



**Town Board  
Regular Meeting  
December 8, 2020**

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The Town Board of the Town of Chester convened at the Town of Chester Municipal Center, 6307 State Route 9, Chestertown, New York, at 7:00 pm.

**Roll Call:** Supervisor Craig Leggett, Karen DuRose, Mike Packer, Larry Turcotte, Chris Aiken, and Attorney for the Town, Mark Schachner (via Zoom).

**Regular Meeting:**

Supervisor Leggett opened the Regular Town Board Meeting at 7:10 pm with Chris Aiken leading the Pledge of Allegiance.

**RESOLUTION NO. 157 OF 2020: ACCEPT THE MINUTES FROM THE REGULAR TOWN BOARD MEETING NOVEMBER 10, 2020 AND SPECIAL TOWN BOARD MEETING NOVEMBER 13, 2020**

**RESOLVED**, to accept the minutes from the Regular Town Board Meeting November 10, 2020 and Special Town Board Meeting November 13, 2020 as presented.

On a motion by Mrs. DuRose, seconded by Mr. Turcotte, Resolution No. 157 of 2020 was **ADOPTED**.

AYE 5 NO 0

**Public Hearing for the Riverside Volunteer Fire District, North Creek Fire District, North Warren Chamber of Commerce, and EMS Contracts:**

Supervisor Leggett **Opened** the Public Hearing for the Riverside Volunteer Fire District, North Creek Fire District, North Warren Chamber of Commerce, and EMS Contracts at 7:11 pm.

Supervisor Leggett asked if there was any public comment.

Supervisor Leggett asked Izzy Modert, EMS Captain, if he had any comments. Izzy replied that the EMS has decided to as a Board even with the pandemic to keep the budget the same, because numbers are tight for everybody.

Hearing no other comments, Supervisor Leggett **Closed** the Public Hearing for the Riverside Volunteer Fire District, North Creek Fire District, North Warren Chamber of Commerce, and EMS Contracts at 7:12 pm.

**Committee Reports:**

Supervisor Leggett opened Committee Reports at 7:12 pm.

The Town Clerk reported the following documents were emailed to all Board Members:

- Town Board Minutes for the Regular Meeting November 10, 2020 and Special Meeting November 13, 2020
- Abstract #12 by department
- Zoning Administrator Activity Report for November 2020
- Zoning Board of Appeals Minutes for October 27, 2020
- Planning Board Minutes for November 16, 2020
- Zoning Enforcement Officer Report for November 2020
- Assessors Report for December 2020
- Animal Control Monthly Report for November 2020

- Town Clerk Monthly Report for November 2020
- Town Court Report dated December 1, 2020
- Communications Report for December 2020
- Transfer Station Vehicle Report for November 9 – December 3, 2020
- Chester History Today for Spring, Summer, Fall 2020
- Letter from the Library Board of Trustees appointing Linda Hales to fill the term of Tom Sliva
- Copy of Warren County Connection for December 2020
- Municipal Shelter Report for Glens Falls Animal Hospital dated November 17, 2020

Town Board Reports:

Mr. Turcotte reported that he has been busy with phone calls.

Mrs. DuRose stated that she attended the Veteran's Day Celebration, the Library Board Meeting and has finished the audit with Mike.

Mr. Packer reported that he has finished the audit with Karen, emailed the street light pole numbers that were out to National Grid, which they have since fixed, and has been at the Transfer Station overseeing the installation of the new compactor.

Mr. Aiken said he attended the EDC Webinar, met with Linda Muench about the Senior Center upgrades, and attended the Veteran's Day Celebration.

Supervisor Leggett reported the following:

- Transfer Station new compactor is being installed
- Submitted grant for upgrades at the Transfer Station
- Working with FEMA for reimbursement from the Halloween Storm
- CHIPS reimbursement has been submitted
- The gymnasium floor is finished
- Santa will be at Dynamite Hill at 10 am this year due to COVID
- Courts are on a restricted access due to COVID
- Attended the Veteran's Day Celebration
- Attended the Zoning and Planning Meetings via Zoom
- Attended Senior Center Meeting in person

Supervisor Leggett closed Committee Reports at 7:17 pm.

**Privilege of the Floor:**

Supervisor Leggett opened Privilege of the Floor at 7:17 pm.

Greg Gross, Vice President of the Senior Center, read a statement and introduced Linda Muench, President of the Senior Center.

Linda Muench handed out a copy of the Annual Report of Town of Chester Senior Adult Community Center to the Board members and read the Annual Report. Through the winter they will be open Thursdays and Fridays.

Linda asked if all the Board members have been upstairs to see the room.

Supervisor Leggett said congratulation and can't believe it has already been a year.

Ann Coberg, Secretary of the Senior Center, thanked the Board for all their support. Mrs. Coberg said it has been tough with COVID and going forward they would like to go to 5 day a week operational program and explore transportation to reach everyone. Ann asked the Board that even after the pandemic is over if they would consider designating the room to be only a Senior Center, which would be an asset to the Town.

Supervisor Leggett closed Privilege of the Floor at 7:29 pm.

**New Business:**

Supervisor Leggett opened New Business at 7:29 pm.

**RESOLUTION NO. 158 OF 2020: AUTHORIZE SUPERVISOR LEGGETT TO SIGN 2021 CONTRACTS WITH THE NORTH CREEK FIRE DISTRICT, RIVERSIDE VOLUNTEER FIRE DEPARTMENT, INC., NORTH WARREN CHAMBER OF COMMERCE 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 2021 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. On a motion by Mrs. DuRose, seconded by Mr. Aiken, Resolution No. 158 of 2020 was **ADOPTED**.

AYE 5      NO 0

**KDBF Ventures LLC Expansion Project:**

Supervisor Leggett explained that Etain was expanding and this was a payment in lieu of taxes and the following Resolution was prepared for by the Attorney for the Warren Washington IDA and includes a fee schedule. Supervisor Leggett introduced the Town of Hampton Supervisor, Dave O'Brien, Chairman of the Warren Washington IDA to explain more.

Supervisor O'Brien attended by Zoom, thanked Craig and explained that Etain is doing about a 7 (seven) million dollar expansion in Chester to the business they already have. One of the challenges during COVID is expansion and investment in the community. Etain had a 485B on their current project that is already in place. Etain has come to the IDA for assistance and will not pay any less tax than they are currently paying. This is a normal pilot for manufacturing and after ten (10) years they will be paying the full amount and the Town will be reaping the benefits. There was a public hearing December 3<sup>rd</sup> at the Town Hall.

Supervisor Leggett said this should bring in fifteen or more new jobs and Etain also has to pay an excise tax which Warren County receives part of. Supervisor O'Brien commented that the excise tax is 22.5% of sales.

Supervisor Leggett asked if there were any questions.

Mrs. DuRose asked if the excise tax is split between Warren and Washington County. Supervisor Leggett replied that Warren County would only receive the money because Etain is located in Warren County.

Supervisor Leggett asked Supervisor O'Brien to explain the function of the Warren Washington IDA. Supervisor O'Brien explained that is to provide financial assistance and incentive to the business community in order to maximize private capital investment in the economy of Warren County and Washington County and to develop opportunities for job creation to be successful. They meet on a monthly basis and have a ten (10) member board, five (5) from Warren County and five (5) from Washington County. The IDA Board feels that Etain will be a benefit to the community.

Mr. Aiken asked if this was not to happen then there would be no increase in the tax base in ten years. Supervisor Leggett responded yes and Supervisor O'Brien comment that one of the biggest benefits that it is going to bring employment to one of the neediest parts of New York State and this is not going hurt to the current taxpayer.

Mr. Turcotte commented that he thinks that a pilot is one of the few things the area has to entice business to come here.

Mr. Packer asked if Etain has to pay for all construction and we don't tax them. Supervisor Leggett said that is right.

Supervisor Leggett thanked Supervisor O'Brien for attending.

**RESOLUTION NO. 159 OF 2020: APPROVE OF AND CONSENT TO THE PILOT SCHEDULE AS SET FORTH HEREIN FOR THE KDBF VENTURES LLC EXPANSION PROJECT TO BE UNDERTAKEN AT 6030 STATE ROUTE 9 IN THE TOWN**

**WHEREAS**, KDBF Ventures LLC, a limited liability company established pursuant to the laws of the State of New York, having an address of 29 Old Aspetong Road, Katonah, New York 10536 (the "Company") has requested that the Counties of Warren and Washington Industrial Development Agency (the "Agency") provide financial assistance in the form of a payment in lieu of taxes, a mortgage recording tax exemption and sales tax abatements regarding a project (the "Project") to consist of: (i) the acquisition by the Agency of a leasehold interest in certain real property located at 6030 State Route 9 in the Town of Chester, County of Warren, New York (the "Land"); (ii) the planning, design, expansion, renovation, operation and maintenance by the Company of an approximately 18,000+/- square foot facility which will be used by the Company for the manufacture of medical cannabis and an approximately 42,000 +/- square foot greenhouse facility for use by the Company (collectively, the "Improvements"); (iii) the acquisition of and installation in and around the Land and Improvements by the Company of machinery, equipment, fixtures and other items of tangible personal property (the "Equipment" and, collectively with, the Land and the Improvements, the "Facility"); and (iv) entering into a straight lease transaction (within the meaning of subdivision (15) of Section 854 of the Act), pursuant to which the Agency will retain a leasehold interest in the Facility for a period of time and sublease such interest in the Facility back to the Company (the "Straight Lease Transaction"), all pursuant to Title 1 of Article 18-A of the General Municipal Law of the State

of New York, Chapter 862 of the Laws of 1971 of the State of New York (collectively, the “Act”), as amended; and

**WHEREAS**, the Agency is considering the approval of a payment in lieu of taxes agreement concerning the project in accordance with the following schedule:

<b>Tax Roll Year</b>	<b>Town/County</b>	<b>School</b>
2021	Tax Bill	PILOT (\$1,378,000 Base)
2022	PILOT (\$1,135,920 Base)	PILOT (\$1,378,000 Base) + 0% Imp.
2023	PILOT (\$1,196,440 Base) + 0% Imp	PILOT (\$1,378,000 Base) + 0% Imp.
2024	PILOT (\$1,256,960 Base)+ 0% Imp.	PILOT (\$1,378,000 Base) + 0% Imp.
2025	PILOT (\$1,317,480 Base)+ 0% Imp.	PILOT (\$1,378,000 Base) + 0% Imp.
2026	PILOT (\$1,378,000 Base)+ 0% Imp.	PILOT (\$1,378,000 Base) + 0% Imp.
2027	PILOT (\$1,378,000 Base)+ 0% Imp.	PILOT (\$1,378,000 Base) + 50% Imp.
2027	PILOT (\$1,378,000 Base)+ 50% Imp.	PILOT (\$1,378,000 Base) + 50% Imp.
2028	PILOT (\$1,378,000 Base)+ 50% Imp.	PILOT (\$1,378,000 Base) + 50% Imp.
2029	PILOT (\$1,378,000 Base)+ 50% Imp.	PILOT (\$1,378,000 Base) + 50% Imp.
2030	PILOT (\$1,378,000 Base)+ 50% Imp.	PILOT (\$1,378,000 Base) + 50% Imp.
2031	PILOT (\$1,378,000 Base)+ 50% Imp.	Property returned to tax rolls; and

**WHEREAS**, the base values for tax roll years 2022 through 2025 are based on the Town’s base values for the calculation of Town and County taxes in accordance with the Company’s 485-b Exemption; and

**WHEREAS**, since the Agency is considering a PILOT schedule that uses a base value that varies from the current assessed value, the Agency is seeking the Town’s approval of the PILOT schedule in accordance with the Agency’s Uniform Tax Exemption Policy.

**NOW, THEREFORE, BE IT:**

**RESOLVED**, that the Town, after due deliberation thereon, hereby approves of and consents to the PILOT schedule as set forth herein for the KDBF Ventures LLC expansion project to be undertaken at 6030 State Route 9 in the Town.

On a motion by Mr. Turcotte, seconded by Mr. Aiken, Resolution No. 159 of 2020 was **ADOPTED**.

AYE 5 NO 0

**RESOLUTION NO. 160 OF 2020: RE-APPOINT BOB WALP AS A MEMBER TO THE PLANNING BOARD FOR A TERM ENDING DECEMBER 31, 2027**

**WHEREAS**, Bob Walp was appointed on August 14, 2018 to fill Christine Hayes' unexpired term on the Planning Board until December 31, 2020,  
**BE IT RESOLVED**, the Town Board re-appoints Bob Walp as a member to the Planning Board for a term ending December 31, 2027, and  
**BE IT FURTHER RESOLVED**, Bob Walp is instructed to take an oath of office at the Town Clerk's office within 30 days of appointment.  
On a motion by Mrs. DuRose, seconded by Mr. Packer, Resolution No. 160 of 2020 was **ADOPTED**.

AYE 5 NO 0

**RESOLUTION NO. 161 OF 2020: RE-APPOINT ARNOLD JENSEN TO THE ZONING BOARD OF APPEALS FOR A TERM EXPIRING DECEMBER 31, 2025**

**WHEREAS**, Arnold Jensen was appointed to the Zoning Board of Appeals on October 11, 2016 for a term ending December 31, 2020,  
**BE IT RESOLVED**, the Town Board re-appoints Arnold Jensen as a member of the Zoning Board of Appeals for a term expiring December 31, 2025, and  
**BE IT FURTHER RESOLVED**, Arnold Jensen is instructed to take an oath of office at the Town Clerk's office within 30 days of appointment.  
On a motion by Mr. Packer, seconded by Mr. Aiken, Resolution No. 161 of 2020 was **ADOPTED**.

AYE 5 NO 0

**RESOLUTION NO. 162 OF 2020: APPROVE THE APPOINTMENT OF LINDA HALES TO THE LIBRARY BOARD OF TRUSTEES**

**WHEREAS**, there is a vacancy for the Board of Trustees for the Town of Chester Public Library, left by the resignation of Tom Sliva,  
**BE IT RESOLVED**, the Town Board approves the appointment of Linda Hale to fill the unexpired term of Tom Sliva which expires on June 30, 2024 and at which time she will be eligible to begin her first two (2) five year terms.  
**BE IT FURTHER RESOLVED**, Linda Hales is instructed to take an oath of office at the Town Clerk's office within 30 days of appointment.  
On a motion by Mrs. DuRose, seconded by Mr. Turcotte, Resolution No. 162 of 2020 was **ADOPTED**.

AYE 5 NO 0

**RESOLUTION NO. 163 OF 2020: APPROVE THE RE-APPOINTMENT OF BOB WALP TO THE LIBRARY BOARD OF TRUSTEES**

**WHEREAS**, Bob Walp has completed the unexpired term left by Nadine Magee ending December 31, 2020,  
**BE IT RESOLVED**, the Town Board approves the re-appointment of Bob Walp to fill his own five (5) year term ending December 31, 2025.  
On a motion by Mrs. DuRose, seconded by Mr. Turcotte, Resolution No. 163 of 2020 was **ADOPTED**.

AYE 5 NO 0

**Pottersville Wellhouse Bid:**

Supervisor Leggett said the bids were opened and given to Cedarwood Engineering. The Town received three (3) bids with the low bid coming to \$110,000.00.

MCJ Construction LLC	\$125,800.00
Stephen Miller General Contractors, LLC	\$110,000.00
CFI Contracting Inc	\$148,000.00

Supervisor Leggett has spoken with Wayne LaMothe from Warren County to see if there is any alternate funding available.

Mr. Packer asked what the bid entailed. Supervisor Leggett replied that it includes: new well and pump installation, new below grade well piping, existing well casing extension and repair, above grade PVC pump house piping, new chemical pumps and piping, well pump electrical and control systems, water line disinfection and testing, and start-up and performance testing.

Supervisor Leggett said that some good news is that with the new RV Park and the proposed 22 unit apartments at the old Pottersville School will increase usage and property values.

Mr. Aiken commented that holding off on the upgrades do not hurt the quality of the water. Supervisor Leggett responded that that is correct. The new well is a requirement by the Department of Health.

**North Warren EMS:**

Supervisor Leggett asked Izzy Modert to give a update on the EMS.

Mr. Modert said that they are currently within their budget and have applied for a PPE grant. They needed two new cardiac monitors because the ones they had reached their life expectancy. For November there were 40 calls: 23 calls for Chester, 8 for Horicon, 5 Warrensburg, 1 Schroom Lake and 3 for Johnsburg. The EMS is applying for a grant to help with the purchase of a new bariatric ambulance and safety gear. This year they have been able to offer AFLAC to their employees.

**Loon Lake Park District Association Lake Safety Recommendations:**

Supervisor Leggett presented the following summary that was emailed to the Board with the comments in red:

**LOCAL LAW REVISIONS (to amend or replace the existing Local Law)**

- No motorized vessel shall, anchor, moor, or recreate on the waters of Loon Lake within 100 feet of a dock or swim platform. **The intent is to provide space between boaters and shoreline residences.**
  - This paragraph shall not apply: 1) To persons fishing from vessels, provided such fishing does not create a hazard to near shore recreational activities such as swimming; or
  - 2) The emergency use of such waters Presently the Town of Chester Law Number 1 of 1996 does not allow PWC's to operate within 200 feet of shore, a float, vessel or anything or person being towed by another vessel unless they are leaving or arriving at a launching or docking area.
- 1996 Town Law Section G to be deleted:

- G. Except when leaving or arriving at a launching or docking area, no personal watercraft may be operated within 200 feet from any raft, float or vessel or anything or person being towed by another vessel.
- 1996 Town Law to be changed to fix G Amends Paragraph E:
  - The speed limit on Loon Lake is 45 MPH. The speed limit is 5 MPH when operating within 100 feet (200 Feet for PWCs) from a shoreline, dock, pier, float, or an anchored vessel.
- They recommend that the following be added:
  - Any motorized vessel towing an item or person must stay a minimum of 200 feet from any shoreline, dock, float, or an anchored vessel unless leaving or returning to a launching or docking area.

PROPOSED SAFETY RECOMMENDATIONS:

1. Allow the Lake Safety Officer (LSO) to give written warnings. After 2 written warnings a vessel would lose its right to launch at the Town Launch for twelve months from the date of the 2nd warning. **Written warnings are possible. Prohibiting launching at the Town Launch may not be enforceable.**
2. Institute a \$20.00 single launch fee for motorized vessels at the Town launch and a \$100.00 season Launch fee. **Charging a launch fee is allowable. We would need to work out a payment system. Consider allowing LLPD property owners to launch for free because they pay tax for town wide and special district.**
3. Close the Town Launch gate once 15 motorized vessels are launched per day. Once a motorized vessel is retrieved at the Town Launch another motorized vessel can be launched that same day. (LLPD owners would be exempt). **The intent is to stem overcrowding. The solution should be data driven. Recommend corroborating Lake Safety Officer observations with boat launch numbers for another year and revisit.**
4. The Town Supervisor would require the Town Zoning Enforcement Officer to inspect the Lake for Zoning Law conformance a minimum of two times between May and September each year with the Town Lake Safety Officer. **This can by resolution directing the Supervisor to direct ZEO. This may not even need a resolution.**

Supervisor Leggett asked Mark Schachner, Attorney for the Town, if we had a format ready to revise the Local Law for the January meeting, set a public hearing for February, and hold a public hearing in February with Board approval of the Law, the Law could then be submitted and we could revise the Local Law. Mr. Schachner replied that that is exactly right.

Supervisor Leggett read the following:

- No motorized vessel shall, anchor, moor, or recreate on the waters of Loon Lake within 100 feet of a dock or swim platform.

- This paragraph shall not apply: 1) To persons fishing from vessels, provided such fishing does not create a hazard to near shore recreational activities such as swimming; or
- 2) The emergency use of such waters Presently the Town of Chester Law Number 1 of 1996 does not allow PWC's to operate within 200 feet of shore, a float, vessel or anything or person being towed by another vessel unless they are leaving or arriving at a launching or docking area.

John Nick commented that this change would allow greater use of the Lake and there is one other stipulation in the 1996 Law that no jet ski can operate within 200 feet radius of any boat on the Lake, they term that as a “bubble”, so the recommendation that they (LLPDA) had allowed more use of the Lake for personal watercraft.

Mark Williams asked if they were going to remove the 200 feet stipulation. John Nick said “bubble”, yes.

Supervisor Leggett read the following:

- They recommend that the following be added:
  - Any motorized vessel towing an item or person must stay a minimum of 200 feet from any shoreline, dock, float, or an anchored vessel unless leaving or returning to a launching or docking area.

Mr. Williams commented that the State regulations are more than adequate.

John Nick said that the concern is that if a boater is 100 feet off of a swim platform or a dock, towing with a 75 feet rope, it puts the skier close to a platform or dock, and there have been a significant number of complaints about safety.

Rich McCrum said they tried to get back to the NYS regulations as much as they could.

John Nick said the committee met for five (5) weeks and then presented it to the Lake Association Board and there was a lot of discussion about wording, interpretation, and what is reasonable. John said he appreciates the comments.

Supervisor Leggett said that the Local Law of 1996 was the Local Law of the Town of Chester as it relates to operation of personal watercraft and asked Mr. Schachner if we should amend the Local Law of 1996 or create a new one. Mr. Schachner replied that either is legally appropriate, if you are making significant changes to the 1996 Local Law then it would be more appropriate to create a new stand alone Law and not just amend Local Law of 1996, if you just are making minor amendments then it would not be a new law just an amendment to the 1996 Local Law.

John commented that in 1996 PWC were not towing tubes or skiers.

Supervisor Leggett moved on to safety recommendations and read the following:

1. Allow the Lake Safety Officer (LSO) to give written warnings. After 2 written warnings a vessel would lose its right to launch at the Town Launch for twelve months from the date of the 2nd warning.

Mr. Schachner commented that that one of all the proposed revisions he has the most significant concerns about with legality and enforcement.

John said maybe we could have the Sheriff on the Lake more to assist the Lake Safety Officer (LSO).

Supervisor Leggett asked Mr. Schachner if there were any problems with the LSO issuing written warnings. Mark replied that he is fine with a written warning; they could then be turned over to the Sheriff's Department if needed. No one is losing any rights with a warning.

Mr. Aiken asked Mr. Schachner if it was a privilege or a right to launch a boat. Mark replied that it is a privilege that we have to afford to any member of the public subject to certain reasonable limitations, because we are talking about public access facilities on public water. It is a right because it is public with public access. It is a privilege in the sense that it is not an unlimited right, so we are allowed to propose reasonable limitations on the right of access. Mark's concern is if challenged; forfeiture of one's right to access as a result of warning would not survive a legal challenge and not be deemed enforceable.

Supervisor Leggett read the following:

2. Institute a \$20.00 single launch fee for motorized vessels at the Town launch and a \$100.00 season Launch fee.

Mark Williams asked if it would apply to all property owners. Supervisor Leggett replied that the fee would offset the cost to the Park District tax payers. Mr. Williams does not see a problem with it if the fee is going to go toward the Lake.

Mr. Turcotte thinks that the fee should be extended to a vessel that is launched. Mark Williams suggested having a fee scale.

Supervisor Leggett read the following:

3. Close the Town Launch gate once 15 motorized vessels are launched per day. Once a motorized vessel is retrieved at the Town Launch another motorized vessel can be launched that same day. (LLPD owners would be exempt).

Mr. Turcotte asked John Nick what was the intent, I'm not a LLPD owner I'm a renter, am I still exempt. John said you would not be exempt. John said that they will notify all property owners of the changes.

Chris Aiken asked how many days would the 15 vessel per day affect.

Supervisor Leggett doesn't think we have enough data yet.

John commented that whether it is motorized or paddleboard or a kayak it still changes the congestion on the Lake.

Mr. Turcotte said that we give the Chamber of Commerce all this money to draw people here and then someone drives up here with their kids and their boat, they get here and they get turned away because the fifteenth (15<sup>th</sup>) boat just went in. Larry would not like to see the bad press.

Mindy Conway commented that this year at the beach we had a limit due to COVID and we had quite a few days where we had unhappy people because the beach was fully and we called other beaches to see if they had availability and had a waiting list where we called or texted the next person on the list when people left. Due to the weather we had residents that were unhappy because they pay taxes and couldn't use the beach or people were here on vacation.

John said at the beach it is easy to regulate but it is not easy to regulate the whole Lake. There is a congestion problem at times on Loon Lake.

Supervisor Leggett read the following:

4. The Town Supervisor would require the Town Zoning Enforcement Officer to inspect the Lake for Zoning Law conformance a minimum of two times between May and September each year with the Town Lake Safety Officer.

Supervisor Leggett said this could be done administratively.

Supervisor Leggett read the following:

Establish Short Term Rental (STR) regulations that will ensure the quality of life, safety of renters and the environment within the Town of Chester.

Mr. Schachner commented that Short Term Rental Laws are the "hot button" issue not only in New York resort communities but elsewhere in the State and elsewhere in the Country, but it is not an area of well settled law.

Discussion ensued about having a Lake Safety Officer and calling the Sheriff versus having a constable.

The Board decided to hold off on the 15 boat limit until there is more data.

### **Internal Audit Report:**

Mrs. DuRose said everything went well. She printed a checklist for the Court and went over everything with the court clerk. Supervisor Leggett asked if he could have a copy to attach to the report. The Town Clerk asked Karen for a copy to send in to the court system along with the audit.

Mrs. DuRose asked Mrs. Conway who makes the deposits for the Landfill. Mindy replied that the employees make the deposits nightly and she balances for the month. Karen asked if the Landfill employee who fills out the deposit slip could initial the deposit slip so she could tell who was making the deposit.

### **RESOLUTION NO. 164 OF 2020: ACCEPT INTERNAL AUDIT REPORT OF THE COURT CLERK, TOWN CLERK AND THE BOOKKEEPER FOR 2020**

**WHEREAS**, Karen DuRose and Mike Packer have completed an internal audit of the Court Clerk, Town Clerk and Bookkeeper for 2020 and submitted a report,  
**BE IT RESOLVED**, the Town Board accepts the Internal Audit Report of the Court Clerk, Town Clerk and Bookkeeper for 2020 submitted by Karen DuRose and Mike Packer.  
On a motion by Mr. Aiken, seconded by Mr. Turcotte, Resolution No. 164 of 2020 was **ADOPTED**.

AYE 5 NO 0

**RESOLUTION NO. 165 OF 2020: APPROVE MARION EAGAN'S REQUEST TO CARRY OVER UNUSED VACATION TIME**

**WHEREAS**, Marion Eagan has unused vacation time due to FEMA reimbursement and grant applications,  
**BE IT RESOLVED**, the Town Board approves Marion Eagan's request to carry over unused vacation time to be used by April 1, 2021.  
On a motion by Mr. Packer, seconded by Mr. Turcotte, Resolution No. 165 of 2020 was **ADOPTED**.

AYE 5 NO 0

**RESOLUTION NO. 166 OF 2020: SET WEDNESDAY, DECEMBER 30, 2020 FOR A SPECIAL MEETING**

**WHEREAS**, the Town Board requires time to make budget adjustments before the end of the year,  
**BE IT RESOLVED**, the Town Board sets Wednesday, December 30, 2020 at 4:30 pm for a Special Meeting for the purpose of making budget adjustments and anything else that may come before the Board.  
On a motion by Mrs. DuRose, seconded by Mr. Turcotte, Resolution No. 166 of 2020 was **ADOPTED**.

AYE 5 NO 0

**RESOLUTION NO. 167 OF 2020: SET TUESDAY, JANUARY 5, 2021 AT 4:30 PM FOR THE 2021 ORGANIZATIONAL MEETING**

**WHEREAS**, the Town is required to have an annual Organizational Meeting,  
**BE IT RESOLVED**, the Town Board sets Tuesday, January 5, 2021 at 4:30 pm for the 2021 Organizational Meeting.  
On a motion by Mrs. DuRose, seconded by Mr. Turcotte, Resolution No. 167 of 2020 was **ADOPTED**.

AYE 5 NO 0

**10 Pine Street:**

Supervisor Leggett said we now own 10 Pine Street. The Highway has gone in and leveled off the front where it was all dug up and it's a good parking area.

Mr. Turcotte asked how much the title insurance was.

Mr. Schachner will look into purchasing title insurance after the fact.

**RESOLUTION NO. 168 OF 2020: AUTHORIZE PAYMENT OF ABSTRACTS**

**WHEREAS**, the Town Clerk has entered the vouchers and created an Abstract of Audited Vouchers, and  
**WHEREAS**, the Town Board has reviewed the Abstract,  
**BE IT RESOLVED**, the Board accepts the Abstract of Audited Vouchers and authorizes payment as presented.

***Number 12 of 2020***	
General A	\$66,156.37
Highway DA	\$90,042.57
Library L	\$1,428.09
Loon Lake SP	\$8,288.84
Chestertown Water SW1	\$934.20
Pottersville Water SW2	\$713.74
Other TA	\$2,522.30
Total	\$170,086.11

On a motion by Mrs. DuRose, seconded by Mr. Packer, Resolution No. 168 of 2020 was **ADOPTED**.

AYE 5 NO 0

Supervisor Leggett said that tax collection will be by mail or appointment only this year due to COVID.

Mrs. DuRose asked Craig if they were done decorating at the Town Hall and if we were going to put a tree up front. Supervisor Leggett said we have a tree by the building and the one that usually goes by the road is going up in Pottersville at the park, which was donated by Joe Brand in memory of Cameron.

Mr. Packer said we need to think about a water main down Main Street.

On a motion by Mrs. DuRose, seconded by Mr. Turcotte, meeting adjourned at 9:47 pm.

AYE 5 NO 0

Respectfully submitted,

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Town Clerk