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April 22, 2022

Town of Chester Planning Board
1786 Kings Highway
Chester, NY 10918

**RE: DONNELLY – BROCCOLI PATCH INC
TOWN OF CHESTER
COMMENT RESPONSE**

Dear Planning Board:

Attached hereto is the revised Plan Set for the above referenced project. Revisions have been made to this plan in accordance with the comment letter dated March 1st, 2022 from Fusco Engineering & Land Surveying, PC and those of the Planning Board. Revisions are as follows:

March Planning Board Meeting comments

Many of the comments have been addressed in the previous 6 submissions to the planning board and are summarized below:

1. ***Questioned the use of 8 ft high chain link fence at the top of the retaining wall.***
The 8 ft tall chain link fence at the top of the retaining wall was mislabeled and has been revised to a 4 ft tall fence since it is for safety from the retaining wall and not for screening.
2. ***Questioned the potential for contamination of the lake if the fire department had to use firefighting foam at the site.*** The use of foam to fight an alcohol fire has been discussed in previous meetings and by the Town's fire consultant. The applicant has offered to purchase additional foam concentrate as discussed in our sketch plan review. The additional foam will not contain PFAS. The town should ensure that the fire department only uses foams without PFAS which are readily available.
3. ***Questioned the hours of operation.*** The proposed hours of operation as shown on the plan were set after several meetings with the Planning Board. General Note #7 was a result of this discussion as the outdoor events that had the potential to cause noise across the lake, will be limited to 9 PM as the Planning Board requested.
4. ***Commented on the use of road salt for de-icing and runoff to the lake.*** The site stormwater system has been designed in accordance with the NYSDEC stormwater regulations which considers mitigation due to runoff from roads. Consistent with these

requirements all runoff is directed to onsite stormwater treatment areas and there will not be any direct runoff into the Creamery Pond from these parking areas.

5. ***Does the site comply with the SR-2 buffer.*** The buffer to SR-2 Zoning has been discussed at length in previous meetings. This buffer is shown on the plan and there are no proposed structures within the 15 ft of the SR-2 Zoning boundary. The Planting buffer will be shown on the landscaping plans.
6. ***Questioned the potential for smell from the facility.*** This issue has been discussed at length in previous meetings and it is our recollection that the chairman contacted several distilleries and municipalities with facilities to receive input on this issue and the conclusion was that the distilling process will not produce odors that will impact neighboring properties.
7. ***Concern about the amount of parking on-site.*** On sheet C-101 under parking requirements, it is demonstrated that the lot meets the required parking count per Town of Chester code.
8. ***A questioned was raised regarding the potential for the site to use porous pavement.*** We think that recharge of stormwater is a good idea. The site stormwater system as proposed, utilizes infiltration chambers to return stormwater to the ground. This is a more effective and less maintenance intensive way of accomplishing recharge of stormwater.
9. ***A concern was raised regarding the area of lot coverage on site being too high.*** Town of Chester code does not regulate lot coverage but specifies a maximum percentage of building coverage of 50%. Based on the current proposal and as outlined in the Bulk Requirements on sheet C-101 the applicant is proposing 15.8% building coverage which is less than 1/3rd of the permissible building coverage.
10. ***A concern was raised regarding snow storage.*** Snow storage has been added to the site plan on sheet C-101.
11. ***A question was raised regarding water service to the site.*** The plan original included an onsite well and water storage tank. Based on discussions with the Board, the applicant approached the Town to obtain water via an outside user connection to the local water district. After many months the board authorized an outside user agreement. The email correspondence is provided with this submission confirming this. This connection provides the additional benefit of a connection to the Performing Arts Center and a hydrant on Kings Highway to improve firefighting capabilities in the Hamlet. A water system design report will be prepared as part of the water main extension approval process with the Orange County Health Department.
12. ***A concern was raised regarding potential explosions/fire in the distillery.*** The issue of fires and emergencies was thoroughly reviewed by the Town. The Town hired an independent consultant the reviewed the application and provided significant input. All the comments and concerns of this consultant were addressed and a letter indicating that he was satisfied was provided to the Board. The distillery room will meet all building

code requirements and any additional requirements set forth by the state regarding distilleries.

13. ***What is the size of the building?*** The overall building size of the building footprint in square feet has been added to the plan.

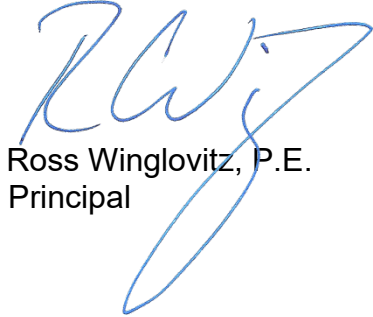
14. ***Is Outdoor seating Proposed?*** Outdoor seating is not proposed

March 1st, 2022 from Fusco Engineering & Land Surveying, PC

1. A copy of the SHPO sign off is attached with this submission.
2. A letter has been provided from Peter Torgersen regarding potential for Bog Turtle impact. It was determined that the project does not contain habitat for Bog Turtles and as designed will not have an impact to potential offsite Bog Turtle habitat. An additional copy of this letter has been provided along with this submission and can be forwarded to NYSDEC for comment if requested.
3. Joint soil testing for the infiltration chambers will be scheduled with the Town Engineer.
4. Handicap ramps are correctly shown at 1:12 handicap accessible routes meet the required 1:20 slope.
5. The location of ADA signage has been added to sheet C-101.
6. The gravel parking areas have been labelled as existing gravel surface, all new parking and driveway areas are proposed as pavement.
7. The walkway is existing and is to be removed.
8. Spot elevation marks are shown on retaining walls on sheet C-102. The detail on sheet C-303 has been revised to say 4'-0" max. Note #4 on this detail states "For walls over heights of 4'-0" see specific engineered wall details as prepared by others."
9. Radii have been labelled on sheet C-101.
10. Snow storage has been added to the plan set.
11. A drainage manhole has been added to the connection of the adjoiners storm drain.
12. Note #6 on sheet C-101 has been corrected to state the building will be serviced by public water & sewer.
13. The sewer pump station detail has been added to sheet C-305.
14. Note #8 has been revised to reflect the cemetery buffer note.
15. A lighting and landscaping plan is being prepared and will be submitted to the Town for review when complete.
16. A signed NOI will be submitted prior to start of site construction.
17. Note #10 has been added to the General Notes on sheet C-101 regarding the existing well on-site to be abandoned.
18. A watermain extension report and application will be prepared for the water main extension application.
19. Proposed utility easements have been added to the plan and are shown on sheet C-103 & C-104.
20. See board comment response above.

If you have any additional questions and/or comments, please don't hesitate to contact this office.

Sincerely,
Engineering & Surveying Properties, PC

A handwritten signature in blue ink, appearing to read 'RW', is written over the printed name and title.

Ross Winglovitz, P.E.
Principal



Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO
Governor

ROSE HARVEY
Commissioner

January 9, 2019

Mrs. Mary Catherine Welch
Office Manager
Engineering & Surveying Properties, PC
71 Clinton Street
Montgomery, NY 12549

Re: SEQRA
Donnelly - Sugarloaf
1355 Kings Highway, Chester, NY 10918
18PR08146

Dear Mrs. Welch:

Thank you for requesting the comments of the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP) as part of your SEQRA process. These comments are those of the Division for Historic Preservation and relate only to Historic/ Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impact must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6 NYCRR Part 617).

We have reviewed your submission for the Donnelly – Sugarloaf project. We note that the proposed project is adjacent to the State and National Register eligible Greek Revival house at 1353 Kings Highway. We understand that the proposed project will include construction of a catering facility, barn, additions to the existing residence, and associated parking.

In order to reduce potential impacts to the eligible Greek Revival house, our office recommends that the proposed driveway be located as far away from the house as possible and that a vegetative buffer and/ or fencing be maintained between the house and driveway. In addition, we note that there are no archaeological concerns associated with this project.

If this project will involve state or federal permitting, funding or licensing, it may require continued review for potential impacts to architectural and archaeological resources, in accordance with Section 106 of the National Historic Preservation Act or Section 14.09 of NYS Parks Recreation and Historic Preservation Law.

If you have any questions, I can be reached at (518) 268-2164.

Sincerely,

Weston Davey
Historic Site Restoration Coordinator
weston.davey@parks.ny.gov

via e-mail only

Division for Historic Preservation

P.O. Box 189, Waterford, New York 12188-0189 • (518) 237-8643 • www.nysparks.com

**PETER D. TORGENSEN,
ENVIRONMENTAL SCIENCES**

110 Town Line Road, Pearl River New York 10965, 845 642 8939 petertorger271@gmail.com

January 16, 2019

Ross Winglovitz
Engineering & Surveying Properties
71 Clinton Street
Montgomery, New York 12549

Re: Endangered Species/1355 Kings Highway

Dear Mr. Winglovitz,

At your request I visited the above site to investigate the possibility of onsite habitat being suitable for any endangered plants or animals. The 2.199 acre site currently has a small building along with some parking just off Kings Highway. Most of the south half of the site is lawns and the north narrow part appears to have been cleared some months earlier. Overall just about the entire site has been impacted by development and contains no naturally authentic habitat other than the shoreline of the lake itself. At the south west corner of the site is a very small area that qualifies as an emergent meadow wetland. The rest of the site is upland successional habitat of various forms.

The NYSDEC shows this location has the possibly of being potential habitat for one or more rare and endangered animal species. The Indiana Bat and the Bog Turtle are two rare and endangered animal species that are known to be present in the vicinity of this job. The Indiana Bat emerges from hibernation and uses specific trees as seasonal roosts and maternity dens. For a seasonal roost the bats uses any tree with peeling and exfoliated bark such as Shagbark Hickories. They will also use trees with deeply furrowed bark such as Black Locusts. These trees are chosen because the bats can hide during the daytime under and within the irregular features of the tree bark itself. Maternity roosts are almost always large older trees with hollows that provide the space for numerous females to use the same place. These maternity trees must receive a significant amount of sun in order to maintain the high temperature needed for successful gestation. The project site currently has a few small maples scattered about the property, none of these trees provide the specific type of features used by the bats for roosts or maternity dens. I saw no examples of these types of trees on any of the immediately adjacent properties. The Indiana Bat is known to feed over wetland areas, ponds, rivers and fields. Creamery Pond represents textbook potential feeding habitat. As currently designed the project does not in any way impact any of this offsite habitat.

The Bog Turtle is usually found inhabiting bogs, fens and mostly open wetland areas that are fed primarily from springs or ground water outlets. These

locations also must receive a significant amount of any available sunlight in order for the turtle eggs to incubate. Bog Turtles do not utilize lakes or lake shore type habitat. Bog Turtles are never found in areas that are prone to flooding by storm water runoff. The onsite wetland is entirely fed by storm water runoff from the adjacent hillside. The Bog Turtle's habit of burrowing under the surface during dry seasons requires an organic type soil that is soft and easy to move. The small onsite wetland, (flags 1 through 4) does have a soil conducive for Bog Turtle use and also the existing lawn type habitat eliminates this area from consideration. The project as designed will not in any way potential offsite Bog Turtle habitat.

Yours truly,

A handwritten signature in cursive script that reads "Peter Torgersen". The signature is fluid and written in dark ink.

Peter Torgersen

**TOWN BOARD MEETING
DECEMBER 8, 2021**

7:00 PM

Supervisor Valentine opened the meeting at 7:00pm followed by a salute to the flag. Members present: Supervisor Valentine, Councilman Ardisana, Councilman Becker, Councilman Courtenay, Councilwoman Smith

MOMENT OF SILENCE

Supervisor Valentine asked all to stand for a moment of silence for the passing of Patricia DeBlasio. “Pat” as known to all her co-workers at the Town of Chester, passed away on November 26th at the age of 91. Pat worked for the Town as an Accounts Payable Clerk from 2002 until she retired at age 85 in 2016. She will be remembered for her class-act outfits, jewelry and nails always done to perfection. Our condolences to her family. Our condolences to employee JoAnn Maraglino and her family at the loss of her father, Lou Covello. Mr. Covello passed away on November 29th, just shy of his 102nd birthday. Born in 1919 and first generation Italian American, he was a World War II Army veteran stationed in Okinawa and earned multiple medals and awards. Growing up in the Bronx, he saw the Yankee greats play, including Lou Gehrig, Jackie Robinson and Babe Ruth.

PRESENTATION TO VILLAGE OF CHESTER MAYOR TOM BELL

Supervisor Valentine invited Mayor Tom Bell to accept a certificate of award on behalf of the Town of Chester. Mayor Bell has always worked closely with Supervisor Valentine, the Town Board and prior administrations. While facing some of the same challenges, Mayor Bell has always fostered a quality relationship. Mayor Bell’s service included his membership on the Town of Chester Planning Board from 1996 through 2003. Supervisor Valentine thanked him for his many years of public service and wished him well on his retirement.

Councilman Courtenay acknowledged Mayor Bell’s help to him and his family when his own brother had become ill and passed. He said Mayor Bell is a class act and thanked him for his service at the helm of the Village of Chester.

Councilwoman Smith said she knows Mayor Bell a long time and appreciates all he has done for the Village Police Department and Highway Department. He is a class act.

Councilman Becker said he has worked with Mayor Bell since 1984 and has done a lot of good work with him.

AUDIT OF CLAIMS

ON A MOTION OFFERED BY Councilwoman Smith and second by Councilman Courtenay to approve payment of the bills from the following accounts.

GENERAL FUND	\$428,153.64
GENERAL - PART TOWN	664,007.50
HIGHWAY – TOWN WIDE	132,693.88
HIGHWAY – OUTSIDE	207,869.18
FIELDCREST WATER	2,026.82
LAKE HILL FARMS WATER	32,865.55
SUGAR LOAF HILLS WATER	7,484.34
SURREY MEADOWS WATER	20,959.13
GARBAGE DISTRICT	46,086.32
WALTON LAKE WATER	68,786.80
TRUST AND AGENCY	<u>19,091.73</u>
Grand Total	\$1,630,024.89

VOTE: AYES 5: Valentine, Ardisana, Becker, Courtenay, Smith

ADOPTED

ACCEPTANCE OF MEETING MINUTES

ON A MOTION OFFERED BY Councilwoman Smith and second by Councilman Ardisana to accept the Town Board Meeting Minutes of October 13, November 4, November 10, and November 12, 2021 as presented by Town Clerk Zappala.

VOTE: AYES 5: Valentine, Ardisana, Becker, Courtenay, Smith

ADOPTED

ANNUAL PAYROLL

Supervisor Valentine asked the Board to approve the payment of the annual payroll for stipends and salaries.

ON A MOTION OFFERED BY Councilwoman Smith and second by Councilman Courtenay to approve the payment of the annual payroll.

VOTE: AYES 5: Valentine, Ardisana, Becker, Courtenay, Smith

ADOPTED

LEAD AGENCY TOWN OF WARWICK – WARWICK RIDGE II PROJECT

Supervisor Valentine read the Lead Agency consent request. He had spoken with Planning Board Chairman Serotta who said he had no issue with the Town of Warwick handling the lead. Warwick Ridge II access is off the Town of Chester public road to six lots in the subdivision.

DISCUSSION: Councilwoman Smith asked why we were notified. Supervisor Valentine replied it is the 500 foot rule. Councilman Becker asked if there was Highway Department and Planning Board oversight. Mr. Fusco said they have met the Planning Board requirements and that there would be some restrictions on the private road with a portion to be paved. Supervisor Valentine said a t-turn had been put in.

ON A MOTION OFFERED BY Councilwoman Smith and second by Councilman Ardisana to approve the Lead Agency of the Town of Warwick with regard to the Warwick Ridge II subdivision project.

VOTE: AYES 4: Ardisana, Becker, Courtenay, And Smith, ABSTAINED 1: Valentine

ADOPTED

EXECUTIVE SESSION

ON A MOTION OFFERED BY Councilwoman Smith and second by Councilman Courtenay to enter into an Executive Session at 7:10pm on a matter of personnel.

VOTE: AYES 5: Valentine, Ardisana, Becker, Courtenay, Smith

ADOPTED

ON A MOTION OFFERED BY Councilwoman Smith and second by Councilman Courtenay to adjourn the Executive Session at 7:15pm.

HIRING OF POLIC OFFICER

ON A MOTION OFFERED BY Councilman Becker and second by Councilman Courtenay to hire Police Officer candidate Antonio Stena as a part-time Police Officer for the Town of Chester.

VOTE: AYES 5: Valentine, Ardisana, Becker, Courtenay, Smith

ADOPTED

Town Clerk Zappala administered the Oath of Office to Police Officer Stenta.

HIRING OF WATER DEPARTMENT LABORER

ON A MOTION OFFERED BY Councilman Becker and second by Councilman Courtenay to hire John Mardula as Laborer for the town of Chester Water Department, effective December 27, 2021.

DISCUSSION: Supervisor Valentine said John is a local resident with a good work ethic who, he believes, would be a good fit.

VOTE: AYES 5: Valentine, Ardisana, Becker, Courtenay, Smith

ADOPTED

HELP WANTED

ON A MOTION OFFERED BY Councilwoman Smith and second by councilman Courtenay to advertise for a Board of Assessment Review member and direct Town Clerk Zappala to cause to publish same.

VOTE: AYES 5: Valentine, Ardisana, Becker, Courtenay, Smith

ADOPTED

WARWICK RDIGE BOND REDUCTION

Supervisor Valentine presented a request to reduce the maintenance bond reduction for the Warwick Ridge subdivision project to the Board. Mr. Fusco explained that all the punch list items have been completed and that \$25,000 would cover any unanticipated expenses.

ON A MOTION OFFERED BY Councilwoman Smith and second by Councilman Courtenay to approve the reduction of the Warwick Ridge maintenance bond from \$50,000 to \$25,000 cash bond for a period of two years.

VOTE: AYES 4: Ardisana, Becker, Courtenay, Smith, ABSTAINED 1: Valentine

ADOPTED

APPROVAL OF TRACK DRILL QUOTE

ON A MOTION OFFERED BY Councilman Becker and second by Councilman Courtenay to approve the track drill quote from Claverack in the amount of \$17,575 subject to Turnbull not completing the work for the secondary well at the Walton Lake Water District.

VOTE: AYES 5: Valentine, Ardisana, Becker, Courtenay, Smith

ADOPTED

OUTSIDE WATER AGREEMENT

Supervisor Valentine said this request on behalf of Broccoli Patch from Engineering & Surveying Properties dates back to May 2021. Mr. Ross Winglovitz addressed the Town Board. He presented a site plan depicting an easement between two lots that would run a 1,000 foot line through the Sugar Loaf Performing Arts Center property and provide a connection through the Donnelly property with a hydrant for fire protection and T-connection. The project cost would be borne by the applicant with the exception of piping and bedding materials.

Supervisor Valentine said the pressure tank for the sprinkler system at the theater is working okay and a connection to public water would improve the system. He added that the intent was to tie in to the theater back 20 years ago, with a goal to extend through the hamlet for fire protection and ultimate goal to expand the water district through the hamlet.

Mr. Winglovitz said the estimated usage would be 4,800 gallons p/day on weekends and 2,800 gallons p/day on weekdays. Councilman Becker expressed concern that there would be no benefit to the water district without a contract stipulating maximum use and price. He added the Tin Barn is currently using 1,500 p/day.

Supervisor Valentine said this is part of the economic puzzle in Sugar Loaf to acquire the road and do improvements, create an economic development zone to benefit business and expand the water district which has

garnered support from the Chamber of Commerce.

Mr. Fusco said that the \$3.7 million grant to add two wells and tank would require the expansion of the water district ahead of application. Councilman Courtenay suggested a comprehensive plan be put together for the grant writing.

Supervisor Valentine said the district has been extended over the years to add users. He said with Orange County as a tourist attraction and as the hamlet is the only commercial district in the Town of Chester, we need business growth rates to offset the residential base.

Councilman Elect Holdridge said some people feel strongly about not allowing this outside user and asked the Town Board to allow comments about the matter to be heard outside of public comments.

ON A MOTION OFFERED BY Councilwoman Smith and second by Councilman Courtenay to approve Broccoli Patch as an outside water user, subject to the agreement approved by Town Attorney Bonacic.

VOTE: AYES 4: Valentine, Ardisana, Courtenay, Smith, NAY 1: Becker

ADOPTED

ON A MOTION OFFERED BY Councilwoman Smith and second by Councilman Becker to authorize the Town Engineer to do a comprehensive analysis on the water system in the Sugar Loaf Water District.

VOTE: AYES 5: Valentine, Ardisana, Becker, Courtenay, Smith

ADOPTED

SET REORGANIZATION MEETING

ON A MOTION OFFERED BY Councilman Courtenay and second by Councilwoman Smith to set the Reorganization Meeting on January 12, 2022 at 7pm at the Town of Chester Town Hall and direct Town Clerk Zappala to cause to publish same.

VOTE: AYES 5: Valentine, Ardisana, Becker, Courtenay, Smith

ADOPTED

REPORTS

Supervisor Valentine read the following reports into the minutes.

Engineer's Development Report

1. Greens at Chester: The Greens project has not released any turbid water. However, the NYSDEC did a review and found deficiencies which are being corrected.
2. Cappelli Sports (Primo Sports): Systems operating properly
3. Warwick Ridge: Paperwork is being finalized for road dedication.
4. We are working on the request from the Orange County Consultants for Orange County Sewer District #1 for future expansion.
5. We are beginning to work on Surrey Meadows sewer relining or repair.
6. Walton Lake Water District wells are being reviewed.

Water Department – November 2021

The water department processed and distributed 7,280,216 gallons of water for the month of November. The districts daily average ranged from 594 to 88,000 gallons. The breakdown is:

Lake Hill Farms- 2,627,000 gal.

Sugar Loaf- 2,194,900 gal.

Surrey Meadows- 1,443,700 gal.

Walton Lake Estates- 1,015,400 gal.

Fieldcrest- 177,684 gal. (Distribution only)

Town Hall-16,332 gal.

Distribution sampling by us as well as random sampling by Orange County DOH showed adequate disinfection levels, and tested negative for any type of bacteria.

Monthly DOH 360 forms and test results for 10/2021 on all districts were submitted to DOH on 11/9/2021

Laboratory testing dates were 11/3 & 11/17.

PFOS and PFAS kits were done 11/30 (SL, WL, LHF)

Bulk chemicals were delivered on the 25th.

Mowing was done Sugar Loaf 11/3 and Lake Hill Farms 11/17

Eastcom came in for training on the new mark out tool on 11/15

Dropped the pickup off at Robert Green for the new plow from 11/22-11/29

Water course in Wallkill on 11/4

Shut the water off to the parks 11/18

Other Business:

Sugar Loaf was mostly quiet with routine operations and maintenance. We have been able to meet demand but have very little extra. Changed the wires over on the top of the tank for the radio systems for the winter on 11/1

Surrey Meadows was mostly quiet with routine operations and maintenance. Had an emergency on 11/23 for radios, called TAM in and problem was resolved

Lake Hill Farms was mostly quiet with normal operations and maintenance. Change water meters. 11/5 at 155 Eagleton, 11/8 at 156 Eagleton, 11/15 at 251 Heritage lane

Walton Lake Estates was mostly quiet with routine operations and maintenance. Trimmed some stumps at new well site 11/10

Fieldcrest was quiet with routine operations and maintenance.

INTERMUNICIPAL AGREEMENT – CHESTER FIRE DISTRICT

ON A MOTION OFFERED BY Councilwoman Smith and second by Councilman Courtenay to approve the Intermunicipal Agreement with the Chester Fire District for the purchase of salt.

VOTE: AYES 5: Valentine, Ardisana, Becker, Courtenay, Smith

ADOPTED

INTERMUNICIPAL AGREEMENT – STOP DWI

ON A MOTION OFFERED BY Councilwoman Smith and second by Councilman Courtenay to approve the following resolution.

IMA FOR 2021/2022 CRACKDOWN CAMPAIGN OVERTIME STOP-DWI PROGRAM

RESOLUTION

BE IT RESOLVED, that Robert Valentine, Supervisor of the Town of Chester, New York, is hereby authorized and directed to execute the Orange County IMA for 2021/2022 Crackdown Campaign Overtime STOP-DWI Program for the period from 10/1/2021-9/30/2022, with an assignment of up to \$3,745 to be used by the Town during preset enforcement periods listed on Schedule A, reimbursable by the County of Orange.

VOTE: AYES 5: Valentine, Ardisana, Becker, Courtenay, Smith

ADOPTED

MEETING CANCELLATION

ON A MOTION OFFERED BY Councilwoman Smith and second by Councilman Ardisana to cancel the meeting scheduled for December 22, 2021 and direct Town Clerk Zappala to cause to publish same.

VOTE: AYES 4: Valentine, Ardisana, Courtenay, Smith ABSTAINED 1: Becker

ADOPTED

BILLBOARD SIGNAGE

ON A MOTION OFFERED BY Councilman Courtenay and second by Councilman Becker to approve the billboard signage cost of \$100 from David Stevenson.

VOTE: AYES 5: Valentine, Ardisana, Becker, Courtenay, Smith

ADOPTED

ON A MOTION OFFERED BY Councilman Becker and second by Councilman Courtenay to approve the billboard signage artwork, “Arrive Alive”, along with emblems from the Police Department.

VOTE: AYES 5: Valentine, Ardisana, Becker, Courtenay, Smith

ADOPTED

TOWN BOARD COMMENTS

Councilman Ardisana has had contact with Senator Skoufis regarding repair work promised on Kings Highway. He provided a phone number for the public to contact in this regard: 845-567-1270. Councilman Ardisana announced the Sugar Loaf Christmas Festival on December 11, Toys for Tots Santa Train at 10:15 on the 12th, and the Bellvale Live Nativity on December 17th.

Councilman Courtenay said he is scheduled to meet with Alexa at the SLPAC to discuss safety issues and matters of compliance, etc.

Councilwoman Smith said she discussed Recreation Department ideas for next year with Michele including an outdoor Christmas in the Commons with blow-ups and is seeking donations of same, along with in-house events and casino trips now until next spring when there are plans for an overnight to Niagara Falls. She announced the Ugly Sweater Event on December 9th from 1-3pm. She discussed with Eric Denega of Orange County the crosswalks in Sugar Loaf. He explained the material used was not grant approved so it will be upgraded in the springtime. Councilwoman Smith said she will continue to work on the issue with the Cromwell Creek pumps on Meadow Ave. as there are a lot more greenhouses and Ag-growing businesses now. She mentioned her discussion with Jacobowitz & Gubitz concerning the ward system and said it would be a two year stint, plus a referendum required for a 4 year term. She said it will be a costly, long drawn out process taking up to a year and resulting in all seats being vacated at that time. Councilwoman Smith had a discussion with Kristin regarding field usage and the Little League usage

will be cut back while more is added to paying customers.

Councilman Becker mentioned the public scoping session on the Craigville logistics warehouse in Blooming Grove that will result in the State doing work on the interchange, eliminating Exit 127. Councilman Becker said the documentation for water testing for the Greens of Chester has been forwarded to the DEC, which will hold a 90-day public comments session before approval is given. He mentioned that although Jerry Kirkland was approved by the Board to do the renovation work on the planned records room, he has now refused after feeling disrespected by Councilwoman Smith. He announced the Santa Drive-through on December 10th from 5-7pm.

Councilman Becker thanked the Board for the opportunity to work with all. Supervisor Valentine thanked Councilman Becker for all his help. He added it was a pleasure working with him and he will be sorely missed. Councilman Courtenay added that he accomplished a lot and considers Councilman Becker a friend and will miss him.

PUBLIC COMMENTS

Larry Dysinger, Odyssey Drive, reiterated that Councilman Becker did a great job and he will miss him. He expressed concern about the water expansion agreement with Broccoli Patch without knowing costs. He said the added commercial warehouses around Town will add heavy-duty traffic to the 17M overpass. He suggested the Town Board work with the Village and County to campaign the State to redesign. He said he is leery to approve projects without the infrastructure to support.

Tracy Shuh, Preservation Collective, said Councilman Becker will be missed. She wished Mayor Bell well on his retirement as he was always receptive to input. She commented that this was the first year she attended the Village Christmas light parade and thought it was great. On the Greens of Chester matter, she said she is awaiting a reply to a FOIL request from DEC for the modified water withdrawal. She suggested the Town Board be involved with the outcome and notify residents of the public comments period, as well as getting involved with the open space planning on another Chester project bordering Monroe. She commented that the Planning Board zoom meetings are not archived and would be better for some if made available. She reminded the Board of the Planning Board Public Hearing on December 5th concerning warehouses in the Sugar Loaf Industrial Park. She asked if the monthly reports could also include the Planning Board agenda items.

Ed Lynch, Sugar Loaf, congratulated all newly elected and thanked Councilman Becker for his service and Councilman Ardisana for his military service. He stated the Board is elected to make hard decisions, not popular or rubber stamped. He said they need to be prepared to make decisions and ask good questions during the meeting. He noted that the most dubious member who knows the most about water said no on the vote. He said the decision was premature, as not all the facts are known. He said the Board should hear the residents that elected them that are impacted before decisions are made. He expects elected officials to provide due notice and is appalled at the project. He said he understands the need to revive Sugar Loaf but should be with smart growth. He added the Board needs to think about the impact to the 80 residents from the building.

Jack Schrepel, Sugar Loaf for over 33 years said he is not an expert in distilleries but knows someone who is. He suggested a fieldtrip to Pine Island to a distillery to see from an environmental, water usage, remediation, and drainage perspective. He said the size of still and type, number of barrels and where stored, proof gallons per year and fire engineering are important considerations. He added a lot more is involved than the Town Board is aware and there are more cons than pros. He thanked Councilman Becker and all the elected officials for their service.

Chris Maurer, Sugar Loaf, noted conceptual approval for this project had not been received, contrary to the engineer's statements. She said the property is not being kept up and the buffer was taken down and not replaced. She added a fire expert stated that in the case of an explosion, a ½ mile radius would have to be evacuated which includes over 80 households in Creamery Pond as well as Wood Road, Pine Hill Road and the business district. She stated approving water for a risky project that will be storing whisky in basement, located near historic buildings is not considering the impact on the residents. She objects to the project on behalf of her neighborhood of 80 families.

Larry Dysinger, as Planning Board member, clarified the project has not been approved. There are many concerns. He said the decision to approve the water project may benefit Sugar Loaf but the Planning Board has raised many

issues and a public hearing will be held. He added that all Planning Board meetings are listed on the website with their agendas and related project documents.

Supervisor Valentine explained that the status of the Planning Board project has no bearing on the Town Board decision tonight to approve the water use. The Town Board is looking from the perspective of the benefit of growth of the hamlet and fire protection, and not the project use.

Lydia Cuadros, Sugar Loaf asked how you can accept an agreement before the project is approved by the Planning Board. She asked why there is an e-coli well in the water district. She asked if a well could be drilled for the project. She thanked Councilman Becker for speaking up on behalf of the residents of Sugar Loaf Water District. Councilman Becker elaborated that the well is approved for use by the OC Health Department, but he said it would be of concern to him as an operator. Ms. Cuadros said she opposes the water use request.

ADJOURNMENT

ON A MOTION OFFERED BY Councilwoman Smith and second by Councilman Courtenay to adjourn the meeting at 9:15pm, there being no further business brought before the Board. Motion carried 5-0.

Respectfully submitted,

Linda A. Zappala
Town Clerk
2021-12-08