



**Town Board
Special Meeting
July 20, 2023**

The Town Board of the Town of Chester convened at the Town of Chester Municipal Center, 6307 State Route 9, Chestertown, New York, at 8:00 am.

Roll Call:

Supervisor Craig Leggett – Present
Councilperson Chris Aiken - Present
Councilperson Karen DuRose – Present
Councilperson Mike Packer – Absent
Councilperson Larry Turcotte – Absent
Deputy Supervisor Marion Eagan – Present
Town Clerk, Mindy Conway – Present
Attorney for the Town, Mark Schachner – Absent

Special Meeting:

Supervisor Leggett **opened** the Special Town Board Meeting at 8:04 am.

Chestertown Water District:

Supervisor Leggett said that Barton & Loguidice revised their estimates for the water mains from the water tank down to Theriot Ave and Panther Mt. Drive down to the police barracks. That came in at \$1,555,000.

RESOLUTION NO. 126 OF 2023: RESOLUTION SCHEDULING PUBLIC HEARING CONCERNING PROPOSED RENOVATION OF THE WATER MAIN DISTRIBUTION PROJECT OF THE CHESTER TOWN WATER DISTRICT

WHEREAS, the Chester Town Board duly established the Chestertown Water District (the “District”) in accordance with New York Town Law; and

WHEREAS, the District’s water main distribution system has lines that are beyond their expected life, lines that are undersized, lines that are comprised of asbestos cement pipe, and low-pressure areas.

WHEREAS, the Town Board wishes to authorize the replacement, reconstruction and repair of the District’s existing water main distribution infrastructure in accordance with Town Law Section 202-b; and

WHEREAS, Barton & Loguidice has prepared a Preliminary Engineering Report dated June 2023, as revised by the updated costs which are incorporated into such a Report (the “Engineering Report”) concerning the proposed improvements, together with an estimate of the cost of such improvements; and

WHEREAS, the Engineering Report was duly filed in the Chester Town Clerk's Office and made available for public inspection; and

WHEREAS, Part One of a SEQRA full EAF has been prepared by the Town’s engineer and has been filed with the Town Clerk; and

WHEREAS, by Resolution #104 of 2023 adopted on June 23, 2023, the Town Board declared its intent to act as lead agency and authorized and directed notices by duly delivered; and

WHEREAS, although the Town of Chester is a town within the Adirondack Park, the District does not contain State lands assessed at more than thirty percent (30%) of the total taxable assessed valuation of the District or of the Town, so permission of the State Comptroller for the proposed expenditure is not required under Town Law §202-b(5);

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

1. The proposed improvements will include replacement, reconstruction and repair of the Chestertown Water District water distribution system and any necessary, related, preliminary, and/or incidental improvements. The new water mains will largely be composed of ductile iron pipe.
2. The estimated cost of such improvements is \$1,555,000.
3. The cost of the improvements will be paid from obligations to be issued by the Town of Chester on behalf of the District. The Town hopes to receive a WIIA grant to help pay a portion of the costs of the Project (up to 60% of such costs).
4. The Town Board shall meet and hold a public hearing at the Chestertown Town Hall, 6307 State Route 9, Chestertown, New York at 7 p.m. on August 8, 2023 to hear all persons interested in the improvement of the District's water main distribution project as described above and to take such other and further action as may be required or authorized by law.
5. The Town Board hereby authorizes and directs the Chester Town Clerk to duly publish and post a Notice of Public Hearing not less than ten (10) days nor more than twenty (20) days before the public hearing date, as required by Town Law §202-b.

On a motion by Councilperson DuRose, seconded by Councilperson Aiken, Resolution No. 126 of 2023 was **ADOPTED**.

AYE 3 NO 0

Zoning Enforcement:

Supervisor Leggett said there is a property on Stone Bridge Road that needs attention. They were issued a notice of Violation on April 8, 2022 and nothing has been done since. We held off last year because it was going to go to tax sale and was thinking that whoever buys it would clean it up, problem solved. At the last minute it was pulled. Now when you drive by it is horrendous and it is a health and safety issue. The amount of garbage bags in the driveway is embarrassing. Stone Bridge Road is an important road in the Town of Chester, with one of the largest tourist attractions in the Town of Chester is at the end of that road plus the neighbors that have to put up with that, it is just not fair.

Councilperson DuRose asked if this could be taken off the list for tax sale again this year. Supervisor Leggett said no, the last day was July 14th.

Councilperson Aiken asked if this would go onto the foreclosed tax bill. Deputy Supervisor Eagan said there will be another resolution after the final cost is determined to add it to the tax bill.

RESOLUTION NO. 127 of 2023: AUTHORIZING THE ENGAGEMENT OF LOCKE AND LOAD CLEAN UP SERVICE TO REMOVE ALL TRASH, RUBBISH, DEBRIS AND JUNK ITEMS FROM A CERTAIN PROPERTY

WHEREAS, the Town of Chester Zoning Administrator has reported to the Town Board that the following property is in violation Sections 4 and 5 of the Town of Chester Property Maintenance Local Law No. 1 of 2019, identified by Case Number E2022-01 from October 16, 2017 to present:

1. 170 Stone Bridge Road, Pottersville, NY 12860; Tax Map Parcel #: 35.2-1-50

WHEREAS, on April 08, 2022 The Town of Chester Planning and Zoning Office issued a “**NOTICE OF VIOLATION AND ORDER TO REMEDY**” sent via certified mail and regular postal service to Michael Kesel and Christine Kesel;

WHEREAS, the Zoning Administrator reports that he has previously attempted to contact each of the owners of record by certified and regular USPS mail but all efforts have been to no avail as he has been unable to reach anyone or to obtain any resolution of the situation; and

WHEREAS, the Zoning Administrator for the Town of Chester believes that every attempt has been made to bring this property into compliance and therefore has determined that further action is required in order to remedy these violations; and

BE IT RESOLVED, the Town of Chester Town Board is in agreement with the Zoning Administrator and directs the Zoning Administrator to issue a final notice sent by regular USPS mail to the property owner and tenant requiring that they remedy all violations on the property within ten (10) days and failing to do so, the Town will cause such action to be taken and the cost thereof will be assessed by the Town Board on the real property and the assessment shall constitute a lien and charge on the real property until paid or otherwise satisfied or discharged and shall be collected in the same manner and at the same time as other Town charges; and

BE IT FURTHER RESOLVED, that the Town of Chester Town Board approves the Zoning Administrator’s engagement of “Locke and Load” with a rate not to exceed one-hundred fifty dollars (\$150.00) per hour for the property described in the preambles of this Resolution and any additional fees associated with the disposal of all trash, rubbish, debris and junk items; and

BE IT FURTHER RESOLVED, that the Town Board further authorizes and directs the Zoning Administrator to inform the Town Receiver of Taxes of the total cost and expenses to remedy these violations on the property so that the expenses can be properly assessed and constituted as a lien and charge on the real property on which it is levied until paid or otherwise satisfied or discharged so that such sum may be collected in the same manner and at the same time as other Town charges; and

BE IT FURTHER RESOLVED, that the Town Board further authorizes and directs the Town Supervisor and Budget Officer to take all actions necessary to effectuate the terms of this Resolution.

On a motion by Councilperson Aiken, seconded by Councilperson DuRose, Resolution No. 127 of 2023 was **ADOPTED**.

AYE 3 NO 0

On a motion by Councilperson Aiken, seconded by Councilperson DuRose, the meeting adjourned at 8:13 am.

AYE 3 NO 0

Respectfully submitted,

Town Clerk

DRAFT