

TOWN BOARD MEETING

March 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
- Council Member Diffley: Present*

Determination of Quorum: Yes X No

Also Present: Attorney Cassidy

Pledge of Allegiance

All present stood for the Pledge of Allegiance.

Moment of Silence

Supervisor Holdridge asked all in attendance to remain standing for a moment of silence for the tragic fire on Tulip Lane earlier that weekend, which involved a passing.

RESOLUTION TO ACCEPT THE 3/11/26 MEETING MINUTES

The Board discussed accepting March 11, 2026 Meeting Minutes.

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

Motion carried unanimously.

VOTE: AYES(5): Holdridge, Becker, Cassara, Courtenay, Diffley

ADOPTED

SUMMARY OF BILLS

Supervisor Holdridge reported that the Town would be paying bills in the amount of \$382,415.33.

PUBLIC COMMENT

No members of the public signed up for comment, and there were no comments from the audience or online participants.

REPORTS – SUGAR LOAF TREE TRIMMING ON MARCH 30TH & 31ST, \$5,000 MUNICIPAL TOURISM GRANT AWARD, SLIDE REPAIR & CAMERA AT OAK PARK

Supervisor Holdridge provided several reports:

The Highway Department will conduct tree trimming in Sugar Loaf along the main stretch between March 30th and 31st from 7:30 AM to 2:30 PM, requesting that residents not park on the roads during those times to prevent damage to private property.

The Town was awarded a \$5,000 municipal tourism grant from Orange County, which will be used for the field day event for children that was started last year.

A slide was repaired at Oak Park in Walton Lake Estates, and the security camera there is now operational to help deter the vandalism that occurred last year.

Supervisor Holdridge participated in the Meals on Wheels program, encouraging volunteers to participate through the Orange County Office of the Aging. He met with the Parks Advisory Board and congratulated Agnes Burch on her retirement after years of working in Chester under County auspices. He also congratulated the Chester School District's theater program on their Little Mermaid show and spoke to high school government classes about local government. Supervisor Holdridge reported that he began contract negotiations with Orange County regarding assessor services for the Town, describing the first meeting as productive. Supervisor Holdridge reminded attendees of the PBA Easter egg hunt on April 4th at 10 AM at Chester Commons.

Council Member Becker reported on Water Department matters. He has been in contact with the Water Department regarding the need for a 72-hour pump test at Walton Lake Estates, with Chris reaching out to the hydrogeologist for pricing. A new well at Sugar Loaf is needed to replace one causing discolored water issues, which will also require a 72-hour pump test and approval from DEC and the Health Department. Council Member Becker also discussed a potential future purchase of a hydro excavation truck that the Highway Department is considering for cleaning sewer lines and safer excavation work, which they will present during budget time.

Council Members Cassara and Courtenay had no reports.

PUBLIC HEARING ON CREATION OF WATER DISTRICT FOR THE GREENS OF CHESTER DEVELOPMENT – No cost to the Town for any infrastructure. The Village of Chester has entered into an agreement with the developer to provide water. The water district is just a mechanism for processing documents/bills

MOTION by Council Member Becker, second by Council Member Cassara to open the Public Hearing at 7:05pm on the creation of a Water District for the Greens of Chester Development.

Motion passed unanimously.

VOTE: AYES(5): Holdridge, Becker, Cassara, Courtenay, Diffley

ADOPTED

Town Clerk Zappala confirmed that notice of the hearing was published in the Times Herald Record on March 11, 2026, posted on the Town website, and on the Town Clerk's signboard. It appears below:

TOWN OF CHESTER
1786 KINGS HIGHWAY
CHESTER, NEW YORK 10918

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 matter of the Establishment of the Greens at Chester Water District on March 25, 2026 at 6:45pm or as soon thereafter as the matter may be heard at Town Hall, 1786 Kings Highway, Chester, NY.

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

ADOPTED

**STATE OF NEW YORK
COUNTY OF ORANGE
TOWN OF CHESTER**

I, Linda A. Zappala, Town Clerk of the Town of Chester, Orange County, New York,

DO HEREBY CERTIFY, that I have compared the foregoing and it is a true and correct copy of a resolution adopted at a meeting of the Chester Town Board held on February 25, 2026.

I DO FURTHER CERTIFY that each of the members of said Town Board had due notice of said meeting, and that Brandon Holdridge, Supervisor, and Tom Becker, Giuseppe Cassara, and Robert Courtenay, Council Members were present at such meeting.

I DO FURTHER CERTIFY public notice was given and the meeting was conducted in full compliance with the New York Open Meeting Law (Public Officers Law, Sections 100-111). Minutes of the meeting will be available as provided by law.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Town of Chester, this 6th day of March, 2026.

Linda A. Zappala, RMC, *Town Clerk*

Town Attorney Cassidy explained that the purpose of the hearing is to establish a water district for the Greens at Chester as a billing mechanism. The water source will be the Village of Chester, with the developer installing infrastructure. The Village received a petition with map, plan, and report, which engineer John Queenan confirmed was acceptable from petition and design standpoints.

Council Member Becker explained the district will only be taken over by the Town when the complete project is finished, not in stages. The Village will supply between 145,000 and 242,050 gallons per day under their contract with the developer, with rates increasing considerably after exceeding certain amounts to deter overuse. The district will be solely funded by its residents, not from tax dollars or other Town districts. All repairs, billing, and expenses will be covered by the district itself, similar to other districts in Chester.

Council Member Courtenay asked clarifying questions about infrastructure oversight. Town Attorney Cassidy explained that the Town Board will be responsible for the district, with infrastructure eventually becoming Town infrastructure. The Village provides water to a master meter, then it gets distributed to residences with submeters.

Council Member Becker addressed concerns about water saddles, explaining that approximately 150 problematic saddles were installed in the first phases under approval from a previous engineer, despite his objections at the time. The Town has since changed its code to require bronze saddles only. Current pressure testing has revealed six leaks in the first section, which were repaired.

Council Member Cassara questioned whether it would be more cost-effective to replace the problematic saddles now rather than later, but Council Member Becker explained that the Town cannot compel the developer to do unauthorized work on private property.

Ryan Senning asked about risks of creating the district before establishing rates. Town Attorney Cassidy explained that the district must be created first, then rates established, and that houses likely won't come online before rates are set.

Discussion continued about billing mechanisms and rate structures, with the petition suggesting \$14.25 per thousand gallons. Council Member Becker expressed concerns that this rate may be inadequate and emphasized wanting to cover costs through water rates rather than taxes.

Town Clerk Zappala sought clarification on the Village's rate structure, which Town Attorney Cassidy confirmed as \$10 per thousand gallons for outside users, with the Town potentially charging \$14.25 including operating expenses.

Town Attorney Cassidy explained that this hearing covers only Phase 1, with additional district work needed for remaining phases.

MOTION to close the public hearing at 7:20pm by Council Member Courtenay, second by Council Member Becker.

Motion passed unanimously.

VOTE: AYES(5): Holdridge, Becker, Cassara, Courtenay, Diffley

ADOPTED

Town Attorney Cassidy read the resolution establishing the Greens at Chester Water District, detailing the petition process, public hearing requirements, proposed improvements including 6,500 feet of 8-inch diameter mains with associated infrastructure, and the maximum expenditure of \$1,210,000 to be paid by the project sponsor. The resolution included statutory findings that the petition was properly signed and acknowledged, all property owners would benefit, the action serves the public interest, and environmental review requirements were satisfied through previous planning Board approvals.

Council Member Becker questioned the 6,500 feet of water main specification, expressing concern about obligations to accept all infrastructure. Town Attorney Cassidy clarified that the district formation is separate from infrastructure acceptance decisions, which remain subject to Town discretion and inspection requirements.

At a meeting of the Town Board, of the Town of Chester, Orange County, New York, held in said Town on the 25th day of March, 2026

PRESENT: Brandon Holdridge, Supervisor
Thomas Becker, Councilman
Giuseppe Cassara, Councilman
Robert Courtenay, Councilman
Stephen Diffley, Councilman

**RESOLUTION AND ORDER
ESTABLISHING THE GREENS AT CHESTER WATER DISTRICT**

-x
In The Matter of

Article 12 Proceeding to Establish The Greens at Chester Water District

-x

WHEREAS, a written petition dated October 30, 2025 has been presented to and filed with the Town Clerk of the Town of Chester, New York, requesting the creation of The Greens at Chester Water District in the Town of Chester with boundaries as hereinafter described; and

WHEREAS, on the 25 day of February, 2026, the Town Board of the Town of Chester, New York, duly adopted an order calling a public hearing to be held at Town Hall in said Town, on the 25th day of March 2026 at 6:45 p.m. to consider said petition and to hear all persons on the subject thereof concerning the same and for such action on the part of said Town Board with relation to said petition as may be authorized and required by law; and

WHEREAS, notice of such public hearing was duly published and posted in the manner required by law; and

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; and

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 Town will not incur debt to finance the proposed improvements and approval of the New York State Comptroller for the creation of said water district is not required (See Town Law § 194(6));

WHEREAS, a public hearing on said matter was held by the Town Board on March 25, 2026 at 6:45 p.m., and full discussion of the matter having been had, and all persons desiring to be heard having been heard, and after due consideration,

NOW THEREFORE BE IT RESOLVED, DETERMINED AND ORDERED:

- (A) That said petition is signed, acknowledged or proved as required by law and is otherwise satisfactory;
- (B) That all property and property owners within the proposed water district area will benefit thereby.
- (C) That all the property and property owners benefited are included within the limits of the proposed district.

- (D) That is in the public interest to establish The Greens at Chester Water District
- (E) The proposed action is a Type II action pursuant to 6 NYCRR 617.5(c)(13) (“extension of utility distribution facilities, including gas, electric, telephone, cable, water and sewer connections to render service in approved subdivisions”). The proposed water district is part and parcel of a subdivision which was reviewed and ultimately approved by the Town of Chester Planning Board in 1998, as amended in 2007 and 2014. The proposed infrastructure is consistent with the findings statement previously adopted by the Planning Board.

BE IT FURTHER RESOLVED, DETERMINED AND ORDERED, that the water district as requested in said petition is hereby established and the boundaries are hereby established to be all of those lands situated in the Town of Chester, County of Orange, State of New York bounded and described on “Schedule A” attached hereto and made a part hereof; and

BE IT FURTHER RESOLVED AND ORDERED that the Town Clerk shall, within ten days, shall file a certified copy of such resolution, in duplicate, in the office of the State Department of Audit and Control at Albany, New York and shall cause a certified copy of the order to be recorded in the Orange County Clerk’s Office.

The adoption of the foregoing Resolution and Order was duly put to a vote and was adopted as follows:

	Ayes	Nays	Absent
Supervisor Holdridge	x	_____	_____
Councilman Becker	x	_____	_____
Councilman Cassara	x	_____	_____
Councilman Courtenay	x	_____	_____
Councilman Diffley	x	_____	_____

PUBLIC HEARING ON ENTITY DISCLOSURE INTRODUCTORY LOCAL LAW – Local law that would require full and fair disclosure of the person or persons substantively involved with entities making land use applications before the Town to the extent possible 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

MOTION by Council Member Courtenay to open the public hearing at 7:30pm, second by Council Member Cassara.

Motion passed unanimously.

VOTE: AYES(5): Holdridge, Becker, Cassara, Courtenay, Diffley

ADOPTED

The following is the notice as it appeared in the Times Herald Record on March 15, 2026.

TOWN OF CHESTER
1786 KINGS HIGHWAY
CHESTER, NY 10918

NOTICE OF PUBLIC HEARING

**INTRODUCTORY LOCAL LAW 2 OF 2026
A LOCAL LAW TO ADD A NEW CHAPTER ENTITLED “ENTITY DISCLOSURE” TO THE TOWN CODE**

Please take notice that the Town Board of the Town of Chester will hold a public hearing on Wednesday, March 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 26, 2026

Supervisor Holdridge explained that the law requires disclosure of connections or conflicts of interest from those making applications to Planning and Zoning Boards and the Town Board, providing more transparency and accountability for applicants in Chester.

Town Attorney Cassidy elaborated that the law primarily addresses larger projects typically owned by private entities where principals may be unknown. The entity disclosure requirement ensures that if Board members have conflicts with individual principals, those relationships are identified even when dealing with LLCs or other entities.

Ryan Senning asked for an illustrative example. Town Attorney Cassidy explained that if ABC LLC is owned by Jane Doe, who is married to a Planning Board member, the disclosure would reveal this relationship that might otherwise be hidden behind the LLC structure.

Town Clerk Zappala asked about title transfer applications. Town Attorney Cassidy clarified that disclosure is only required for land use applications before Boards, not simple title transfers.

MOTION BY Council Member Courtenay to close the public hearing at 7:35pm, seconded by Council Member Diffley.

Motion passed unanimously.

VOTE: AYES(5): Holdridge, Becker, Cassara, Courtenay, Diffley

ADOPTED

Town Attorney Cassidy read the resolution adopting the local law, citing the need for full disclosure of persons involved in entities making land use applications and ensuring authorized representation.

**TOWN OF CHESTER
TOWN BOARD**

**RESOLUTION TO ADOPT 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 introduced Introductory Local Law 2 of 2026, entitled A Local Law to Add a New Chapter Entitled “Entity Disclosure” to the Town Code on February 25, 2026

WHEREAS, a duly noticed public hearing was held on March 25, 2026; and

WHEREAS, by letter dated March 11, 2026, the Orange County Department of Planning provided comment pursuant to GML 239 et seq indicating the matter was one for local determination.

NOW THEREFORE BE IT RESOLVED that the Town Board hereby adopts Introductory Local Law 2 of 2026, entitled A Local Law to Add a New Chapter Entitled “Entity Disclosure” as Local Law 4 of 2026

MOTION BY Supervisor Holdridge, second by Council Member Courtenay to adopt the Local Law 4 of 2026, A Local Law To Add A New Chapter Entitled “Entity Disclosure” To The Town Code.

Motion passed unanimously.

**TOWN OF CHESTER
TOWN BOARD
LOCAL LAW 4 OF 2026, A LOCAL LAW TO ADD A NEW CHAPTER ENTITLED “ENTITY
DISCLOSURE” TO THE TOWN CODE
ADOPTED March 25, 2026**

BE IT ENACTED BY THE TOWN BOARD OF THE TOWN OF CHESTER AS FOLLOWS:

Section 1. Legislative Intent

Invoking the powers granted to the Town Board of the Town of Chester by Municipal Home Rule Law, the New York State Constitution and otherwise, 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 before the Town to the extent possible 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. Such disclosures are necessary not only for potential conflicts of interest and ethics concerns, but also to protect the public health, safety and welfare of the people of the Town of Chester.

The Town finds and declares that there is no existing law that preempts the adoption of this article so that the public interests in open and transparent government and land use applications can be promoted by enactment of this article to require all entities making land use applications to supply information as to all limited and general members, shareholders, officers and directors or any other authorized persons having control over such privately held entities who apply for approval from the Town. Such disclosure will inform the public and the Town concerning the names of individuals with a vested interest in land use applications, will facilitate application review by the reviewing boards, will disclose actual or potential conflicts of interest and enhance enforcement of the Code.

Section 2. Chapter XX, entitled “Entity Disclosure” is hereby added to the Town of Chester Town Code to read as follows:

§ xx-1 Definitions.

For the purpose of this article, the following words and phrases shall have the meanings ascribed to them.

APPLICANT — The owner of real property and/or authorized person of an owner of real property, which seeks approval(s) by one or more land use board(s) of the Town, including the Town Board where applicable, in a land use application.

AUTHORIZED PERSON — Any person or entity who is authorized to act or does act either alone or in conjunction with others, on behalf of an entity or owner, or who has authority to direct, control or influence an Entity in any manner with respect to a land use application.

ENTITY — A limited liability company, limited liability partnership, general or limited partnership, professional corporation, joint venture, doing business as name or venture, association, business trust, or non-publicly-traded corporation.

LAND USE APPLICATION — An application form and supporting documents submitted by an applicant and/or owner for review and approval of a building permit, certificate of occupancy, subdivision plat, site plan, special use permit, conditional use permit, variance, zoning amendment, short term rental permit, petition for formation of a district or any other permit, approval or certificate required, necessary or requested for the development of land or construction.

OWNER — The legal holder of title to real property or an interest in real property, including but not limited to a contract purchaser or holder of an option to purchase such real property.

§ xx-2 Disclosure required.

- A. A land use application for land development or construction within the Town that lists an entity as the owner and/or applicant shall complete an entity disclosure statement in a form approved by the Town Board from time to time by resolution and provide all information required in said form. Said entity disclosure statement shall be affirmed or sworn to under the penalty of perjury and shall be filed along with any such land use application or request for permission to undertake any construction activity within the Town. The following information shall be required to be disclosed in the entity disclosure statement:
- (1) The name, address and contact information for each member, shareholder, officer, director, partner and any other authorized person having control over the entity.
 - (2) Each named person as set forth in subsection one shall identify all Town officers or employees for which disclosure of a relationship would be required pursuant to General Municipal Law § 809.
 - (3) Such other information as reasonably required by resolution of the Town Board in accordance with the purpose and intent of this section.
- B. In the event that, prior to issuance of a certificate of occupancy for any project under this article, a project that has previously received approval is in any manner transferred, whether by transfer of the property or transfer of the management and/or operation of the original entity making application to another entity, the transferring entity shall notify the Town and such succeeding entity must fully comply with this article before any work on the project shall be permitted to proceed. It shall be the responsibility of both the applicant and the entity to which transfer is being made, to notify the Town of any such transfer.
- C. Said entity disclosure statement shall apply to any land use applications, approvals or permission sought from the Building Inspector, Town Board, Town Planning Board, Town Zoning Board of Appeals or any other Village board with jurisdiction to hear a land use application. The Town shall not process, hear, rehear, approve or sign any new or pending preliminary or final site plan, preliminary or final subdivision map, special permit, variance or other land use application or permit which relates directly or indirectly to any construction, including but not limited to any grading permit, erosion and sediment control permit, wetland permit, sewer connection permit, floodplain development permit, water connection permit, which may be granted in association with any construction unless the application includes a fully completed entity disclosure statement signed and either sworn to or affirmed and submitted with said application to the respective Board.
- D. An entity disclosure statement is not required for any of the following activities:
- (1) Construction of a private garage, not in excess of 500 square feet. Said building shall not be used for any other purpose than the storage of automotive vehicles.
 - (2) Construction of accessory structures, other than garages, not in excess of 300 square feet.

- (3) Construction of outdoor decks, sidewalks, or porches;
- (4) Construction of outdoor swimming pools;
- (5) Installation of fences;
- (6) Interior or exterior remodeling of a single-family detached residential dwelling in existence and with a valid certificate of occupancy as of the effective date this article, which does not involve any change of use or increase the size of the building, including but not limited to window replacement, door replacement, plumbing improvements, new siding, removal of interior walls, and similar improvements;
- (7) Installation or removal of home heating oil or propane tanks, in accordance with all applicable laws;
- (8) Repair, involving the removal and installation of an individual well or in-ground septic system, for a dwelling in existence and with a valid certificate of occupancy as of the effective date of this law;
- (9) Construction of a private shed not exceeding 300 square feet;
- (10) Other minor improvements to dwellings or residential lots with an existing certificate of occupancy, after the Building Inspector has conferred with the Town Board, and the Town Board has rendered a determination that the improvement falls within the scope and nature of the exemptions listed herein.

§ xx-3 Penalties for Offenses

- A. Where an entity or its representative(s) refuses or fails to provide the information required under this article, the further processing of such application and any work related thereto ("the application") shall be suspended in all respects, until such time as the board or official before which application is submitted or pending determines that the entity has fully complied with the provisions of this article. In the event of any form of transfer of the property that is the subject of the application occurs or the ownership and/or management of the project is transferred in any manner to another entity during a pending suspension of the application under the Local Law, the application shall remain suspended until such time as the succeeding entity shall appear before such body or official before whom the application is pending and obtain approval for any continued work in relation to the application in addition to compliance with this article. The Building Inspector is authorized to issue a stop-work order on any project where an application has been suspended under this article.
- B. Any entity or representative of an entity that provides false information or grossly inaccurate information regarding any application, or who fails to advise the Town of a change in ownership shall, in addition to the suspension of any pending application as set forth in Subsection A above, shall upon conviction be subject to a civil penalty equal to up to 1% of the stated value of the applicants project as reflected in its application or the fair market value of the applicant's proposed project (whichever is greater). The Town Building Inspector/Code Enforcement Officer is hereby authorized to issue an appearance ticket or other process for a violation of this article.
- C. Nothing herein shall be deemed to preclude a criminal proceeding being instituted by the People of the State of New York against the entity or any of its representatives in the Justice Court or County Court for any offenses where the conduct committed may constitute a violation of the New York State Penal Law or other criminal statutes.
- D. Civil penalty. In addition to those penalties prescribed by herein and by State law, any person or entity who violates any provision of this Chapter shall be liable for all reasonable attorney's fees, costs and disbursements, including, but not limited to, expenditures for appraisers, accountants or other consultants employed by the Town, incurred by the Town in connection with the enforcement of this Chapter, and the Town may assert such claim in a Court of competent jurisdiction.

Section 3. Authority.

This local law is adopted pursuant to section 10 of the Statute of Local Governments which provides local governments the power “to adopt, amend and repeal ordinances, resolutions and rules and regulations in the exercise of its functions, powers and duties”.

Section 4. 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 5. Effective Date.

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

VOTE: AYES(5): Holdridge, Becker, Cassara, Courtenay, Diffley

ADOPTED

Supervisor Holdridge thanked Tracy Schuh for working with the Town on this initiative since 2023.

STOP-DWI 2026 IMA WITH ORANGE COUNTY - \$3,000 to be used by the Town of Chester PD and reimbursed by Orange County

Supervisor Holdridge explained this is a routine annual agreement with Orange County.

MOTION by Council Member Courtenay made the motion to accept the agreement seconded by Council Member Diffley.

TOWN BOARD OF CHESTER

**IMA FOR 2026
REGULAR ENFORCEMENT OVERTIME
STOP-DWI PROGRAM**

RESOLUTION

The following resolution was offered by Council Member Becker and seconded by Council Member Courtenay and passed 5-0.

BE IT RESOLVED, that Brandon Holdridge, Supervisor of the Town of Chester, New York, is hereby authorized and directed to execute the Orange County IMA for 2026 Regular Enforcement Overtime STOP-DWI Program during the period from March 11, 2026 through January 1, 2027, with an assignment of up to \$3,000 to be used by the Town Police Department during preset enforcement periods as listed on Schedule A-1, reimbursable by the County of Orange.

BY ORDER OF THE TOWN BOARD

VOTE: AYES(5): Holdridge, Becker, Cassara, Courtenay, Diffley

ADOPTED

POLICE DEPARTMENT EDUCATION REQUEST to Send Officer Santosky-Wright to the Legal Updates for SROs Course – August 26th, no fee associated with the course

Supervisor Holdridge described the three-hour training course presented by the District Attorney's Office, designed for School Resource Officers covering juvenile offenders, juvenile delinquents, and pre and post-arrest detention procedures involving juveniles.

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

Motion passed unanimously.

VOTE: AYES(5): Holdridge, Becker, Cassara, Courtenay, Diffley

ADOPTED

RESOLUTION TO AUTHORIZE SUPERVISOR HOLDRIDGE TO SIGN THE ORANGE COUNTY 2025 HAZARD MITIGATION PLAN

Supervisor Holdridge noted that everyone received email information about the plan, with the Town being added based on work done by the engineer's office and other departments.

MOTION by Council Member Courtenay made the motion to authorize signing the plan with second by Council Member Diffley.

Roll call vote:	Supervisor Holdridge -	Aye
	Council Member Becker -	Aye
	Council Member Cassara -	Aye
	Council Member Courtney -	Aye
	Council Member Diffley -	Aye

Motion passed unanimously.

RESOLUTION TO APPROVE \$6,441.41 PURCHASE OF A 48" TILTING GRADING BUCKET FOR HIGHWAY DEPARTMENT EXCAVATOR – Budgeted item at \$10,000, lowest bid by around \$545

Supervisor Holdridge explained this budgeted item came in approximately \$2,500-\$2,600 under the \$10,000 budget and was the lowest bid by about \$545.

MOTION by Council Member Becker to approve the request, seconded by Council Member Cassara.

Motion passed unanimously.

VOTE: AYES(5): Holdridge, Becker, Cassara, Courtenay, Diffley

ADOPTED

PRESERVATION PLAN UPDATE PROPOSALS – Lanc & Tully And Nelson, Pope, And Voorhis

Supervisor Holdridge explained that the Town needs to update and formally adopt a preservation plan that was drafted in 2019 but never adopted, in order to move forward with the open space preservation fund that Albany recently authorized.

Town Attorney Cassidy detailed the complex process requiring three local laws in specific sequence: establishing the community preservation fund, adopting the preservation project plan, and imposing the tax subject to mandatory referendum. The preservation plan must be adopted at least 60 days before the referendum, and an advisory Board is required with conservation experience and at least one active farmer.

The Board reviewed two proposals: Lanc & Tully at approximately \$8,000 and Nelson, Pope & Voorhis at \$14,514. Council Member Becker noted that Lanc & Tully had worked on the comprehensive plan and had background knowledge. Council Member Courtney agreed they knew the Town well from previous work on various issues.

Town Attorney Cassidy confirmed she had worked with both entities and obtained pricing as requested. Supervisor Holdridge noted that Kristen O'Donnell from Lanc & Tully had experience with similar projects and the work would build on the existing draft plan.

MOTION by Council Member Courtenay made the motion, second by Council Member Becker to approve the proposal from Lanc & Tully.

Motion passed with one abstention.

VOTE: AYES(5): Holdridge, Becker, Cassara, Courtenay, ABSTAINED(1): Diffley **ADOPTED**

ANNOUNCEMENTS

Town Clerk Zappala announced several upcoming events:

Bellvale Hymn Sing on March 28th - 359 Gibson Hill Road.

PBA Easter egg hunt on April 4th at 10 AM – Chester Commons Park.

Sugar Loaf Engine's Red Cross blood drive on April 9th from 1-7 PM

Kiwanis Clean-up on April 11th from 9-11:30 AM, meet at Wendy's parking lot.

Cooler Electronics Recycling on April 11 from 10 AM-2 PM at Town Hall.

EXECUTIVE SESSION – PERSONNEL AND CONTRACT NEGOTIATIONS

The Board entered into executive session and later returned to open session.

MOTION by Council Member Becker and second by Council Member Courtenay to enter into Executive Session at 7:50pm on a matter of litigation and personnel.

VOTE: AYES(5): Holdridge, Becker, Cassara, Courtenay, Diffley **ADOPTED**

MOTION by Council Member Courtenay and second by Council Member Diffley to adjourn the Executive Session at 8:35pm.

VOTE: AYES(5): Holdridge, Becker, Cassara, Courtenay, Diffley **ADOPTED**

New Business

CELLULAR ENDPOINT OPT-OUT FEE

Council Member Becker explained that after previous discussions about holding off on creating a cellular endpoint opt-out fee, the Water Department, and Clerk's office indicated this approach would not work effectively for their operations. They requested that an opt-out fee be established now.

The issue currently affects about 30 meters in Lake Hill Farms that haven't been installed yet. Council Member Becker argued that without a fee, there's no enforcement mechanism, and if people opt out now without paying, they likely won't pay fees imposed in the future.

Council Member Courtney expressed concern about reversing their previous decision to wait until endpoint installation was complete before establishing fees, questioning the fairness of early districts paying fees while later districts wouldn't pay for several years.

Town Clerk Zappala explained the practical problem: when residents call about endpoint installation and ask about opting out, the we can only say there's an opt-out provision but no associated fee amount, creating confusion and potential for more opt-outs. She noted that residents not responding to installation requests are

technically violating Town code requiring water meter access, with potential penalties of \$250 per day and 15 days in jail.

Town Attorney Cassidy suggested an interim solution: when residents submit written opt-out requests, the Town would acknowledge receipt noting the current fee is \$0 but subject to change by Board resolution, putting residents on notice that fees could be implemented later.

Supervisor Holdridge expressed being genuinely torn about the decision, agreeing with district-by-district implementation but concerned about transparency and doing things the right way given their previous discussion.

The Board agreed to have Town Attorney Cassidy prepare correspondence for residents regarding opt-out options and access requirements, allowing continued discussion of fee amounts at future meetings.

PUBLIC COMMENT

Marion Holdridge, Sunfish Lane, asked several questions about special counsel hired by the Town. Town Attorney Cassidy explained they were evaluating the recommendations regarding state and federal law on religious uses and reviewing proposed zoning amendments. A memo from special counsel is expected imminently, with public hearings anticipated for end of May or beginning of June.

When asked about litigation, Town Attorney Cassidy confirmed no litigation has been filed against or by the Town regarding zoning laws, and could not discuss any threats publicly. She explained that building inspector reviews have been completed, and properties in question have filed appeals with the Zoning Board of Appeals, which stays enforcement under New York State law. The Zoning Board is waiting for comprehensive plan zoning changes before making determinations.

Christine Maurer, Creamery Pond, reiterated her disappointment with the Board's discussion of cellular endpoint opt-out fees, emphasizing health and privacy concerns that had been previously presented. She criticized the unfairness of early districts paying fees while later districts would not pay for years and argued that the Board should represent constituents rather than the water company.

ADJOURNMENT

MOTION by Council Member Courtenay, and second by Council Member Diffley to adjourn the meeting at 9:10pm there being no additional business brought before the Board.

VOTE: AYES(5): Holdridge, Becker, Cassara, Courtenay, Diffley

ADOPTED

Respectfully submitted,

Linda A. Zappala, RMC
Town Clerk
2026-3-25