



**Town Board
Special Meeting
December 29, 2022**

The Town Board of the Town of Chester convened at the Town of Chester Municipal Center, 6307 State Route 9, Chestertown, New York, at 4:30 pm.

Roll Call:

Supervisor Craig Leggett – Present
Councilman Chris Aiken - Present
Councilwoman Karen DuRose – Present
Councilman Mike Packer – Absent
Councilman Larry Turcotte – Absent
Deputy Supervisor Marion Eagan – Present
Town Clerk, Mindy Conway – Present

Special Meeting:

Supervisor Leggett **opened** the Special Town Board Meeting at 4:34 pm with Councilwoman DuRose leading the Pledge of Allegiance.

Public Hearing for 2023 Annual Contracts:

Supervisor Leggett **opened** the Public Hearing for 2023 Annual Contracts with the North Creek Fire District, Riverside Volunteer Fire Department, Inc., North Warren Chamber of Commerce and North Warren EMS at 4:36 pm.

Supervisor Leggett asked if there was anyone from the public that would like to speak.

Hearing none, supervisor Leggett **closed** the Public Hearing for 2023 Annual Contracts with the North Creek Fire District, Riverside Volunteer Fire Department, Inc., North Warren Chamber of Commerce and North Warren EMS at 4:36 pm.

Public Hearing for Restore NY Grant Application for 88 Riverside Drive:

Supervisor Leggett **opened** the Public Hearing for Restore NY Grant Application for 88 Riverside Drive at 4:36 pm.

Supervisor Leggett asked if anyone would like to speak.

Deputy Supervisor Eagan commented that the Grant would be for remediation. The first process would be to remediate and take the building down. We need to have asbestos testing done and remediated, if need be, then the building taken down, and if it is a brownfield site remediation would need to be done.

Bernie McCann asked if we knew if the gas tanks were removed. Supervisor Leggett replied, they are not. Bernie McCann asked if they would have to be removed. Supervisor Leggett said yes, they would need to be taken out. We have a Phase 1 and Phase 2 Environmental Assessment already and we are also looking for funding to do the Brownfield remediation as well. Then with a clean site, the site is then available for redevelopment, which goes in line with the Restore NY Grant, which is to help properties transition between unproductive parcels in towns and villages to ones that provide use.

Bernie McCann asked if the Town owns the property now. Supervisor Leggett said no, but the owner sent a letter to the Town gifting the property to the Town, but the Town will not take possession of it until it is a clean site. We are getting permission from the owner to do all the background work with a goal in the end that the Town would take title and we would move forward.

Supervisor Leggett commented that the initial ideas that have been proposed for that site are off street parking, housing, or public open space.

Kathy Barlow-McCann asked if the fruit trees out back were included on the lot. Supervisor Leggett said that he was not sure about the trees, but there is enough room on the side of the building to get out back without going on someone else's property.

Kathy Barlow-McCann asked if there was enough property there for parking lot or senior housing. Supervisor Leggett said that you could get as many as eight (8) units there and these are all conceptual.

Supervisor Leggett commented that the Town now has off street parking on Pine Street where the Town purchased property. This property could be used the same way with parking for overflow from church or if there is an event at the Carol Theater.

Bernie McCann asked if it would be public or private housing. Supervisor Leggett said that it would probably be a private developer, which would probably be something similar to the corner of Panther Mt. Drive. Bernie McCann suggested looking into Warren County IDA (Industrial Development Agency). If the land was given to the IDA they could give tax breaks to the developer.

Supervisor Leggett said that housing has come up because it has been identified as one the critical needs along with broadband and childcare.

Bernie McCann asked if there was a County Housing Authority. Supervisor Leggett said no. Bernie McCann said so there is just one in Glens Falls. Supervisor Leggett commented that the Glens Falls Housing Authority does work outside the Glens Falls area.

Paul Gregory asked if there were any taxes due on the building. Supervisor Leggett said no.

Kathy Barlow-McCann asked if there was going to be more discussion about what would go there. Supervisor Leggett commented that part of the grant process there would be meeting to discuss coming up with a repurpose. Kathy Barlow-McCann said the first thing is to get the building down and get it cleaned and then we can talk about what it would be.

Paul Gregory asked about a timeline. Supervisor Leggett said that the Grant is due the 3rd week of January and announcements usually happen in July.

Kathy Barlow-McCann commented that there are a lot of people who need housing.

Paul Gregory asked if the building was on Town water. Supervisor Leggett replied Town water and private septic. Paul Gregory asked if there was room for that. Supervisor Leggett said yes if they were to do eight (8) units.

Discussion ensued about the size of the lot and the adjacent lots.

Supervisor Leggett asked if there were any other comments.

Hearing none, Supervisor Leggett **closed** the Public Hearing for Restore NY Grant Application for 88 Riverside Drive at 4:58 pm.

Old Business:

Supervisor Leggett **opened** Old Business at 4:59 pm.

RESOLUTION NO. 192 OF 2022: AUTHORIZE SUPERVISOR LEGGETT TO SIGN 2023 CONTRACTS WITH THE NORTH CREEK FIRE DISTRICT, RIVERSIDE VOLUNTEER FIRE DEPARTMENT, INC., AND NORTH WARREN EMS

WHEREAS, the Town renews annual contracts with the following organizations, agencies, and others,

BE IT RESOLVED, the Town Board authorizes the Supervisor to sign 2023 agreements with the North Creek Fire District, Riverside Volunteer Fire Department, Inc., North Warren Chamber of Commerce and North Warren EMS, when in a form acceptable to the Attorney for the Town for the amounts in the following schedule:

Riverside Fire	\$10,000
North Creek Fire District	\$30,000
EMS	\$300,000

On a motion by Mrs. DuRose, seconded by Mr. Aiken, Resolution No. 192 of 2022 was **ADOPTED**.

AYE 3 NO 0

RESOLUTION NO. 193 OF 2022: SUBMISSION OF RESTORE NY GRANT APPLICATION FOR 88 RIVERSIDE DRIVE

WHEREAS, the Town of Chester is eligible for grant funding under Round #7 of the Restore NY Communities Initiative Municipal Grant Program (“Restore NY Grant Program”), and

WHEREAS, the Board has considered proposals that qualify for funding under the program and selected one project to be included in an application that will be submitted to Empire State Development Corporation (ESDC) as follows:

Redevelopment of 88 Riverside Drive, Chestertown, NY 12817 (Warren County). The project will demolish and possibly remediate a vacant commercial 4,672-square-foot property into a buildable lot for future development.

WHEREAS, this project is consistent with all existing local plans, the proposed financing is appropriate for the project, the project will facilitate effective and efficient use of existing and future public resources to promote both economic development and preservation of community resources and the project develops and enhances infrastructure and/or other facilities in a manner that will attract, create, and sustain employment opportunities in the Town of Chester,

NOW THEREFORE BE IT RESOLVED, that the Town Board hereby supports and will sponsor an application for Restore NY funding up to for 88 Riverside Drive, Chestertown, NY 12817 for a total project cost of \$240,000 and will administer the grant in accordance with all applicable rules and regulations established by ESDC and authorizes the match of total project funding up to \$30,000 with \$210,000 grant funding being requested, and

BE IT FURTHER RESOLVED, that the Town Supervisor is authorized to sign the applications and any agreements required by ESDC for grant funding that results from the application.

On a motion by Mr. Aiken, seconded by Mrs. DuRose, Resolution No. 193 of 2022 was **ADOPTED**.

AYE 3 NO 0

New Business:

RESOLUTION NO. 194 OF 2022: AUTHORIZE TOWN CLERK TO ADVERTISE FOR THE PART-TIME POSITION OF PLANNING AND ZONING BOARD OF APPEALS SECRETARY

WHEREAS, there is a vacancy due to resignation,

BE IT RESOLVED, the Town Board authorizes the Town Clerk advertise for the part-time position of Planning and Zoning Board of Appeals Secretary at a rate of \$16.50 in the Adirondack Sun.

On a motion by Mrs. DuRose, seconded by Mr. Aiken, Resolution No. 194 of 2022 was **ADOPTED**.

AYE 3 NO 0

Supervisor Leggett said that Mindy Conway will continue to fill in as secretary until we find someone.

RESOLUTION NO. 195 OF 2022: APPROVE ADIRONDACK ENVIRONMENTAL SERVICES TO CONDUCT AN ASBESTOS PRE-DEMOLITION SURVEY AND SAMPLING AT 88 RIVERSIDE DRIVE, CHESTERTOWN FOR AN AMOUNT NOT TO EXCEED \$2,500

WHEREAS, the Town of Chester has the authorized the Restore NY Grant application for 88 Riverside Drive, Chestertown, and

WHEREAS, asbestos surveying and sampling will need to be done pre-demolition, and

WHEREAS, the Town has received two (2) quotes,

BE IT RESOLVED, the Town approves Adirondack environmental Services to conduct an asbestos pre-demolition survey and sampling at 88 Riverside Drive, Chestertown for an amount not to exceed \$2,500 and authorizes the Town Supervisor to an agreement when in a form acceptable to the Attorney for the Town.

On a motion by Mr. Aiken, seconded by Mrs. DuRose, Resolution No. 195 of 2022 was **ADOPTED**.

AYE 3 NO 0

Mrs. DuRose asked who the other quote was from. The Town Clerk replied ECS Mid Atlantic LLC.

Mrs. DuRose asked about Carl Turner Road. Supervisor Leggett commented that we have dropped it for now.

RESOLUTION NO. 196 OF 2022: ACCEPT THE ABSTRACT NO. 13 OF AUDITED VOUCHERS AND AUTHORIZES PAYMENT

WHEREAS, the Town Clerk has entered the vouchers and created Abstract No. 13 of 2022 of Audited Vouchers, and

WHEREAS, the Town Board has reviewed the abstract,

BE IT RESOLVED, the Town Board accepts Abstract of Audited Vouchers and authorizes payment as presented.

No. 13 of 2022	
General A	42,644.80
Highway DA	48,529.22
Library L	176.72
Loon Lake Park District SP	54.17
Chestertown Water SW1	1,201.79
Pottersville Water SW2	32,008.84
Other TA	1,379.28
Total	125,994.82

On a motion by Mr. Aiken, seconded by Mrs. DuRose, Resolution No. 196 of 2022 was **ADOPTED.**

AYE 3 NO 0

RESOLUTION NO. 197 OF 2022: AUTHORIZE SUPERVISOR TO MAKE NECESSARY BUDGET AMENDMENTS AND ADJUSTMENTS FOR THE 2022 YEAR END BUDGET

WHEREAS, the Supervisor is required to make necessary budget amendments and adjustments prior to starting a new year,

BE IT RESOLVED, the Town Board authorizes the Supervisor to make all necessary Budget Amendments and Adjustments for the 2022 Budget.

On a motion by Mrs. DuRose, seconded by Mr. Aiken, Resolution No. 197 of 2022 was **ADOPTED.**

AYE 3 NO 0

On a motion by Mr. Aiken, seconded by Mrs. DuRose, meeting **adjourned** at 5:10 pm.

AYE 3 NO 0

Respectfully submitted,

Mindy Conway, Town Clerk