

TOWN OF CHESTER
SPECIAL MEETING OF THE TOWN BOARD
APRIL 30, 2014

Supervisor Jamieson the meeting at 7:10 PM followed by a salute to the flag.

Members present: Supervisor Jamieson, Councilman Murray, Councilwoman Ranni, Councilwoman Smith. Absent: Councilman Valentine*

Also present, Town Attorney Scott Bonacic, Town Engineer Al Fusco, and Town Planner Al Sorenson

CODE VIOLATIONS

A discussion ensued about work code violations and work performed without permits. Supervisor Jamieson mentioned the Gun Club's possible installation of a driveway out to Sugar Loaf Mountain Road. He has also found garages with second story apartments around Town.

Councilwoman Smith asked if the building inspector could go out. Supervisor Jamieson proposed that if the proper paperwork was not filed then it should be dealt with and any assessment changes would be made and fines imposed.

Al Fusco suggested doubling fees on retro-active building permits.

Alan Sorenson suggested including in the Town's site plan review provision a change-in-use of the property.

Councilwoman Ranni commented that the code enforcement officer does not want to issue fines daily. She suggests that the code be reviewed and updated to add a fine on a daily basis. She suggested making changes legal so that people will file the proper permits.

HVAC AND REMEDIATION

Supervisor Jamieson gave an update on the HVAC work to be done in the basement. When the work begins, the employees must leave the area. The only office that is available in Town Hall is the Tax Receivers. Al Fusco stated that the bulk work will be done over a long weekend maybe through a Wednesday. The other times, the employees can be worked around. All the records will have to be removed to a POD in the parking lot.

E-RECYCLE

Supervisor Jamieson said he talked to National Parts in the Industrial Park about a drop off site. A question about the contract breach was raised. Attorney Bonacic stated that IWS is in breach of their contract that they must cure. If the Town comes up with an alternative solution, it can be presented to them.

BOARD OF ASSESSMENT REVIEW

Supervisor Jamieson has received a resignation from Norma Stoddard. John Schuler has suggested Claude Brishoux as a replacement. The assessor felt that a realtor would be a good fit. A motion was made by Councilman Murray and seconded by Councilwoman Smith to appoint Claude Brischoux to the Assessment Board of Review for a term ending September 30, 2018. Motion carried 4-0.

AMBULANCE CORP.

Supervisor Jamieson stated that he received an email from Mr. Boardman asking for access to the Ambulance Corp. building on May 1, 2014. Supervisor Jamieson said he would accommodate the request.

McCOY PROPERTY

Supervisor Jamieson said he spoke to Mr. McCoy about the cost of demolition if the Town were to arrange the work. Councilwoman Smith how long he would be allowed to have to remedy the situation. The deadline was May 21, 2014. Councilwoman Ranni stated that he would have to secure the property with fencing.

BILLBOARDS

Scott Bonacic referred to Town Code 98.2 that does not allow for digital display. Code 98.8 addressed billboards as non-conforming use that had to be removed in a three year period. He said an amendment may be warranted to 98.8 sub C – cessation of certain non-conforming uses of structures which lists billboards. The Town could reverse the non-conformance of billboards to allow them to remain and limit them to their current locations. Code 98.21 contains the definition of signs and breaks down according to district. A change in the definition may be advisable.

Al Fusco stated the DOT Standards and Regulations addresses size, spacing, brightness, etc. A DOT permit will be required. The Comprehensive Plan can address limiting signs to the 17 corridor.

Alan Sorenson stated that if existing billboards are to be grandfathered in, then an inventory should be made. The Board could allow provisions for upgrades. If the Board allows new billboards in commercial districts along the 17 corridor there could be 20-30 new billboards under the separation requirements. The Board can require a greater distance separation.

Scott Bonacic suggested that only one billboard be allowed on each lot.

Councilwoman Ranni suggested that a limited distance along with the limit of one per lot be allowed only.

Scott Bonacic suggested that the Board may want to allow the existing billboards to remain and allow for the new digital technology to be employed.

Councilman Murray would allow improvements to what is pre-existing.

Councilwoman Smith posed the question as to the definition of a "lot". Scott Bonacic said that would be a tax "lot". She was concerned with sub-dividable lots.

Supervisor Jamieson commented that multiple advertisements could be displayed on one sign. Also he suggested the use of digital message signs and whether they would be constituted as a billboard.

GRANTS

Alan Sorenson, Linda Ranni and D.D. will pursue Transportation Alternative grants for the Town with regard to Sugar Loaf sidewalks. The grant would be for funding for a design report for street enhancements and secure funding for construction of a segment. The funding is limited with a minimum application of \$350,000 with a 20% local share, some in-kind.

A discussion ensued about the "Sue Kelly" grant and how the Town may have saved it by getting a 2 year extension. Al Fusco and Alan Sorenson will work on pursuing this.

Al Fusco mentioned the rigid procedure with regard to right-of-ways.

Supervisor Jamieson mentioned the offer from the County to take over Kings Highway through Sugar Loaf. Supervisor Jamieson will speak to Superintendent LaSpina with regard to this option.

*Councilman Robert Valentine arrived at 8:05p.m.

ETHICS BOARD

The Town is still seeking a member for the Ethics Board. This member should be an Independent, a Conservative or blank. Supervisor Jamieson will to call Jean Rose of the Conservative Party to see if she has interest.

COMPREHENSIVE COMMITTEE

The next scheduled meeting is on May 1, 2014. This should be the last meeting before the plan is submitted to the Town Board. Any public comments are highlighted throughout the plan document. Councilwoman Ranni commented that the consensus of the Board with regard to billboards seems to be in line with the Comprehensive Plan.

QUARRY

Al Fusco spoke about the Chester Holding Company has applied for a permit to the DEC to mine on Black Meadow near Frozen Ropes. The DEC has determined the application is complete. The State will issue a permit pending comments from the Town due out by May 4, 2014. Supervisor Jamieson addressed the hours of operation. Blasting can be limited to Monday through Thursday, 9a.m.-3p.m. Blasting can be monitored. The Town can require a bond for road repair. Al Fusco suggested the Town consider passing an ordinance with regard to liability through a tax lien if any damages occur.

EXECUTIVE SESSION

A motion was made by Councilwoman Smith and seconded by Councilman Murray to enter into an Executive Session at 8:30 p.m. Motion carried 5-0.

A motion was made by Councilman Murray and seconded by Councilman Valentine to close the Executive Session at 9:00 p.m. Motion carried 5-0.

There being no further business brought before the Board a motion was made by Councilwoman Smith and seconded by Councilwoman Ranni to close the Town Board meeting at 9:05 p.m. Motion carried 5-0.

Respectfully submitted,

Linda Zappala
Deputy Town Clerk
2014-04-30