

**TOWN BOARD MEETING
MARCH 11, 2015
7:00 PM**

Supervisor Jamieson opened the meeting 7:05 PM followed by a salute to the flag. Members present: Supervisor Jamieson, Councilman Murray, Councilwoman Ranni, Councilwoman Smith, Councilman Valentine.

Also present: Attorney Scott Bonacic

ST. PATRICK’S DAY

Supervisor Jamieson wished all a happy upcoming St. Patrick’s Day.

WELCOME BOY SCOUTS

Supervisor Jamieson welcomed Master Mike Endrizzi and Boy Scout Troop 440 of Monroe to observe the government meeting process towards their goal of acquiring the Citizens Community Merit Badge.

AUDIT OF CLAIMS

A MOTION WAS MADE BY Councilman Murray and seconded by Councilwoman Ranni and passed 5-0 to approve payment of the bills in the following accounts:

GENERAL FUND	\$94,084.49
GENERAL – PART TOWN	13,213.40
HIGHWAY – TOWN WIDE	84,253.59
HIGHWAY – OUTSIDE	6,090.20
FIELDCREST WATER	264.86
LAKE HILL FARMS WATER	1,337.04
BULL MILL SEWER	4,872.00
SUGAR LOAF HILLS WATER	666.58
SURREY MEADOWS WATER	646.68
GARBAGE DISTRICT	47,167.90
TRUST & AGENCY	1,677.25
WALTON LAKE WATER	<u>3,851.13</u>
	\$258,125.12

ACCEPTANCE OF MINUTES

A MOTION WAS MADE BY Councilman Murray and seconded by Councilwoman Smith to accept the Town Board meeting minutes of January 14, 2015, February 3, 2015, February 11, 2015 and February 25, 2015. Motion carried 5-0.

HIGHWAY FUND TRANSFER

Supervisor Jamieson spoke about the harsh winter season that has befallen the Town and the northeast. A MOTION WAS MADE BY Councilman Valentine and seconded by Councilwoman Smith to transfer \$30,000 from the unexpended fund balance to the DA5142.4 account to cover any additional expenses for snow removal incurred in the 2015 winter seasons. Motion carried 5-0.

SALE OF HIGHWAY VEHICLE

A MOTION WAS MADE BY Councilman Murray and seconded by Councilwoman Smith to list the 1994 Chevrolet 3500 truck on propertyroom.com. Motion carried 5-0.

LOCAL LAW 284 AGREEMENT

A MOTION WAS MADE BY Councilman Murray and seconded by Councilwoman Smith to accept and execute the Local Law 284 Agreement with the Town Superintendent of Highways establishing expended amounts of general repairs and permanent improvements of Town roads. Motion carried 5-0.

MOUNTCO

Supervisor Jamieson welcomed Mountco representative John Mateo to the floor. Mr. Mateo spoke about the current plan for the property located in the Town of Chester. The project is to contain 316 apartment units and 40,000 s.f. of commercial space for office and retail use. A third of the apartments will be for seniors, a third for veterans and a third for workforce with incomes from \$37,000-\$55,000. This group may include teachers, entry level police personnel and DPW workers. 10% of the apartments would be 3 bedroom units. The height of the buildings has been reduced from 4 stories to 3 stories. Included is 10 acres of recreational space as the property resides on approximately 130 acres of black dirt. He stated Mountco is here to restart the SEQRA and base the study on this scale and asked direction from the Town Board.

Councilwoman Smith asked if all the 3 bedroom units were to be in the workforce apartments. Mr. Mateo said that there might also be 10% of the veteran's units built as 3 bedrooms.

Councilman Valentine asked who would enforce the occupancy levels. Mr. Mateo replied that the level of enforcement would be dependent on the zoning requirements as set by the Town.

Supervisor Jamieson asked if the units would be owned or rented. Mr. Mateo replies that the units would mostly be rentals. Supervisor Jamieson asked the impact of the water and sewer issues on the SEQRA. Mountco Attorney Gold stated that these issues would likely be resolved. The County is to provide sewer and Mountco is to provide water, and would not hold up the SEQRA process. If that doesn't come to pass, then the project cannot be built. But SEQRA is not part of the decision making process, but it is the decision of the Town.

Councilman Valentine asked if there was a plan "b" if this plan did not come to fruition. Mr. Mateo replied that they want the Town's input to determine direction of the plan.

Supervisor Jamieson asked if there would be volunteer firefighters discounts offered. Mr. Mateo said marketing would be directed at local volunteer fireman and emergency services personnel and may be able to provide preferential treatment, if allowed within the law.

Attorney Bonacic asked if Mountco would be seeking a developer's agreement at this point or just direction. Mr. Mateo said Mountco is not looking for a developer's agreement or an official vote from the board. He added that Mountco would like to hear a yay or nay to their proposal as the SEQRA process can take up to 9 months to a year to complete. Mr. Mateo said that they would also be going back to the Town of Blooming Grove. Attorney Bonacic advised the Board that they could still review and discuss the project plans, or if ready to vote so be it, otherwise take a hard look at it so that they could proceed in whatever path it takes.

Mr. Mateo stated the County was pushing for more commercial. One of the things that they would suggest is zoning flexibility. Mr. Mateo stated that if there is more interest in the commercial they will increase the size, but would not build on spec.

Councilwoman Smith asked what the value or rent of the units would be? Mr. Mateo answered that it was anticipated that it would be mostly rentals ranging between \$500-\$900 and be managed by an outside property management company.

Supervisor Jamieson advised that a decision would be made at the next regularly scheduled Town Board meeting. Mr. Bonacic asked if Mountco had met with Blooming Grove. Mr. Mateo said they had not. In the past they met with Blooming Grove Town Board and Planning Board as co-lead agency. Mr. Mouny said he would be willing to work with one town if the other was not inclined. He commented that he hoped it would be Chester as Chester was friendlier and might offer the path of least resistance to get something done.

A resident asked the total project size, as the whole would impact Chester. Mr. Mateo said it was a mirror image project in Blooming Grove.

COMPREHENSIVE PLAN

Supervisor Jamieson said that Town Planner, Alan Sorensen would be at the next regularly scheduled Board meeting on March 25, 2015 to discuss the final changes to the Comprehensive Plan.

O&R ANNOUNCEMENTS

Supervisor Jamieson read the following announcements received from O&R. O&R requests the Town to coordinate road excavations, drainage project and paving schedules to coincide with their underground gas and electric projects. O&R announces a free seminar hosted by Dig Safely New York on March 18 and 19, 2015. More information is available online at digsafelyny.com.

EDUCATION REQUESTS

A MOTION WAS MADE BY Councilman Murray and seconded by Councilman Valentine to approve the attendance of Sgt. Vitale, Sgt. Slowik and Officer Bird to the Initial Response to Active Shooters training in Oriskany, NY on June 30 and July 1, 2015 with lunch and lodging provided at no cost through the NYS Division of Homeland Security and Emergency Services. Motion carried 5-0.

A MOTION WAS MADE BY Councilman Murray and seconded by Councilman Valentine to approve the attendance of Sgt. Vitale, Sgt. Slowik and Officer Bird to training on Team Tactics for Patrol Officer on July 8 and 9, 2015 in Oriskany, NY with lunch and lodging provide at no cost through the NYS Division of Homeland Security and Emergency Services and the National Center for Security Preparedness. Motion carried 5-0.

A MOTION WAS MADE BY Councilman Murray and seconded by Councilman Valentine to approve the attendance of Chief Dan Doellinger to the NYS Association of Chiefs of Police annual training conference to be held from July 12-15, 2015 in Saratoga, New York at a budgeted cost of \$175 registration and \$174 daily lodging. Motion carried 5-0.

A MOTION WAS MADE BY Councilman Murray and seconded by Councilwoman Smith to approve the attendance of Sharon Conklin at the Annual Town Finance School from May 7 to 8, 2015 in Saratoga Springs, New York at a cost of \$200 for school plus lodging, meals and mileage. Motion carried 5-0.

A MOTION WAS MADE BY Councilman Murray and seconded by Councilwoman Ranni to approve the attendance of Sgt. Eckert to the 2015 Empire State Law Enforcement Traffic Safety Conference in Syracuse, NY on April 30 and May 1, 2015 at a cost of \$96 for lodging. Motion carried 5-0.

MID-HUDSON ST PATRICK'S PARADE

The following resolution was offered by Councilman Murray and seconded by Councilwoman Smith and passed unanimously:

***CHESTER TOWN BOARD
P R O C L A M A T I O N
HONORING ANN SLATTERY MICHEL***

WHEREAS, the Town Board of Chester wishes to recognize outstanding achievements by individuals within our area, and,

WHEREAS, we are fortunate to live in an area where the fusion of many ethnic cultures offers a mosaic of rich traditions and heritage to be shared and celebrated, and,

WHEREAS, the Board desires to take this opportunity to recognize the significant contributions the Irish community makes to the prosperity, vitality and success of our Country, and

WHEREAS, Ann Slattery Michel was born and raised in Brooklyn, New York to former Anne Hogan, from Ballyshonakin, Killmallock, County Limerick, and Patrick Slattery, from Dunmore, County Galway, and

WHEREAS, Ann married Robert Michel on April 11, 1959 and have four children, and eleven grandchildren. Ann and Bob relocated to Orange County in 1961, where Ann worked as a temporary switchboard operator and typist and the Warwick Valley Central School District for two years before starting a 35 year career at Orange-Ulster BOCES. She retired as an Executive Secretary in the office of the District Superintendent in 2011, and

WHEREAS, Ann became a charter member of St. Bridget's Division III of the Ladies Ancient Order of Hibernians, and served as their President from 2000 to 2002. She transferred to St. Therese, HAOH Division IV in 2007, where she served as Treasurer from 2008 to 2010 and President from 2010 to 2012. She is currently the Division's Vice President. Ann is charter member of the Orange County LAOH Board, serving as Secretary from 1996 to 1999, and Vice President from 1999 to 2001. She has served on numerous LAOH committees, and works with the Irish Heritage Festival and the Mid-Hudson Parade Committee. Recently Ann has been the contact person for the Liturgy Preparation to Cardinal Dolan, and

WHEREAS, Ann marched in the St. Patrick's Day Parade in New York City during her high school years, and later as a member of the Orange County LAOH, and as a member of the Irish Heritage Festival. She marches each year in the Mid-Hudson St. Patrick's Parade, and

WHEREAS, Ann Slattery Michel will serve as the 39th Grand Marshall of the Mid-Hudson St. Patrick's Day Parade to be held in Goshen, New York on Sunday, March 15, 2015.

NOW, THEREFORE, BE IT RESOLVED, that the Chester Town Board join in and pay special tribute on the Great Honor and Achievement to this special lady:

ANN SLATTERY MICHEL

FIREWORKS EXTRAVAGANZA

Supervisor Jamieson asked Walter Popailo, Director of Parks & Recreation to address the Board with regard to the status of the Fireworks planned for July 11, 2015. Mr. Popailo explained that the full day event would start at 4pm. The day will be filled with music from several bands and lighting provided by Richard Logothetis, vendors, kids' games and ice cream. Supervisor Jamieson added that the fireworks show, sponsored by Suburban Propane was the best in the County and expects that it will grow over time.

A MOTION WAS MADE BY Councilman Murray and seconded by Councilwoman Ranni to enter into a contract with Fireworks Extravaganza, in the amount of \$11,000.00 for the fireworks show with \$3,000,000 in liability insurance provided and allow Supervisor Jamieson to sign same. Motion carried 5-0.

ARBOR DAY EVENT

A MOTION WAS MADE BY Councilwoman Smith and seconded by Councilman Valentine to accept the grant from the New York State Urban Forestry Council and direct Supervisor Jamieson to sign same. Motion carried 5-0.

PARKS & RECREATION SEASONAL EMPLOYEE

A MOTION WAS MADE BY Councilman Murray and seconded by Councilman Valentine to appoint Erik Grahn as a part-time season employee of the Town. Motion carried 5-0.

TOWN BOARD COMMENTS

Councilwoman Smith thanked the Bellvale Community for their help in painting the Senior Center.

Councilwoman Smith asked about the air purification system recommended for the Senior Center. Walter Popailo answer that he had a verbal price of \$4,000 for three units with installation. He will obtain a written quote.

Councilwoman Smith commented that she had worked with Richard Logothetis to obtain cost information for additional lights in Sugar Loaf and will be provided for the next Board meeting.

Councilwoman Smith asked the status of the Meadow Ave. property. The paperwork was drawn and Engineer Fusco accompanied Building Inspector, Jo Mlcoch out to the house.

PUBLIC COMMENT

Edie Johnson asked the status of the solar panels. Councilwoman Smith said that it was not hopeful as there is not enough space at the Town Hall property to lay the panels and make it profitable for the company. Ms. Johnson stated that the County had installed panels at one location to benefit another location. Supervisor Jamieson said the Town of Clarkstown has completed an installation out by their landfill that would project to other locations. He added that he would be meeting with a solar company about an off-site location to place panels and then send energy to buildings. He said the Town owns between 10-15 parcels to consider for solar panel placement. Legislator Vero said the County will be using 10 acres that will allocate to other buildings in Goshen and Middletown. Ms. Johnson said there are a lot of solar companies out there to consider.

Supervisor Jamieson commented that John Berolson of the Bellvale Community was present. He said that he had a full crew to paint the Senior Center for the Town. They will also be replacing ceiling tiles. Supervisor Jamieson said that they fly under the radar with all the work they do for the Town. They recently installed doors at Town Hall in the Court. They are always a friend to the Town and we couldn't ask for a better friend.

A MOTION WAS MADE BY Councilman Valentine and seconded by Councilman Murray to enter into Executive Session concerning a personnel matter at 7:50 p.m. Motion carried 5-0.

A MOTION WAS MADE BY Councilman Valentine and seconded by Councilman Murray to adjourn the Executive Session at 8:45 p.m. Motion carried 5-0.

A MOTION WAS MADE BY Councilman Murray and seconded by Councilman Valentine to correct the Library budget as follows: Personal Services - \$294,791.22 and Contractual - \$68,157.79. Motion carried 5-0.

Respectfully submitted,

Linda Zappala
Town Clerk
2015-03-11