker to close the public hearing at 7:10pm.

All voted in favor.

VOTE: AYES(4): Holdridge, Becker, Cassara, Courtenay

ADOPTED

The Town attorney read the full resolution extending the temporary moratorium on large scale battery energy storage systems by 6 months, which would become Local Law 1 of 2026.

TOWN OF CHESTER
TOWN BOARD

RESOLUTION TO ADOPT INTRODUCTORY LOCAL LAW 1 OF 2026,
A LOCAL LAW TO EXTEND THE TEMPORARY LAND USE MORATORIUM PROHIBITING LARGE SCALE
BATTERY ENERGY STORAGE SYSTEM INSTALLATIONS WITHIN THE TOWN OF CHESTER ESTABLISHED
BY LOCAL LAW 8 OF 2024 BY SIX MONTHS

WHEREAS, the Town Board of the Town of Chester recognizes that Battery Energy Storage System Installations are being developed throughout the Hudson Valley, and

WHEREAS, the Town Board desires to put a temporary halt on such development to allow the Town of Chester, its Comprehensive Plan Committee and its consultants to develop and implement adequate regulations for the siting and operation of such facilities in the interest of the residents' health, safety and welfare; and

WHEREAS, the Town Board adopted a temporary moratorium on large-scale battery energy storage systems through the adoption of Local Law 8 of 2024 which went into effect on August 23, 2024 and extended by LL 10 of 2025 until February 24, 2026; and

WHEREAS, since that time, the Town Board had developed a draft local law to regulate large-scale battery energy storage systems and had anticipated action in the fall of 2025, however multiple fires at area battery energy storage facilities has given the Town Board concern as to the safety of such systems and the Town Board wishes to further evaluate such systems and has determined that an extension of the moratorium is necessary and appropriate;

WHEREAS, the Town Board desires to extend the moratorium to allow that analysis to take place

WHEREAS, a duly noticed public hearing was held on February 25, 2026 and no public comment was received; and

WHEREAS, the matter was referred pursuant to General Municipal Law § 239 et seq. and the Orange County Planning Department issued a letter indicating local determination

NOW THEREFORE BE IT RESOLVED, that INTRODUCTORY LOCAL LAW 1 OF 2026,
A LOCAL LAW TO EXTEND THE TEMPORARY LAND USE MORATORIUM PROHIBITING LARGE SCALE
BATTERY ENERGY STORAGE SYSTEM INSTALLATIONS WITHIN THE TOWN OF CHESTER ESTABLISHED
BY LOCAL LAW 8 OF 2024 BY SIX MONTHS is hereby adopted as Local Law 3 of 2026;

BE IT FURTHER RESOLVED that the Town Clerk shall cause said local law to be filed in the New York State Department of State.

MOTION BY Council Member Courtenay, seconded by Council Member Cassara to adopt Local Law 3 Of 2026,
A Local Law to Extend the Temporary Land Use Moratorium Prohibiting Large Scale Battery Energy Storage
System Installations Within the Town of Chester Established by Local Law 8 Of 2024 By Six Months

All voted in favor.

VOTE: AYES(4): Holdridge, Becker, Cassara, Courtenay

ADOPTED

**RESOLUTION TO DIRECT TOWN CLERK TO ADVERTISE FOR OPEN PARKS ADVISORY BOARD
SEAT**

MOTION BY Council Member Courtenay, seconded by Council Member Cassara to direct Town Clerk Zappala to advertise for the open Parks Advisory Board seat.

All voted in favor.

VOTE: AYES(4): Holdridge, Becker, Cassara, Courtenay

ADOPTED

RESOLUTION TO APPROVE PURCHASE REQUEST OF A \$76,393 2026 F-350

Supervisor Holdridge noted this Highway Department request was well under the \$90,000 budgeted amount. Town Clerk Zappala confirmed it was on the Onondaga County bid.

MOTION BY Council Member Becker, seconded by Council Member Courtenay to approve the purchase through Onondaga County bid of a 2026 F-350 for \$76,393

All voted in favor.

VOTE: AYES(4): Holdridge, Becker, Cassara, Courtenay

ADOPTED

RESOLUTION TO APPOINT COLLEEN COLLINS TO THE PARKS ADVISORY BOARD

The Board discussed that Ms. Collins would be a good addition to the Advisory Board.

MOTION BY Supervisor Holdridge, seconded by Council Member Cassara to appoint Colleen Collins to the Parks Advisory Board.

All voted in favor.

VOTE: AYES(4): Holdridge, Becker, Cassara, Courtenay

ADOPTED

RESOLUTION TO APPROVE HIGHWAY/WATER DEPARTMENTS EDUCATION REQUEST TO ATTEND UDIG NY SPRING INFO SAFETY COURSE ON MARCH 12

Council Member Becker noted it was a good, educational class for the departments to take.

MOTION BY Supervisor Holdridge, seconded by Council Member Cassara to approve the education request of the Highway and Water Departments to attend UDIG NY on March 12, 2026.

All voted in favor.

VOTE: AYES(4): Holdridge, Becker, Cassara, Courtenay

ADOPTED

RESOLUTION TO APPOINT PAUL K. MILLER TO THE OPEN ALTERNATE ZBA POSITION

MOTION BY Council Member Courtenay, seconded by Council Member Cassara to appoint Paul K. Miller to the ZBA Alternate Member position.

All voted in favor.

VOTE: AYES(4): Holdridge, Becker, Cassara, Courtenay

ADOPTED

Supervisor Holdridge confirmed that after this appointment, the ZBA would be fully staffed, while the Planning Board would have 6 of 7 members filled.

RESOLUTION TO APPROVE HIGHWAY DEPARTMENT/ACCOUNTING DEPARTMENT TRAINING REQUEST FOR DONNA THOM AND TANYA MCPHEE TO ATTEND NYS PREVAILING WAGE ELECTRONIC CERTIFIED PAYROLL SYSTEM TRAINING

MOTION BY Council Member Becker, seconded by Council Member Courtenay to approve the education request of Donna Thom and Tanya McPhee to the NYS Prevailing Wage Training at a cost of \$65 p/person.

All voted in favor.

VOTE: AYES(4): Holdridge, Becker, Cassara, Courtenay

ADOPTED

RESOLUTION TO SET PUBLIC HEARING ON CREATION OF WATER DISTRICT FOR 3/25/26

Town Attorney Cassidy read a detailed order pursuant to Town Law Section 193, establishing a public hearing for March 25th, 2026, regarding the creation of a Water District for the Greens project. The attorney explained this was a normal statutory process for any development, where the developer pays all costs and the Village of Chester provides the water, with the Town creating the district for billing administration purposes.

ORDER BY TOWN BOARD FOR A HEARING ON ESTABLISHMENT OF THE GREENS AT CHESTER WATER DISTRICT

WHEREAS, a petition, dated October 30, 2025, for the establishment of a water district was filed with the Town Board of the Town of Chester, County of Orange, State of New York.

WHEREAS, the proposed district and described and bounded to include the real property identified on the Town of Chester tax map as Section 38, Block 2, Lots 1 through 83 and Section 39, Block 1, Lots 99 through 104.

WHEREAS, the proposed improvements consist of the items specified in a Map, Plan and Report prepared by John Petroccione, P.E., last revised January 10, 2026 and on file with the Town Clerk. Improvements will include construction of an on-site booster pumping station and distribution system including approximately 6500' of 8" diameter mains, hydrants, valves, meters and associated fixtures.

WHEREAS, the maximum amount proposed to be expended as stated in the petition is \$1,210,000 which will be the responsibility of the project sponsor.

WHEREAS, the estimated cost of hook-up fees is as set forth in the Town of Chester Fee Schedule.

ORDERED, this Board will hold a public hearing to consider the adoption of the petition and relevant matters on March 25, 2026 at 6:45 p.m. or as soon thereafter as the matter may be heard at Town Hall, 1786 Kings Highway, Chester, NY 10918

ORDERED, that the Town Clerk is hereby directed to publish a certified copy of this order in the official newspaper, the first publication thereof to be not less than ten nor more than twenty days before the date set forth the hearing, and post a copy of the same on the sign pursuant to Town Law § 193.

MOTION BY Council Member Becker, seconded by Council Member Courtenay to set the public hearing on the Establishment of The Greens At Chester Water District on March 25th, 2026.

All voted in favor.

VOTE: AYES(4): Holdridge, Becker, Cassara, Courtenay

ADOPTED

CLEANING SERVICES RFP RESPONSES

Council Member Becker reported that he had reviewed all RFP responses and only two applicants provided everything requested in their bids. DOC Cleaning Services & Property Maintenance offered the best price at \$19,620 per year and provided a comprehensive presentation.

MOTION BY Council Member Becker, seconded by Council Member Courtenay accept DOC's proposal and authorize the supervisor to sign a monthly agreement, subject to attorney review.

All voted in favor.

VOTE: AYES(4): Holdridge, Becker, Cassara, Courtenay

ADOPTED

RESOLUTION TO REQUEST SPEED LIMIT REDUCTION ON SUGAR LOAF MTN RD FROM 40MPH TO 30MPH

Supervisor Holdridge noted the petition included 49 signatures from residents, with primary organizers being John DeRosso, Jeff Zahn, and Rachel Chapman. He clarified this was a request to DOT rather than the Town setting the speed limit directly.

Town OF CHESTER

A RESOLUTION REQUESTING THE REDUCTION OF THE SPEED LIMIT ON SUGAR LOAF MOUNTAIN RD

WHEREAS, the Town Board of the Town of Chester has received a petition, signed by forty-nine residents, regarding public concern with the speed limit on Sugar Loaf Mountain Rd; and

WHEREAS, the residents have voiced concerns over vehicles not abiding by the posted speed limit, sharp curves, steep hills, and multiple blind spots on Sugar Loaf Mountain Rd, causing a public safety issue; and

WHEREAS, the residents have voiced concerns over the safety of pedestrians, other vehicles, and animals on or near Sugar Loaf Mountain Rd; and

WHEREAS, the speed limit on Sugar Loaf Mountain Rd is 40 MPH in the Town of Chester.

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Chester requests that the New York State Department of Transportation reduce the speed limit of Sugar Loaf Mountain Rd to 30 MPH.

BE IT FURTHER RESOLVED, that the Town Clerk of the Town of Chester sends a certified copy of this resolution and a copy of the petition to the Orange County Department of Public Works and the New York State Department of Transportation for review and approval.

MOTION to adopt by Council Member Becker and seconded by Council Member Courtenay.

The vote was 4 ayes to 0 nays with 0 abstentions. The resolution was declared adopted on February 25, 2026.

VOTE: AYES(4): Holdridge, Becker, Cassara, Courtenay

ADOPTED

RESOLUTION TO APPOINT DON HIGGINS TO THE PLANNING BOARD

The Board agreed Higgins would be a great addition to the Planning Board given his background.

MOTION by Council Member Courtenay and seconded by Council Member Becker to appoint Don Higgins to the Planning Board.

All voted in favor.

VOTE: AYES(4): Holdridge, Becker, Cassara, Courtenay

ADOPTED

RESOLUTION TO APPROVE WATER DEPARTMENT EDUCATION REQUEST TO ATTEND 811 TRAINING COURSES ON MARCH 3 AND MARCH 12

Council Member Becker clarified that one person would attend on March 3rd and two on March 12th, so they wouldn't all be attending at the same time.

MOTION BY Council Member Becker, seconded by Council Member Courtenay to approve the education request of the Water Department to attend the 811 Training Courses on March 3 and March 12, 2026.

All voted in favor.

VOTE: AYES(4): Holdridge, Becker, Cassara, Courtenay

ADOPTED

RESOLUTION TO AUTHORIZE THE DISPOSITION AND TITLE EXECUTION OF A 2015 FORD 350 TO THE TOWN OF MONROE

Council Member Becker clarified that while the Moodna Sewer District operated the truck, it was registered to the Town of Chester, which is why the Town needed to sign the title on VIN1FT8W3BT4FEC64781.

MOTION BY Council Member Becker, seconded by Council Member Cassara to approve the disposition of a 2015 Ford 350 and allow the Supervisor to sign the title.

All voted in favor.

VOTE: AYES(4): Holdridge, Becker, Cassara, Courtenay

ADOPTED

RESOLUTION TO AUTHORIZE PURCHASE OF 2026 FORD POLICE INTERCEPTOR UTILITY AWD POLICE VEHICLE AT \$51,652.95

Council Member Courtenay recused himself from voting due to his employment with the company, though he noted this was under a state bid and his company had nothing to do with that process.

MOTION BY Council Member Becker, seconded by Council Member Cassara to approve the Purchase of 2026 Ford Police Interceptor Utility AWD Police Vehicle at \$51,652.95

Motion carried.

VOTE: AYES(3): Holdridge, Becker, Cassara, ABSTAINED(1): Courtenay

ADOPTED

RESOLUTION TO APPROVE VARIOUS 2025 BUDGET MODIFICATIONS

Supervisor Holdridge noted the modifications totaled less than \$5,000 compared to the full budget, essentially pennies in comparison.

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 | Account | Increase/Decrease | Amount |
|---|-----------|-------------------|------------|
| <u>General Fund</u> | | | |
| General Town Attorney | A1420.441 | Increase | 728.00 |
| Labor Attorney | A1420.442 | Decrease | (728.00) |
| Town Hall Cleaning Supplies | A1620.412 | Increase | 687.00 |
| Town Hall Building Repairs | A1620.461 | Increase | 2,337.00 |
| Town Hall Supplies & Materials | A1620.411 | Decrease | (3,024.00) |
| <u>Part-Town Fund</u> Police Building Repairs | | | |
| | B1620.461 | Increase | 1,677.00 |
| Police Building Cleaning Supplies | B1620.412 | Decrease | (1,677.00) |

Highway Town wide

Highway Part-Town

Walton Lake

Surrey Meadows

| | | | |
|---------------|--------------|----------|----------|
| Electric | SW2.8320.411 | Increase | 196.00 |
| Water Repairs | SW2.8320.432 | Decrease | (196.00) |

Lake Hill

Sugar Loaf

Fieldcrest

MOTION BY Council Member Courtenay, seconded by Council Member Becker to approve the 2025 budget modifications as listed.

All voted in favor.

VOTE: AYES(4): Holdridge, Becker, Cassara, Courtenay

ADOPTED

RESOLUTION TO APPROVE COMPTROLLER REQUEST TO HOST A GFOA BREAKFAST AT THE CHESTER SENIOR REC CENTER ON MAY 20TH FROM 8AM TO 9:30AM

Council Member Courtenay asked if this would interfere with normal senior center activities, and it was confirmed it would not.

MOTION BY Council Member Cassara, seconded by Council Member Courtenay to approve the Comptroller Request to Host a GFOA Breakfast at the Chester Senior Rec Center on May 20th from 8AM to 9:30AM.

All voted in favor.

VOTE: AYES(4): Holdridge, Becker, Cassara, Courtenay

ADOPTED

RESOLUTION TO AUTHORIZE THE RELEASE OF \$3,505.73 FROM THE SENIOR REC CENTER GENERATOR CASH RESERVE TO COVER COMPREHENSIVE PLAN EXPENSES FROM 2025

Supervisor Holdridge explained this involved moving leftover money from the senior center generator cash reserve to cover comprehensive plan expenses from the same year, which was allowable.

MOTION BY Council Member Becker, seconded by Council Member Courtenay to authorize the release of \$3,505.73 from the senior rec center generator cash reserve to cover comprehensive plan expenses from 2025.

All voted in favor.

VOTE: AYES(4): Holdridge, Becker, Cassara, Courtenay

ADOPTED

Council Member Courtenay asked about a service contract for the generator.

RESOLUTION TO AUTHORIZE SALE OF 2020 FORD POLICE INTERCEPTOR UTILITY FOR \$4,650

The sale of VIN 1FM5K8ABLGA41777 would be conducted through propertyroom.com auction site.

MOTION BY Council Member Courtenay, seconded by Council Member Cassara to Authorize Sale of 2020 Ford Police Interceptor Utility for \$4,650.

All voted in favor.

VOTE: AYES(4): Holdridge, Becker, Cassara, Courtenay

ADOPTED

ENTITY DISCLOSURE INTRODUCTORY LOCAL LAW

Supervisor Holdridge explained this law would require full disclosure of persons involved with entities making land use applications to ensure transparency and identify potential conflicts of interest. The Town attorney noted this was similar to what other municipalities were doing and would apply to all applications, not just zoning matters. The law would help identify principals behind LLCs where conflicts might not be apparent from the company name alone.

The Town attorney read the full resolution introducing the local law and setting a public hearing for March 25th, 2026. She recommended referral to the Planning Board and County Planning Department as well.

**RESOLUTION TO INTRODUCE LOCAL LAW 2 OF 2026,
A LOCAL LAW TO ADD A NEW CHAPTER ENTITLED "ENTITY DISCLOSURE" TO THE TOWN CODE**

WHEREAS, the Town Board finds and determines that there is a critical and compelling need, in the public interests as set forth herein, to provide for full and fair disclosure of the person or persons substantively involved with entities making land use applications; and

WHEREAS, the Town Board to the extent possible, want to ensure that any and all potential conflicts of interest or other ethical concerns are properly disclosed and addressed by any and all affected parties and further to ensure individuals appearing on behalf of such entities are authorized representatives; and

WHEREAS, the Town Board desires to enact this law as there is no existing law that preempts the adoption of this article; and

NOW THEREFORE BE IT RESOLVED, that Introductory Local Law 2 of 2026, entitled A Local Law to Add a New Chapter Entitled "Entity Disclosure" to the Town Code is hereby introduced.

BE IT FURTHER RESOLVED that copies of the aforesaid introductory local law be laid upon the desk of each member of the Board, and

BE IT FURTHER RESOLVED that the Town Board hereby declares lead agency and further declares that this action is a "Type II" action under the State Environmental Quality Review Act and no further environmental review is required.

BE IT FURTHER RESOLVED that a public hearing shall be held on March 25, 2026 at 6:45 P.M. or as soon thereafter as may be heard in Town Hall, located at 1786 Kings Highway, Chester, NY 10918

BE IT FURTHER RESOLVED that the Town Clerk shall cause to be published public notice in the official newspaper as is required by law.

MOTION BY Council Member Courtenay, seconded by Council Member Becker to introduce Introductory Local Law 2 of 2026, entitled A Local Law to Add a New Chapter Entitled "Entity Disclosure" and set the public hearing on March 25, 2026.

All voted in favor.

VOTE: AYES(4): Holdridge, Becker, Cassara, Courtenay

ADOPTED

EXECUTIVE SESSION – PERSONNEL

The Board entered into executive session to discuss a personnel matter and later returned to open session.

MOTION BY Council Member Courtenay and second by Council Member Becker to enter into Executive Session at 7:30pm on a matter of personnel.

VOTE: AYES(4): Holdridge, Becker, Cassara, Courtenay

ADOPTED

MOTION BY Council Member Courtenay and second by Council Member Cassara to adjourn the Executive Session at 8:00pm.

VOTE: AYES(4): Holdridge, Becker, Cassara, Courtenay

ADOPTED

New Business

EDUCATION REQUEST - HEIDI SCHMID TO NYSTCA CONFERENCE

Supervisor Holdridge presented a late education request for Deputy Town Clerk Heidi Schmid to attend the annual NYSTCA (New York State Town Clerks Association) conference from April 19-22 in Albany. The cost was \$562 for conference fees including classes, meals, and banquet dinner, plus \$532.44 for hotel accommodations at the Desmond Hotel.

MOTION BY Council Member Becker, seconded by Council Member Courtenay to approve the education request.

All voted in favor.

VOTE: AYES(4): Holdridge, Becker, Cassara, Courtenay

ADOPTED

PUBLIC COMMENT

Lydia Cuadros, via online, asked for detailed reasons for water rate increases and whether they would apply to all water districts. Supervisor Holdridge explained that there had not been a water rate increase the previous year, with the last one occurring two years prior. He detailed how rate increases actually reduce taxes, citing a specific Lake Hill Farms property where taxes decreased from \$469 to \$263 annually after the 2024 rate increase. Holdridge emphasized that higher rates based on usage were fairer than the current system where taxes subsidize water costs across the district. The goal was to reach true cost pricing so residents pay for their own usage rather than subsidizing others, while minimizing taxes.

ADJOURNMENT

MOTION BY Council Member Courtenay, and second by Council Member Becker to adjourn the meeting at 8:05pm there being no additional business brought before the Board.

VOTE: AYES(4): Holdridge, Becker, Cassara, Courtenay

ADOPTED

Respectfully submitted,

Linda A. Zappala, RMC
Town Clerk
2026-2-25