

**Regular meeting** of the Town Board of the Town of Chester was held **June 14, 2011** at 7:30 pm in the Town of Chester Municipal Center Chestertown, NY.

Roll Call: Fred Monroe, Mike Packer, Edna Wells, Karen DuRose and Steve Durkish. Mark Schachner - Attorney for Town.

**RESOLUTION #71: ACCEPT MINUTES OF THE MAY MEETINGS.**

Introduced by Mrs. DuRose, 2<sup>nd</sup> by Mrs. Wells to accept minutes of the May 10<sup>th</sup> and May 31<sup>st</sup> meetings. AYE 5 NO 0

**Privilege of the floor:** - none

**Old Business:**

**Review plan for Veteran's Memorial** - Veterans were in attendance to present the new plan for the memorial. A copy of the enhancement strategy plan was reviewed by the Board, and had also been shown to the VFW & the American Legion, from whom 100% support was given. A sample of the granite was shown, mined locally at Champlain Stone, and will be 6 ft. wide, 6 ft. long, and 8 inches thick. The American flag will be relocated to the left side of the memorial, and a small statue will be coming, a bier that will be stuck in the ground, decorated with dogtags, a helmet, and a pair of boots, and placed on the opposite side from the flag. There will be a large open area in the front for the concerts. Ground breaking ceremony will be held on July 9<sup>th</sup>, during Summerfest, and they anticipate officially dedicating the memorial in July of 2012. There will be about 600 names inscribed, going all the way back to the Revolutionary War, and every year, any new names will be added to it. Financially, they have half of the funding to complete the project, and they are also looking into the possibility of grants.

**RESOLUTION #72: APPROVE PLAN FOR CHESTERTOWN VETERAN'S MEMORIAL.**

Introduced by Mrs. Wells, 2<sup>nd</sup> by Mrs. DuRose to approve the plans presented for the Veteran's Memorial to be constructed in front of the Town Municipal Center, as presented.

AYE 5 No 0

**RESOLUTION #73: APPROVE REQUEST OF VETERANS FOR HELP IN MOVING MONUMENT IN POTTERSVILLE AND APPROVE NEW LOCATION.**

Introduced by Mrs. Wells, 2<sup>nd</sup> by Mr. Durkish approving request of Veteran D. Harry Smith to move the Veteran Monument in Pottersville from the "triangle" to the Pottersville Park and approve request for Mr. Smith to contact Highway Superintendent Gary Clark, to arrange for highway equipment and men to be used for the moving and placement of stone in the park on Route 9 in Pottersville.

AYE 5 NO 0

**Zoning Amendments - floating objects local law** - letter received from APA, Brian Grisi, dated may 27, 2011 stating that "moorings and swim floats amendment is not subject to Agency review and does not require

Agency approval". Public hearing on zoning amendments will be held July 12, 2011 at 7:30 pm.

**Thermohome building** - Board discussed collapse of roof and leaning of walls of the building on Pine Street, a possible problem with regard to Asbestos, and they also have reason to believe there are fuel tanks still buried in the ground which could cost a substantial amount of money to clean up. Notice was sent to the Trustee in bankruptcy on the property, and Supervisor Monroe stated that he had had a discussion with Congressman Gibson's representative, as well as County DPW, and had been advised that a permit can be obtained from the Warren County Building Dept. in the case of a dangerous building, to just knock it down. At this point there is a question of whether there is equipment inside, and who it might belong to.

Discussion that it might be possible that the Highway Department could accomplish the demolition with their equipment, or rent an excavator to do it. Town will have to pay initially, but should be able to recover expenses at a later date. Notice was given to the owner, and the Trustee said there are no assets, therefore there is no money, only the building. Following demolition, all of the material needs to be disposed of after it is checked for lead and asbestos. If those are present, then that cleanup needs to be done. Following that, the gas tanks will then need to be dealt with. DEC has been sent notice and asked to come and check properties, but refused to do so unless Town paid for the inspection. If Town does a Phase I inspection and proves contamination, they may do a cleanup and try to get it out of the property, but the Town has to spend the money first.

**RESOLUTION #74: AUTHORIZE SUPERVISOR MONROE TO SEEK PERMIT FROM WARREN COUNTY TO KNOCK DOWN DANGEROUS BUILDING.**

Introduced by Mr. Monroe, 2<sup>nd</sup> by Mrs. Wells authorizing Supervisor to seek permit from Warren County to knock down the unsafe and dangerous building on Pine Street, formerly owned by Thermohome.

**AYE 5            NO 0**

**Water main extension to Railroads on Parade** - Owners had planned to be open on July 1<sup>st</sup>, but were in dispute with County Building Codes as to whether they needed a sprinkler system in the building. If there is a fire, and a sprinkler system was in place, all of the exhibits would be ruined. They offered to install an electric alarm system which would enable all of the people to exit quickly, and have applied for a variance, but the variance has to go to the State, and the State will not act on it until the end of July. In the interim, there is not enough water to the property for a sprinkler system, and the Town has been asked to provide a water main onto the property. Unfortunately, the water line is on the opposite side of Route 9 from the building. In the event that applicant doesn't get a variance, Jason & Gary have applied to DOT for a permit to cut the pavement to run a waterline to the train museum. Attorney Mark Schachner stated that in order to pay

for this extension, it could either be a District expense, or it could be billed as an expense to the property owner. Materials have been delivered, at a cost of \$2900.00, but the cost of labor is unknown at this time. Frank Komerovsky of DOT is aware that the line will not be run under the road, but the road will actually be cut. Highway Superintendent Gary Clark thought the highway crew could do the work, and the permits and materials are already at the Highway garage. The permit expires at the end of July. Jason is hesitant to guess at a price for labor and blacktop replacement. There are some surplus funds available in the District, and it is felt that the Train Museum project would bring additional revenue to the area, although a water line extension for a subdivision project had been denied in the past. The distinction of this particular project would be that it will bring people into town, and it will bring additional tax revenue to the area and help the local businesses, such as Restaurants, Hotels and Motels, as well. Supervisor Monroe did not feel that they would be setting a precedent, should other subdivision projects request a water line extension. Allocation of cost would be to the Water District.

**RESOLUTION #75: APPROVE EXTENSION OF WATER LINE TO THE TRAIN MUSEUM AS A DISTRICT EXPENSE.**

Introduced by Mrs. DuRose, 2<sup>nd</sup> by Mr. Durkish to approve the extension of the water line across Route 9 to the Train Museum. The Board feels this is a special case due to the number of people that the project will bring in to the town, as well as the Sales Tax and Occupancy Tax benefits. The town workers time will not have to be charged back to the District, as they will be working on town time anyway. It needs to be confirmed with the parts supplier that if the parts that were ordered will not be used, they can be returned.

**AYE 5 NO 0**

**New business:**

**Loon Lake Dam.** There has been a leak in the Loon Lake Dam, although no one thinks that it is in danger of immediate failure. Supervisor has talked with the Engineers, and feels that town can get approval from DEC to begin work on it next week, as it is better not to take any chances. Town needs to request Emergency Repair Authorization from DEC, and Supervisor had signed a letter requesting it. That process begins a time period where a full engineered evaluation of the dam needs to be made. Engineers are working on a plan, the first part of which is to create a siphon, to sandbag the upper dam, then take the water out between the upper and the lower dam with a siphon, but the pipe would have to be so big that it proved not to be a feasible step to take. He is now looking into a pump which would cost about \$5000.00 to rent. Once water is taken out between the two dams, grout has to be pumped into the dam to plug up the two holes that are in it. Supervisor will get a price for having that done. There is an auxiliary dam about 100 yards upstream from the main dam that was built while the big dam was under construction, and is a good safeguard. The dam has been sandbagged twice before. The boat launch will not be able to be used until repairs are completed, in about a

week. Sandbags will maintain the water level at the beach, and work could start next week. Jim Fregoe has pictures of the dam when they had previously used a siphon, and he will get them to the Supervisor to scan and send on to the engineer.

**RESOLUTION #76: RATIFY SUPERVISOR'S REQUEST FOR EMERGENCY REPAIR AUTHORIZATION TO DEC AND AUTHORIZE REPAIR WORK RECOMMENDED BY ENGINEER.**

Introduced by Mrs. Wells, 2<sup>nd</sup> by Mr. Durkish to have Supervisor Monroe request emergency repair authorization to DEC and begin repair work recommended by engineer. Gary Clark recommends Supervisor check with SEMO about borrowing a pump from them. Supervisor will check with Brian LaFlure about that, as it will save a big expense for the town. Price of grout is not yet known, but it will need to be purchased at any rate.

AYES 5 NO 0

**Pam Morin - Warren Cty. Tourism** - explained letter of request for the "First Wilderness Heritage Corridor" and also gave an update on the "Iowa Pacific's Saratoga-North Creek Railway". Contract for the train has been signed, town has been asked to select representatives to be on the Corridor Delegates Team, which will then select up to 2 events to enhance or create the stimulation of economic growth and possibly tie in with the Warren County Bicentennial in 2013. The Contract has been signed with Iowa Pacific for a 5 year period. Their website is SNEC.rr.com. An all day pass would cost about \$19.00. Propose tying Riparius Station in with waterfront activities, and to reestablish a shuttle system. Pam will follow up with a form letter to see what the Town of Chester might be proposing. A "Day out with Thomas" is scheduled for August 27<sup>th</sup> & 28<sup>th</sup>, and again on September 3<sup>rd</sup> & 4<sup>th</sup>. The Polar Express will be in December, out of Saratoga. There are 50 ski trains proposed, and the train will run all year. 95% of the money for the project is in freight, and the scenic part of it is only 5%. They are hoping to stop in Tahawus, and at any other industry that might want to ship freight. Any delegates, as well as the public can come to the open meeting.

Ms. Morin stated that she was aware that the town was working with Wayne LaMothe of Warren County Planning on a Management Plan for the Nature Trails, and thought that a verbal comment from the town board could include an enhancement of the nature trails at Dynamite Hill. Would like to come back to the board, maybe next month, with a stronger plan as to how to revitalize the Caroline Fish and lower trails. Supervisor Monroe said he has spoken with Mr. LaMothe and the "Healthy Heart" people at the hospital about some grant money, and they thought they could come up with about \$3000.00. The vision of the Chamber is to enhance what is there, and to strengthen it and make it a multi-purpose educational trail, as well as being heart healthy. The board supports the program 100%.

**Proposal for biomass heating of town hall** - Supervisor Monroe handed out information on ACT Bioenergy's wood pellet and wood chip boiler systems. A presentation will be held in Keene Valley on June 29. Town would be interested in looking at the plan, as the fuel costs would be much lower than using fuel oil or propane as heating fuel. Mr. David Dungate contacted Supervisor Monroe, inquiring as to the cost of fuel for the town, which amounted to approximately \$30,000.00 for about 12,000 gallons. He had done a spread sheet, breaking down the cost of using wood chips, which would actually save the town about \$30,000.00 per year, which includes electricity for hot water. The company makes boilers that use wood chips, wood pellets, and also agricultural waste. Supervisor Monroe has been in touch with Adirondack North Country Association (ANCA), and they say that the NYS Energy Research & Development Authority is planning on a grant program to have some programs for this that the town might be able to get into, but it probably won't be until after the 1<sup>st</sup> of the year. Board feels that it has the potential to save the town a lot of money. A boiler would cost about \$180,000.00, but it shows a payback by the 5<sup>th</sup> year, resulting in half a million dollars in 15 years. Supervisor Monroe will get more information and a tour can be arranged to go see one.

**Loon Lake boat launch steward program. 25 hrs/week**

**RESOLUTION #77: AUTHORIZE HIRING ALEC UNDERWOOD FOR THE STEWARD PROGRAM.**

Introduced by Mrs. DuRose, 2<sup>nd</sup> by Mrs. Wells authorizing the hiring of Alec Underwood for the Loon Lake Steward Program starting July 4, 2011. Approximately 25 hours per week at minimum wage.

AYE 5 NO 0

**RESOLUTION #78: AUTHORIZE HIRING TRISH GARDNER FOR LIFE GUARD.**

Introduced by Mrs. Wells, 2<sup>nd</sup> by Mrs. DuRose authorizing the hiring of Trish Gardner for lifeguard at Loon Lake Beach.

AYE 5 NO 0

**Recycling attendant** - Discussion on changing position to part time, if so hire 2 part time people. Position should be advertised. John West feels that part time person could cover vacation times, lunch hours, and sick time for current employees. John West stated that JTPA funding may not be available, but applications are being held for consideration. Funding usually comes late anyway. John also said that the Social Services program had contacted him regarding participation, but he hasn't heard anything back from them. Any employee would need to be 18 years or older, as they would be near the compactor. There is no guarantee that the position would ever become full time.

**RESOLUTION #79: ADVERTISE FOR TWO PART TIME POSITIONS FOR THE TRANSFER**

**STATION, WITH A SPECIAL MEETING TO BE HELD THE 30<sup>TH</sup> OF JUNE TO REVIEW APPLICATIONS.**

Introduced by Mr. Monroe, 2<sup>nd</sup> by Mr. Packer to advertise for two part time positions at the transfer station. 20 hours each, per week. Applications to be returnable by the 28<sup>th</sup> of June with a special meeting to be held June 30<sup>th</sup> at 7:30 pm to review applications.

AYE 5 NO 0

**Lawn mower motor** - Discussion on problems in getting parts and being able to repair the mower motor. Councilperson Packer suggested that the motor be taken to Steve Emlaw, Ben Culver Rd for him to check and give an opinion/or repair.

**RESOLUTION #80: APPROVE REQUEST FOR ATTENDANCE TO TRAINING WORKSHOP IN NORTH CREEK.**

Introduced by Mr. Monroe, 2<sup>nd</sup> by Mr. Packer approving request from Planning/zoning office for board members to attend training workshop in North Creek on July 20, 2011 at 6:30 pm. Registration is \$10 per person and Town Board members may also attend.

AYE 5 NO 0

**Bela Ambrus** (phone request) - The state is painting lines on state highways and asked if now would be a good time to again ask for the painting of "stop bars" at the intersections in the hamlet of Pottersville. (Valley Farm Rd and Route 9; Old Schroon Rd and Route 9; and Olmstedville Rd and Route 9). Supervisor Monroe will contact NYS DOT.

**RESOLUTION #81: AUTHORIZE GLENS FALLS NATIONAL BANK TO FURNISH BANK AND FINANCIAL ACCOUNT INFORMATION OF THE TOWN OF CHESTER TO BRUCE NOLIN, BOOKKEEPER.**

Introduced by Mrs. DuRose, 2<sup>nd</sup> by Mr. Monroe authorizing Glens Falls National Bank to furnish bank and financial account information of the Town of Chester to Bruce Nolin, bookkeeper for the Town of Chester.

AYE 5 NO 0

**RESOLUTION #82: TOWN BOARD DETERMINED TO NOT DO A REASSESSMENT IN 2012, AS WAS ORIGINALLY PLANNED.**

Introduced by Mr. Monroe, 2<sup>nd</sup> by Mrs. DuRose the town board determined not to do a reassessment in 2012, as was originally planned, based on the recommendation of the assessor.

AYE 5 NO 0

**RESOLUTION #83: AUTHORIZE PAYMENT OF ABSTRACT AND APPROVE CLAIMS PAID PRIOR TO AUDIT.**

Introduced by Mr. Packer, 2<sup>nd</sup> by Mr. Monroe authorizing payment of abstract:

General Fund	\$32,002.68	( 191-243)
Highway Fund	\$54,814.52	( 92-116)
Chestertown water	\$ 261.31	( 26- 28)

Pottersville Water	\$ 3,050.49	( 23- 24)
Library	\$ 889.23	( 20- 25)
Loon Lake Pk Dist	\$ 68.63	( 1 )
Schroon Lk Pk Dist	\$ 2,028.63	( 2 )

**\* Ramsco bill - Pottersville Water District #24 \$2,927.49 to be paid with the understanding that the items can be returned if not needed.**

**AYES 5 NO 0**

**Discussion on bathrooms at Dynamite Hill.** Jason Monroe stated that he had met on site with Engineer, Bret Winchip, and the proposed location does meet all of the setbacks to the creek. Plans have been modified so that the building will be the same size as the bathhouse. The building will be seasonal, slab on grade. Jason is meeting with Bret Winchip and Dept. of Health to do a "walk site" review of the parcel, with stakes in the ground for location. They want to pump into the Chamber of Commerce 1000 gallon tank which is adequate, but it has infiltrators, and the field may need to be extended. When all the specs are established, the job can be bid out again. They will have to have room for about 5 parking spaces and a bus. (Part of discussion lost on tape).

**Arnold Jensen** stated that he had some ideas for committee members for the First Wilderness Heritage corridor Delegates team.

**John West reported on the status of the Caroline Fish trail** stating that the beaver dam went out, there are several feet of water in there, 4 cedar trees are down which took down some power lines and lights. Until the water is dried up, no equipment can be taken in to remove the trees without getting mired. There is a widespread problem with beavers because they are no longer being trapped, and when their big dams go out, they cause massive washouts and flooding.

**Motion** by Mr. Monroe, 2<sup>nd</sup> by Mrs. Wells Town Board went into Executive Session at 9:10 pm to discuss employment of town worker. Supervisor Monroe recused himself and left the room. Motion by Mr. Monroe, 2<sup>nd</sup> by Mr. Packer Town Board resumed regular session at 9:30 pm. No action taken.

**Mindy Conway, youth director,** had distributed plans for the board to review for the Memorial Park, to be located in the Chester Rural Cemetery. The plans were of an aerial view, and had been done for free by Eric & Eric. They had asked Mindy for 2 local surveys, and she had asked whether one of the local surveyors would donate their time to do one. Joe LaFlure had done a survey in the past, so that will be located, if possible. The plan is for a softball, baseball field, with plenty of room for a soccer field for the future. She is waiting to hear from Peckham's with regard to donation of some fill. If they agree, she requested the town could possibly truck the fill. Board would like an estimate of the cost before proceeding. Donations amount to about \$3500.00 to date. Mr. Packer suggested the project be

done in stages, as funds become available. The amount of fill needed will have to be known, the grade, seed, mulch, etc., and then funds will need to be found, or budgeted, before starting the project.

**RESOLUTION #84: TOWN BOARD SUPPORTS THE CONCEPT OF THE DRAWING FOR THE MEMORIAL FIELD.**

**Motion** by Mrs. Wells, seconded by Mr. Packer to support the concept of the drawing for the Memorial Field, as presented.

AYES 5 NO 0

**Bernie Hill** expressed concerns over the Loon Lake boat launch area. Mr. Hill understands the need to sand bag the upper dam on Loon Lake. However, that area is now used for navigation, and a public ramp for people to launch their boats. Mr. Hill said the last boat that he launched, he had to walk it across, because the boards have been removed, basically to reduce some of the pressure on the dam. Mr. Hill would like to see another launch area developed, perhaps a narrower, deeper causeway. Launching where the people are swimming is not an option. Supervisor Monroe and the board will take a better look at it, and consider the removal of some of the existing boulders.

**Mindy Conway** has also been approached by the County for the Youth Development Program. They want to send a 16 year old to tag along with her for summer camp, and they will pay for it.

**RESOLUTION #85: TOWN BOARD SUPPORTS YOUTH DEVELOPMENT PROGRAM PROPOSAL FOR SUMMER CAMP.**

**Motion** by Mr. Monroe, seconded by Mrs. Wells to support a 16 year old youth tag along with Mrs. Conway during summer camp, and County will pay for it.

AYES 5 NO 0

Motion by Mr. Monroe meeting adjourned at 10:00 pm.

---

Town Clerk

**June 14, 2011 regular meeting**

71. Accept Minutes of the May Meetings.
72. Approve plan for Chestertown Veteran's Memorial.
73. Approve request of Veterans for help in moving monument in Pottersville and approve new location.
74. Authorize Supervisor Monroe to seek permit from Warren County to knock down dangerous building.
75. Approve extension of water line to the Train Museum as a District expense.
76. Ratify Supervisor's request for emergency repair authorization to DEC and authorize repair work recommended by Engineer.
77. Authorize hiring Alec Underwood for the Steward program.
78. Authorize hiring Trish Gardner for Life Guard.
79. Advertise for two part time positions for the Transfer Station, with a Special meeting to be held the 30<sup>th</sup> of June to review Applications.
80. Approve request for attendance to training workshop in North Creek.
81. Authorize Glens Falls National Bank to furnish bank and financial Account information of the Town of Chester to Bruce Nolin, bookkeeper.
82. Town Board determined to not do a reassessment in 2012, as Originally planned.
83. Authorize payment of abstract and approve claims paid prior to Audit.
84. Town Board supports the concept of the drawing for the Memorial Field.
85. Town Board supports Youth Development program proposal for summer Camp.