

**AGENDA / December 08, 2020 / TOWN BOARD MEETING
TOWN OF CHESTER MUNICIPAL CENTER, 6307 STATE RTE. 9, CHESTERTOWN, 7PM**

DUE TO COVID-19 PANDEMIC AND NY ON PAUSE RESTRICTIONS, THE TOWN BOARD MEETING WILL BE AVAILABLE TO THE PUBLIC ON ZOOM AND A RECORDING OF THE MEETING WILL ALSO BE AVAILABLE FOR VIEWING. PUBLIC ACCESS WILL BE LIMITED IN THE TOWN MEETING ROOM DUE TO SOCIAL DISTANCING REQUIREMENTS.

Join Zoom Meeting

<https://us02web.zoom.us/j/87696168426>

Meeting ID: 876 9616 8426

One tap mobile

+16465588656,,87696168426# US (New York)

+13017158592,,87696168426# US (Washington D.C)

Dial by your location

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington D.C)

+1 312 626 6799 US (Chicago)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

Meeting ID: 876 9616 8426

Find your local number: <https://us02web.zoom.us/u/kbZVEmIFOC>

AGENDA

Call to Order

- Pledge of Allegiance

Acceptance of Minutes

- Regular meeting of Town Board November 10, 2020.
- Special Meeting of Town Board November 13, 2020.

Regular Meeting

- Open Regular Town Board Meeting

Public Hearing

- Riverside Volunteer Fire District, North Creek Fire District, North Warren Chamber of Commerce, and EMS Contracts

Committee Reports

- Town Clerk, Town Board and Supervisor's Reports

PRIVILEGE OF THE FLOOR FOR OLD & NEW BUSINESS ITEMS

NEW BUSINESS

1. Act on various annual contracts
2. Act on Pilot for Etain expansion.
3. Re-appoint Bob Walp to the Planning Board
4. Re-appoint Arnold Jensen to the Zoning Board of Appeals
5. Discussion and take action on the LLPDA proposals.
6. Appoint Linda Hales to the Library Board of Trustees
7. Re-Appoint Bob Walp to the Library Board of Trustees
8. Act on internal audit report
9. Act on Pottersville Wellhouse bid
10. Approve Marion Eagan's request to carry over unused vacation time
11. Set _____, December _____, 2020 for a Special Meeting
12. Set Tuesday, January _____, 2021 at _____ pm for the 2021 Organizational Meeting
13. Budget adjustments, amendments and abstract of claims

RESOLUTIONS

1. 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.

2. ACT ON PILOT FOR ETAIN EXPANSION.

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:

Tax Roll Year	Town/County	School
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.

3. **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.

4. **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.

5. DISCUSSION AND TAKE ACTION ON THE LLPDA PROPOSALS.

6. **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.

7. **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.
8. **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.
9. **POTTERSVILLE WELLHOUSE BID**
10. **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.
11. **SET _____, DECEMBER _____, 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 _____, December _____, 2020 at _____ pm for a Special Meeting for the purpose of making budget adjustments and anything else that may come before the Board.
12. **SET TUESDAY, JANUARY _____, 2021 AT _____ 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 _____, 2021 at _____ pm for the 2021 Organizational Meeting.
13. **BUDGET ADJUSTMENTS, AMENDMENTS AND ABSTRACT OF CLAIMS**

