

Regular meeting of the Town of Chester Town Board was held on **June 9, 2015** at 7:00 pm at the Town Municipal Center, 6307 State Route 9, Chestertown, NY, 12817.

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

Minutes:

RESOLUTION #75: ACCEPT MINUTES OF THE MAY 12, 2015 MEETING, AS PRESENTED.

Introduced by Mr. Durkish, seconded by Mrs. Wells, accept Minutes of the May 12, 2015 meeting, as presented.

AYE 5 NO 0

Privilege of the floor:

No comments from the public.

Old Business:

Chester Challenge.

Mr. Monroe stated that the details of some of the landowner agreements are being ironed out with different changes for different landowners. The Stonebridge trails are open to the public, but there is a nominal fee of \$5.00 to use the trails, (which are owned by Stonebridge). He explained that in the Kipp Mtn. agreement, they included that the public can use the trail, but the landowner can cancel at any time with 30 days written notice. Any work on the trail is to be pre-approved in writing by the landowner. Mr. Monroe explained to Mr. Pereau that they are coming up against a deadline in order to publish the brochures, and Mr. Pereau stated that he is willing to sit and talk with the board regarding certain issues on their agreement for trail access to Panther Mtn.

Location of recreation Kiosk.

There are maps and information to be made available regarding the Chester Challenge, and a Kiosk displaying it will be located on Town property. The Board decided to place it at the North entrance of the building.

RESOLUTION #76: APPROVE LOCATION OF RECREATION KIOSK.

Introduced by Mr. Packer, seconded by Mrs. Wells, approve location of recreation Kiosk at the north entrance to the Municipal Center.

AYE 5 NO 0

Landa Boat Wash Station delivery.

Mr. Monroe reported that the Landa Boat Wash Station for Schroon Lake is supposed to be delivered at the end of this week.

Three town agreement regarding Schroon Lake Invasive Prevention Program.

A three Town (Chester, Schroon and Horicon) agreement has been signed by the Supervisor's to purchase a Landa Boat Wash Station unit for the Schroon Lake Boat launch in Pottersville with the State Grant money allotted. It will be manned with money that has been in a fund toward which each town contributes on a percentage based on their assessed value on the lake. The Highway Superintendent's had joined the Supervisor's, as they have been asked to do the site work for the boat wash station, which will be staked out tomorrow. They then have to notify DEC who has issued a temporary revocable permit for the use of the property at the corner of Glendale Road and East Shore Drive. Mike Marnell, Schroon Supervisor, will drive the bull dozer as the site is prepared. Everything should be in place by the 25th. Town of Horicon will hire the attendants. Hours of operation will be from 7:00 am until 4:00 pm. Training will begin next week with the Lake George Park Commission on the 15th.

New Business:

Mealsite.

When it was determined that the Mealsite would be located in this building, Warren County DPW came in and did the work to get it set up. When there is a significant storm, water backs up in the Mealsite bathroom toilet and floods the site. Town Engineer Tom Suozzo has done some work trying to determine the cause. He believes that the toilet was connected to a storm water drain on the roof and recommends that we put in a pump station in the parking lot, by the ramp. Initially the County paid rent and utilities, then a couple of years ago, they wanted to have all the meals cooked at a single location and delivered here. Rather than lose the Mealsite, the Town elected to forego the rent, and is now also paying their utilities. Therefore, they

would like to ask the County to pay part of the cost, which will be between \$6,500 and \$7,000, to make the necessary repairs to the Mealsite septic.

RESOLUTION #77: AUTHORIZE ENGINEER TO MOVE FORWARD WITH THE PLAN FOR THE MEALSITE AND ASK THE COUNTY TO CONTRIBUTE TO THE COST.

Introduced by Mr. Durkish, seconded by Mrs. DuRose, authorize the Engineer to move forward with the plan for the pump station for the Mealsite, and ask Warren County to contribute toward the cost.

AYE 5 NO 0

Committee reports.

Mrs. Wells reported that the Youth Commission was set for lifeguards for this year, but will be adding Nora Molino to fill in and assist Mindy. Mindy's summer program is all set up, and she will be giving swim lessons this year both mornings and afternoons.

RESOLUTION #78: HIRE NORA MOLINO TO FILL IN AND ASSIST YOUTH DIRECTOR.

Introduced by Mrs. Wells, seconded by Mr. Durkish, authorize hiring of Nora Molino to fill in and assist Mindy, and lifeguard as soon as she turns 16. (She is already certified).

AYE 5 NO 0

Erin Hayes - Rental.

Attorney Erin Hayes is looking for space to rent in the Town Hall. The Board walked through with her, and a space within the area designated for the Youth Commission was decided upon. Some modifications will be needed with the addition of a wall and a couple of doors. The area in question amounts to about 535 square feet. Ms. Hayes would like to take occupancy by July 1st.

RESOLUTION #79: APPROVE RENTAL SPACE FOR ERIN HAYES.

Introduced by Mrs. Wells, seconded by Mr. Packer, approve rental space for Erin Hayes for 535 square feet, with a standard lease agreement.

AYE 5 NO 0

Advertisement in the Southern Adirondack Guide.

If we put an ad in the Southern Adirondack Guide, as we did last year, the First Wilderness Heritage program will pay for half of it. Laurie Arnheiter represents the advertisers, and is working with Wayne LaMothe and Pam Morin. This being the last week of production, a decision needs to be made. 50,000 issues are printed, delivered to the Air Force Base in Plattsburgh, then North Country Distribution picks them up and delivers them from Lake Placid to Saratoga. They are available in all places where people are looking for things to do, such as hotels, motels, train stations, etc. Basically, we would pay full price, and be reimbursed for half the cost of \$945.

RESOLUTION #80: AUTHORIZE ADVERTISING FULL PAGE AD IN THE SOUTHERN ADIRONDACK GUIDE.

Introduced by Mr. Packer, seconded by Mrs. Wells, authorize advertising a full page ad in the Southern Adirondack Guide, to be reimbursed for ½ the cost by the First Wilderness Heritage program.

AYE 5 NO 0

Town signs.

Glens Falls Hospital Grant has paid for one of the entrance ("Welcome to...") signs that have been installed, one in Chestertown, and one in Pottersville. The total cost for both was \$6,050. The balance to be paid from Occupancy Tax in the amount of \$3,025.

RESOLUTION #81: APPROVE PAYMENT OF TOWN ENTRANCE SIGN FROM OCCUPANCY TAX IN THE AMOUNT OF \$3,025.

Introduced by Mrs. DuRose, seconded by Mr. Packer, approve payment of Town entrance sign from Occupancy Tax in the amount of \$3,025.

AYE 5 NO 0

"Woofstock."

Cindy Mead and "Chester" were in attendance to request water from the Town to fill the pool for the Dock Dogs that would be in attendance at "Woofstock." They are requesting 26,000 gallons, bill to be sent following delivery. Fire Department tanker truck will fill.

RESOLUTION #82: APPROVE USE OF TOWN WATER FOR WOOFSTOCK, TO BE BILLED AT POOL RATE.

Introduced by Mr. Packer, seconded by Mrs. DuRose, approve use of town water to fill pool for "Dock Dogs" at "Woofstock" to be billed at standard pool rate.

AYE 5 NO 0

Friends Lake possible District formation.

Bernice McPhillips was in attendance to discuss with the Board the possibility of the formation of a Lake Management District in Friends Lake. The object of the District would be for the protection of the Lake against invasive species, or, in the event that they are present, treatment to eradicate them.

For a formal petition, the test is 50% of the assessed value in the proposed district and 50% of the residency. They could do an informal petition of people around the lake. The concern of the Town is always the protection of the residents, and the Town would accept an informal petition of more than 50% of the waterfront residents. Their annual meeting is to be held on July 11th, and they should know the level of support that they have at that time. Discussion will be continued after the annual meeting, and the Town is very supportive of their proposal, and the town could do this on their own motion. When invasives' are in the lake, there is a substantial impact on the property values. The Town will have some options on how to assess the levy. Mr. Monroe added that you could create an Aquatic Invasive Control District. No one should oppose prevention. Attorney Schachner stated that prevention is always better than management. There first needs to be a survey done to discover whether there are invasives' in the lake, in order to know what kind of money they will need, either for prevention, or for control. The Town will need a map plan and a report.

Linda Muench was concerned that if a Park District were to take place on Friends Lake, would the Town want to establish a beach for the public on the Lake. She stated that that cannot happen. The Board stated that they had been offered lake frontage quite a few years ago, but the Board at that time did not want it. The current Board has no interest in owning property on the lake, and establishing a Special District neither entitles nor prevents them from purchasing or obtaining waterfront property on Friends Lake. Supervisor Monroe stated that she could inform her friends that there would be a public hearing, and they would be welcome to come and express their concerns at that time.

Councilwoman DuRose told Ms. McPhillips that the residents of Friends Lake were always welcome to come and use the boat wash station at Loon Lake. Another question from Linda Muench regarding how much assessments would be raised, and that depends on whether or not there are invasives, with a rate being established per \$1000 worth of assessed value. Supervisor Monroe stated that Water Chestnuts have been discovered in Loon Lake at the base of Kipp Mountain, in the swampy area. They are not as aggressive as some species, and, he stated that Adk. Park Invasive Plant Program has a rapid response team, and they plan to ask if they would consider sending that team in at no cost to us to address this issue. Mr. Monroe continued that volunteers can keep the cost down considerably, and added that through the regional Adirondack Association of Towns and Villages, the Review Board, and the Save Lake George Group, they are all lobbying for the State to create a Grant program next year to help with invasive prevention. The Governor has designated a million dollars for this year, and the lobbyists would like to have it as a matching grant program, which, he added, is likely to happen.

Arnold Jensen inquired about the Loon Lake Dam. Mr. Monroe stated that we had just gotten a report from the engineer. Basically it states that the dam is quite stable, they are assuming that the concrete face of the dam on the upstream side is embedded into a base, and there is reinforcing on the upstream side of the dam. It is secure from tipping over or sliding, and even in earthquake situations, providing that the upstream face portion of the dam is reinforced. They would consider reinforcing it with steel rods, for which we have asked for an estimate. The spillway capacity, in an extreme flood, would be inadequate. To make it adequate would be a huge expense. There would be some additional work needed to look at the impact, but downstream from the dam is a box culvert, about 10' wide that goes under Route 8, and Route 8 and the culvert would in fact act like another dam. There is also an upstream coffer dam, that they did not consider, that could be sandbagged in a severe flood. The engineer believes that the inundation mapping that was done by C.T. Male 6 or 7 years ago was overstated because of those two factors, estimating 17 feet of flood water at the Town intersection.

Costs of Chester Challenge.

Supervisor Monroe mentioned that he would like to pay the cost of the Chester Challenge trial agreements, signs and trial work from Occupancy Tax for those items not covered under the hospital grant.

RESOLUTION #83: PAY CHESTER CHALLENGE EXPENSES NOT REIMBURSED FROM THE HOSPITAL GRANT OUT OF OCCUPANCY TAX.

Introduced by Mr. Packer, seconded by Mrs. Wells, pay any Chester Challenge expenses, such as trail agreements, signs, trail work, brochures, etc., not reimbursed by the hospital grant, out of Occupancy Tax.

AYE 5 NO 0

Discussion: The main objective with the trail agreements is for the public to be able to use the trails, we will not do anything unless the landowner gives us prior written notice to do it, and we want the public to be covered by our insurance, and they can cancel the agreement at any time on a 30 day written notice. We certainly want to accommodate the landowners!

Amendment to Zoning Local Law regarding parking requirements.

Supervisor Monroe stated that he and Attorney Schachner had met with the Chairman of the Planning Board Chair Paul Little, Al Muench, Walt and Jeremy regarding some Planning Board issues. One of them was that our Ordinance requires 70 parking spots for retail establishments, and we would like the Planning Board to give us a letter regarding this issue, so that we can have that amended to a more reasonable solution.

County Planning Board referral exemption agreement.

General Municipal Law requires referrals to the County Planning Board (Agency) of any projects located within 500 feet of any County Road or property, or State Road or property, which can delay a project for another month. The Clerk explained that the Zoning Administrator or his assistant, historically, would deem an application to the Planning Board as complete, and send it right out to them as soon as it was received. By so doing, the response was received prior to the meeting in which it was being discussed. The Board, however, wants to deem an application complete before it goes to the County. The Town Board is in favor of projects being expedited as soon as possible, as some projects are seasonal, and rely on doing business June, July and August.

Linda Muench asked whether they would be approving the sending of incomplete applications to the County. Attorney Schachner told her that nobody on the board said that. He added that the County Planning Department, (no Longer a Board), can request additional information, if needed, but that a lot of the

municipalities have the Zoning Administrator deeming applications as complete. Discussion continued.

RESOLUTION #84: AUTHORIZE CHANGE OF PLANNING AND ZONING BOARD'S PRACTICE THAT ZONING ADMINISTRATOR AND HIS ASSISTANT DEEM ELIGIBLE APPLICATIONS FOR CONSIDERATION AS COMPLETE WITH REGARD TO COUNTY REVIEW.

Introduced by Mrs. Wells, seconded by Mrs. DuRose, authorize the change to the practice of the Planning and Zoning Board's to allow the Zoning Administrator and his assistant deem an eligible application for consideration as complete with regard to County Review, and send it right out. If the County desires additional information, they will request it.

AYE 5 NO 0

RESOLUTION #85: RATIFY WATER CONNECTION APPROVAL TO STEVEN BRADLEY, PINE STREET.

Introduced by Mrs. Wells, seconded by Mr. Packer, ratify the approval for the water connection for Steven Bradley on Pine Street.

AYE 5 NO 0

Mike Packer stated that we have a problem with parking on Pine Street where cars are parking right to the corner, and he feels that signs should be posted "No parking from here to corner," and yellow lines painted on the streets. It is a problem for cars attempting to exit Pine and Church Streets onto Main, as they cannot see around the parked vehicles. It is also a problem with some of the Restaurants in town. Linda Muench wanted to know if the town would be speaking to the restaurant owners first about it.

Mr. Packer also believes that we should hire a part time constable for Friday and Saturday nights from 4:00 pm to 9:00 pm, as well as during the Farmer's Market, to oversee parking issues. Discussion on having the individual have peace officer status, and Mr. Monroe stated that he will speak with Dave Cavanaugh, our current Court Officer, whom he believes is already a peace officer. It would just be a part time position for the summer months.

Reimbursement of expenses for BOAR.

Patricia Seitz-McAlonen had been appointed as a member of the Board of Assessment Review, and went to ACC to attend the training class during the month of April. It was determined

that, although she was a property owner in the town, she was not a resident, and therefore could not serve on the board. The board determined that she should be reimbursed for her time and mileage for attendance at the class.

RESOLUTION #86: REIMBURSE PATRICIA SEITZ-MCALONEN FOR HER TIME AND MILEAGE FOR ATTENDING BOARD OF ASSESSMENT REVIEW CLASS.

Introduced by Mrs. Wells, seconded by Mr. Durkish, reimburse Patricia Seitz-McAlonen for her time and mileage to attend the Board of Assessment Review class at ACC in the amount of \$100.

AYE 5 NO 0

Backup payroll clerk.

Two people were interviewed for this position, and the Board wanted to offer the position to Florence Converse. She has an extensive background in bookkeeping, works for Tops Market, and has been sent around to other stores to help them.

RESOLUTION #87: APPROVE HIRING OF FLORENCE CONVERSE AS BACKUP PAYROLL CLERK.

Introduced by Mr. Packer, seconded by Mr. Durkish, approve hiring of Florence Converse as backup payroll clerk at \$12.50 per hour.

AYE 5 NO 0

Electricity charge.

There were an exceptional amount of water freeze ups this past winter due to a long cold snap. One resident agreed to have Jason Monroe, Water Superintendent, put a heat tape on her water line until spring in order to avoid having to dig up the road during the winter. She now is requesting the town reimburse her for the extra electricity charge of the heat tape which was in place for 3 months. Copies of her power bills had been submitted, but it is difficult to determine how much her normal usage actually increased. Supervisor Monroe will negotiate an amount with her.

With regard to the water freeze ups this winter, comes an additional expense to the town. Following a lengthy discussion, it was determined to increase the water rates this year at 5%.

RESOLUTION #88: AUTHORIZE INCREASE OF ALL WATER RENTS BY 5%.

Introduced by Mrs. Wells, seconded by Mrs. DuRose, authorize all water rents be increased by 5%.

AYE 5 NO 0

RESOLUTION #89: AUTHORIZE PAYMENT OF ABSTRACTS AND CLAIMS PAID PRIOR TO AUDIT.

Introduced by Mrs. Wells, seconded by Mrs. DuRose, authorize payment of abstracts and claims paid prior to audit, with the exception of Voucher #222 (Floyd Wells received payment for serving on the Board of Assessment Review):

Capital Project	\$ 78,630.00	(1-1)
General Fund	\$ 41,248.29	(210-221)
	-and-	(223-258)
Highway Fund	\$ 38,799.08	(133-158)
C'Town Water	\$ 1,809.43	(26-32)
P'Ville Water	\$ 957.40	(30-36)
Library	\$ 1,189.63	(51-54)
Loon Lake Park District	\$ 22,359.36	(4-8)
Schroon Lk.Pk. District	\$ 36,980.25	(4-6)

AYE 5 NO 0

RESOLUTION #90: AUTHORIZE PAYMENT OF VOUCHER #222.

Introduced by Mr. Packer, seconded by Mr. Monroe, authorize payment of Voucher #222 in the amount of \$180.00.

AYE 4 ABSTAIN 1

Discussion took place regarding June Maxam's issue with desecration of her parent's graves in the Chester Rural Cemetery where someone had apparently piled animal feces. The Board is very upset about this matter and Mr. Monroe said he would contact her and advise her that if it should happen again, she should call the State Police.

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

Respectfully submitted,

Town Clerk