

Regular meeting of the Town of Chester Town Board was held on **June 10, 2014** at 7:00 pm at the Town Municipal Center, 6307 St. Route 9, Chestertown, NY.

Roll Call: Mike Packer, Edna Wells, Karen DuRose, Frederick H. Monroe, Steve Durkish. Attorney for the Town, Mark Schachner.

RESOLUTION #71: ACCEPT MINUTES OF THE MAY 13TH MEETING.

Introduced by Mrs. Wells, seconded by Mr. Packer, Minutes of the May 13th meeting were accepted, as presented.

AYE 5 NO 0

Privilege of the floor.

Al Hyslop and Nancy Brooks thanked the Town Board for allowing Stratford on Hudson to use the auditorium for their recent theater performance of "Art."

Harry Brundage from the VFW thanked the Board on behalf of the Veterans for all the support they have been given over the years. He then explained that the dead bushes around the Memorial would be replaced by the Home Depot, but they would not be doing any of the planting, and they would not be transporting them, so they will work something out with Jason. Parks and Recs will then be trimming and caring for them, and placing burlap around them in the Fall. These plants will be 18" instead of 24". They will also be having a short memorial dedication for 21 new names going on the wall, which will be held during Summerfest, on July 5th.

Linda Muench worked on the flowers in the boxes today, and thanked John West for his help. Thank you Linda!

Old Business.

Loon Lake Boat Inspection program and Warren County funding. We have received funding from Warren County in the amount of \$41,466 which will be a big help for the program this year.

Town has hired Lynn Douglas as a substitute/backup boat inspector for the summer. Ed Griesmer, President of the Loon Lake Park Association stated that a display case has been donated to them, having a plexiglass front, in which information will be posted regarding the boat inspection program. They are also involved with a group called Adirondack Lake Alliance which is made up of representatives from neighboring lakes. They meet a couple times of year to share ideas and thoughts regarding their specific lake. Without Lake Associations, consisting of hands on people, lakes in the Adirondacks could suffer serious times. They want to find out what they can do in the Adirondack Park, which could affect all Lake Associations. The Loon Lake Association wants to include Schroon Lake, Friends Lake and Brant Lake in using the boat wash station. Supervisor Monroe stated that last week he had signed some

documents to modify the grant that we had gotten for Schroon Lake, to include paying for half the cost of a boat wash station for the boat launch, and the Schroon Lake Association will pay the other half. Adirondack Association of Towns and Villages and the Review board have both been very active in lobbying the State for mandatory inspections and boat washing and regulations. DEC has put mandatory regulations on State boat launches last Wednesday, and now there is a bill in the Senate and the Legislature regarding these regulations.

Loon Lake Dam Engineer.

The dam engineer came and brought in some geotechnical people on the structure of the dam. To satisfy DEC, he will send us a proposal, but forewarned us that it was going to be extremely expensive. Ours is a timber crib dam that was partially filled in with concrete and had concrete on the face of it, and there is concern over its' stability, although it has been there since 1911. Now DEC has changed all the rules regarding the size of the spillway. The only way to rectify this is either to build a whole new dam, or a new spillway. However, the Governor now wants next year's budget be reduced by 1%. Perhaps we will qualify for a grant.

Trench box.

Highway Superintendent Jason Monroe has found a used trench box for \$1,500. New, they are selling for around \$7,000. It is required, and fines are high if you dig without one, not to mention that it is dangerous. Information to follow.

Sand pit bonds.

The contract has been signed for the purchase of the sand pit, and the attorney is now working on the title. Glens Falls National Bank would only allow 7 years for the bonding, but Champlain National will go for 18 years. Bond counsel is working on it.

New Business.

Committee Reports.

Mrs. Wells reported that 2 of the Lifeguards have been certified for Water Safety Instructions, and a schedule for swim lessons will be prepared. Additionally there is a gal from Friends Lake who will get her WSI and be able to work every summer in the future.

Becker Septic Variance Application.

Zach Monroe and Bret Winchip, Engineers, in attendance representing Jay W. Becker with application for a septic system variance. The existing system is for a rental house owned by the applicant. The system does not meet the required setbacks to the owner's own well, or to the neighbors. The well for the applicant and the rental is shared. The system has failed, and

a new one is proposed. The new system will increase the separation distance to both wells, although not the required 100 ft. separation.

The Town Board will act as the Local Board of Health in review of the variance. Applicant was asked to fill out a corrected form, and a date for the public hearing was set for the July meeting.

RESOLUTION #72: SCHEDULE PUBLIC HEARING FOR BECKER SEPTIC VARIANCE.

Introduced by Mr. Monroe, seconded by Mr. Packer, schedule public hearing for Becker septic system variance for July 8th at 7:00 pm, conditioned on a corrected form being submitted.

AYE 5 NO 0

Pellet boiler bid & financing.

Specs for the pellet boiler are currently being reviewed by the USDA, as they are giving us a \$20,000 grant. Our consultant, Rick Handley believes that because it is a proposed steam boiler, and most of the "off the shelf boilers" are hot water, it might take 3 to 4 months to actually build the boiler. Consequently, it has been decided to advertise for bids for the boiler only. Installation of, and other issues will be bid at a later date.

RESOLUTION #73: RESCIND RESOLUTION #61.

Introduced by Mr. Packer, seconded by Mrs. Wells, rescind Resolution #61 of May 13th advertising for bids for the entire pellet boiler project.

AYE 5 NO 0

RESOLUTION #74: ADVERTISE FOR BIDS FOR PELLETT BOILER ONLY.

Introduced by Mrs. Wells, seconded by Mrs. DuRose, advertise for bids for steam pellet boiler only, excluding installation and etc.

AYE 5 NO 0

Mr. Monroe has requested Senator Little introduce a bill in the Senate to increase the time that we can finance from 10 years to 15 years, because the payback period is about 12 years. The Governor's office has said they would support it at 15 years.

Dynamite Hill Sign.

A new sign has been erected at Dynamite Hill, and a letter has been received from the Chestertown Rotary Club regarding it. The project for the Dynamite Hill Recreation Center was a project that was originated by the Rotary Club of Chestertown, and became a partnership of the Rotary and the Town of Chester. The Rotary logo was omitted from the

sign. Sign may have been donated by Garnet Signs, Town will pay to have Rotary Logo added.

RESOLUTION #75: APPROVE REVISION OF SIGN TO ADD ROTARY LOGO.

Introduced by Mrs. Wells, seconded by Mr. Durkish, approve revision of the dynamite Hill Sign to include the Rotary Logo.

AYE 5 NO 0

Johnsburg Emergency Squad application for a Certificate of Need for the North end of the Town of Chester.

Johnsburg Emergency Squad was requesting from the NYS Health Department to extend its Certificate of Need (CON) into parts of the Town of Chester, without protest. North Warren Emergency Squad has had a mutual aid plan in place for the past several years with JES to provide coverage to certain residents in Chestertown. The point of this was Johnsborg's proximity to those residents and the ability of the JES squad to provide ambulance response time approximately 10 minutes sooner than NW, given the available routes of travel. This plan was never intended to separate those residents from the remainder of the Town of Chester, nor to make that particular region part of the JES service area. NWEMS is properly staffed, equipped, and capable of providing care for the entire Town of Chester, including this area in question. The mutual aid agreement was not made out of need or necessity, but only out of proximity. To include this area in the proposed Johnsborg EMS tax district, with support for NWEMS coming from general property taxes, would result in residents in that area paying twice for ambulance service from two different agencies.

RESOLUTION #76: LEAVE MUTUAL AID AGREEMENT IN PLACE BETWEEN JOHNSBURG EMERGENCY SQUAD AND NORTH WARREN EMS .

Introduced by Mrs. DuRose, seconded by Mr. Packer, leave mutual aid agreement in place between NWEMS and JES to avoid double taxation of Town of Chester residents. Notify NYS Health Department of our position.

AYE 5 NO 0

North Warren Emergency Squad request to sweep helicopter landing pad.

NWEMS has a helicopter landing pad for life flights. They now want the Town of Chester to sweep the pad, as the rotors cause the sand from the pit behind them to circulate. Jason will look at it to see if it is sand from the winter, or if it is coming from the sand bank. We might be able to sweep it one time, but they should be able to keep it clear with a back-pack blower after that.

Possible Grant applications:

Bike and Blueway Trail. The Recreation Plan committee has been meeting, with an Advisory Committee, made up of a cross-section of members of the community guiding the planning process. Basically there is a map, and it is being determined what we already have, and what we might need in order to create a plan. By tapping into the expanding industry of outdoor recreation and heritage tourism, first Wilderness provides the framework for a successful tourism strategy for the Upper Hudson River Corridor. The plan seeks to build upon these strategies by increasing awareness of the variety and quality of the recreation trails and facilities in the Town of Chester. There is a National Scenic Trail that starts in North Dakota and goes all the way to Crown Point. The Advisory Committee thought that one of the most important things that we could do is to create a trail from the hamlet of Chestertown, over to the Schroon River, connecting to Dynamite Hill, north up the Schroon River to Pottersville, and, if possible, up to Eagle Point and the Scaroon Manor property. LA Group will apply for a grant for the trail, calling it the Bike and Blueway Trail, which could also be for hiking, and have given us a proposal of what they will do. This would be part of the First Wilderness Heritage Corridor Local Waterfront Revitalization grant. The cost estimate to design it would be \$20,700, and there would be a match to the Town of \$20,700, which Occupancy tax could cover, and which could be spread over a two year period. The feasibility study would determine the ROW inventory, whether there is room for a trail on the side of the roads, existing public trails where they could connect, existing public and private roadways and trails, condition of use assessment, adjoining or intervening land ownerships, possible wetlands that might need to be crossed, historical and archeological overview, what easements would be needed, Federal, State and Local permitting requirements, what other agencies might be involved that permits might be needed for, and conceptual trail plan alternatives, etc. All of this would put us in a position to possibly get a grant. Application for a grant would cost the Town \$1,500.

RESOLUTION #77: AUTHORIZE LA GROUP GO AHEAD WITH GRANT APPLICATION FOR FEASIBILITY STUDY FOR THE BIKE AND BLUEWAY TRAIL FOR THE AMOUNT OF \$1,500.

Introduced by Mrs. Wells, seconded by Mr. Durkish, authorize LA group to proceed with grant application for feasibility study for the "Bike & Blueway Trail" in the amount of about \$1,500, and if Grant is given, to pay \$10,000 this year, and the balance of \$10,000 next year.

AYE 5 NO 0

Trailhead to new State lands on the Hudson River. (West of Palmer Pond Road going down to the Hudson River).

Nature conservancy has donated \$500,000 to be used for improvements that helps connect communities to the new forest preserve or helps take advantage of the fact that the State owns this land. This includes any of the former Finch properties. We have several

parcels, one near the Glen, the Ice Meadows property, one up in the northwest corner across from North River, etc. Tracy Clothier from LA Group attended a meeting with the Nature Conservancy where they talked about what the money could be used for. For example, the money could be used for trailheads, parking areas, kiosks, etc., to take advantage of this new State land. Ms. Clothier thought some of this money could be used for a new trailhead into this ice meadows tract. The problem is that when Nature Conservancy and DEC had come to us, we had originally vetoed this purchase because we could do this under the State Environmental Protection Fund, and we agreed conditionally to rescind our veto, but on the condition that they not use the Campground Road for access. We have now agreed to hold a public hearing, which we would have to do before July 18th, regarding access to the new tract, either from Palmer Pond, Friends Lake Road, or over the Campground Road. The public hearing would be held at a special meeting regarding that access, and we would have the DEC representative available. If we reach a decision about this access, we could then file an application for this grant.

RESOLUTION #78: AUTHORIZE CLERK ADVERTISE FOR PUBLIC HEARING ON JULY 2ND AT 7:00 PM REGARDING THE ICE MEADOWS TRACT ACCESS.

Introduced by Mr. Monroe, seconded by Mr. Packer, authorize Clerk advertise for Special meeting to be held on July 2, 2014 at 7:00 pm regarding access to the Ice Meadows tract.

AYE 5 NO 0

Affordable & Energy Independent Housing project.

One member of the Adirondack Review board has been building “passive energy” homes for the past 30 years, and the board took a tour of one that he had built in Clinton County. The house was over 2,000 square feet, and they cool it and heat it for about \$700 per year. It is designed to be very well insulated, has 100 tons of concrete underneath. The hot air is taken from up near the ceiling and pumped down into this concrete area which is like a heat sink, and it changes the air temperature 3 or 4 degrees. The air for cooling is then pumped through the house. For heating, they use geo-therm wells. A homeowner could save \$3,000 to \$4,000 per year in energy costs. The board thinks it is something that they should promote, and they will talk to the LA Group about a possible demonstration program, either at the Glendale, or possibly south of Timber Lodge Estates. One of the obstacles is that it costs about 20% more to build. Gov. Cuomo is now big on Green Energy, Biomass heating, Renewable Resources, etc., so we might get a grant to have some of these houses built, where the State would pay the extra 20%, as a demonstration project. The new homeowners would reap the benefit of low energy costs. Grant application would need to be filed by July 18th. For the LA Group to file an application for the Grant, would cost about \$1,500. The Grant would pay for the LA Group to do a study.

RESOLUTION #79: CONTACT LA GROUP TO FILE APPLICATION FOR GRANT FOR FEASIBILITY STUDY FOR AFFORDABLE & ENERGY INDEPENDENT HOUSING PROJECT.

Introduced by Mrs. DuRose, seconded by Mrs. Wells, contact LA Group to file an application for a grant for a feasibility study for affordable & energy independent housing project.

AYE 5 NO 0

Floor in the Court.

Living Floors has resubmitted their proposal to repair the floor in the court office, and for carpet installation. Town is to remove the existing flooring and underlayment. They will remove everything from the office, paint the office, remove the flooring. Living floors will grout the floors, using self-leveling concrete, and new carpet will be installed over the concrete. The cost for the work will be \$2,154.

RESOLUTION #80: APPROVE ESTIMATE FOR REPAIR TO FLOOR IN COURT AND INSTALLATION OF CARPET.

Introduced by Mrs. Wells, seconded by Mrs. DuRose, approve the estimate for the repair to the floor and installation of carpet in the Court by Living Floors in the amount of \$2154.

AYE 5 NO 0

Discussion on replacing vacuum cleaner for the custodian. Supervisor Monroe will talk with Paul Parks regarding same.

Town Engineer.

We have a \$350,000 grant to be used for Schroon Lake, Brant Lake, and Town of Chester for storm water projects. In order to use it, we need to have a Town Engineer. Supervisor Monroe talked with Tom Suozzo today and recommends him for Town Engineer. Tom has done so much to help the Town save money on various projects. He takes a very practical approach to all that he does; is a former DEC spill engineer, having good contacts within the DEC. Mr. Monroe would like to have him work with Highway Superintendent Jason Monroe identifying some projects we can do within the Town for our share of the grant money. The other Towns may be able to use him, as well.

RESOLUTION #81: APPOINT TOM SUOZZO AS TOWN ENGINEER FOR THE TOWN OF CHESTER.

Introduced by Mr. Monroe, seconded by Mr. Packer, appoint Tom Suozzo as Engineer for the Town of Chester.

AYE 5 NO 0

RESOLUTION #82: RESCIND RESOLUTION # 64 OF MAY 13TH.

Introduced by Mrs. DuRose, seconded by Mrs. Wells, rescind Resolution #64 of May 13th regarding advertising for bids for Item 4. Mr. Frasier has found another buyer.

AYE 5 NO 0

Parks & Recreation pickup truck.

Discussion over possible repair of Parks & Rec 2005 F250 pickup truck. Estimates to replace the motor were submitted, one from Warren Ford in the amount of \$5996.50 and the other from Viele's Automotive Service in the amount of \$7,248.64, installed. There is no compression in 2 of the cylinders. Discussion continued over Parks equipment, and the possibility of Mark Morehouse looking at the truck. Ultimately it was decided to sell the truck rather than repair it.

RESOLUTION #83: ADVERTISE TO SELL 2005 FORD F250 PICKUP TRUCK, AS IS.

Introduced by Mr. Durkish, seconded by Mr. Packer, advertise to sell Parks & Rec 2005 Ford F250 Pickup truck, as is.

AYE 5 NO 0

Real Property Tax Service Assistant.

Discussion on changing classification to "Assessor Clerk." Supervisor Monroe will discuss with Marion.

Carpet cleaning.

Supervisor Monroe has spoken with custodian Paul Parks with regard to shampooing the carpets. He felt that he could not do a good job with a shampooer rental. Supervisor Monroe will get some quotes for a professional cleaner to come in and do it. We also need to replace a runner in the hall on the library side of the building.

HHHN sidewalks.

There are two proposals, one from Northwoods Concrete and the other from Paul Kruger Concrete Specialist. These were sent based on specs from Architect Richard Jones. To remove and replace sidewalks, Northwoods quoted \$10,500. Paul Kruger quoted \$13,500. Mr. Packer mentioned that the Highway crew has done sidewalks before. Supervisor Monroe stated that he would talk to Jason about it.

RESOLUTION #84: AUTHORIZE PAYMENT OF ABSTRACTS AND CLAIMS PAID PRIOR TO AUDIT.

Introduced by Mrs. DuRose, seconded by Mr. Monroe, authorize payment of abstracts and claims paid prior to audit:

General Fund	\$46,888.20	(212-262)
Highway Fund	\$59,780.22	(127-162)
C'Town Water	\$ 606.72	(22-23)
P'Ville Water	\$ 3,036.22	(20-27)
Library	\$ 1,100.11	(19-24)
Loon Lk. Pk. Dist.	\$ 707.52	(5-12)
Schroon Lk. Pk. Dist.	\$ 4,149.00	(2-2)

AYE 5 NO 0

On a motion by Mrs. DuRose, seconded by Mr. Monroe, Board went into executive session at 9:15 pm.

On a motion by Mr. Monroe, seconded by Mr. Durkish, Board out of executive session at 9:27 pm. No action taken.

On a motion by Mrs. Wells, seconded by Mr. Monroe, meeting adjourned at 9:30 pm.

Respectfully submitted,

Town Clerk