

**Village of Chester
Board of Trustees Meeting Minutes
February 13, 2018**

The Board of Trustees of the Village of Chester held their monthly meeting in the Village Hall meeting room on Tuesday, February 13, 2018

Members present: Mayor, John Thomas Bell, Deputy Mayor, Christopher Battiato, Trustee, Elizabeth A. Reilly and Trustee, Brian J. Boone. Trustee, Alan Battiato was not present.

Also, present: Village Clerk, Rebecca Rivera; Village Treasurer, Angela O'Neill; Deputy Clerk, Jennifer Cruz, Attorney for the Village, Henry N. Christensen, Jr.; Village Street Superintendent, Charles Bono; Village Police Chief, Peter Graziano; Village Water Commissioner, Gary Green, and Village Code Enforcement Officer, John Orr.

Mayor, John Thomas Bell opened the meeting at 7:00 PM. with the Pledge of Allegiance.

AUDIT OF BILLS: Mayor, John Thomas Bell noted that the audit of the **January 2018**, Village's monthly bills for approval was complete.

A motion to pay the audited bills was made by Trustee Elizabeth A. Reilly, second by Trustee Brian J. Boone. Motion unanimously passed.

APPROVAL OF MINUTES: Monthly Meeting Minutes of January 8, 2018.

A motion to approve the Monthly Meeting Minutes of January 8, 2018 was made by Deputy Mayor, Christopher Battiato, second by Trustee Elizabeth A. Reilly. Motion unanimously passed.

TREASURERS REPORT:

CASH BALANCES ENDING JANUARY 31, 2018

<u>Fund/Bank Account</u>	<u>Deposits</u>	<u>Disbursements</u>	<u>Interest</u>	<u>Ending Balance</u>
<u>General Fund</u>				
Savings (Sterling National; Bank)	--	--	626.03	2,908,666.88
Checking (Orange County Trust)	387,952.99	671,285.87	13.59	201,784.59
<u>Savings (Orange County Trust)</u>	--	350,000.00	221.49	2,167,777.79
<u>Water Fund</u>				
Capital Checking	--	--	7.88	91,496.38
Checking	20,697.92	35,999.67	19.63	375,711.96
<u>Sewer Fund</u>				
Checking	44,233.68	200.00	36.91	742,551.25
<u>Cumulative Fiscal Year Interest Earned by Fund 6/1/17-05/31/18</u>				
	General Fund	7,515.22		
	Water Fund	215.43		
	Sewer Fund	279.23		

Treasurer's Discussion:

1. STATEMENT OF REVENUE & EXPENDITURES: Year to Date Report is attached.
2. SEWER COLLECTION: Sewer collection continues. 4th installment is due by 4/02/18.
3. 2018-2019 BUDGET: Budget Preparation is currently underway. A Tentative Budget will be filed at the Village Clerk's Office on, or about 3/6/18.

A motion to accept the Treasurer's report, as read by Treasurer, Angela O'Neill, was made by Trustee, Brian J. Boone, second by Deputy Mayor Christopher Battiato. Motion unanimously passed.

BUILDING REPORT: Building Inspector/Code Enforcement Officer, John Orr, read his report was as follows

Peterman – 11 Elm Street

1- Work Continues.

Castle – 109 Brookside Ave

1- Zip line now complete.

Pep Boys – 29 Elizabeth Dr.

1- Racking almost complete.

BYK – 48 Leone Lane

1- Work continues inside.

FDF – 67 Greycourt Ave

1- Foundation now in.

Bastian Solutions – 45 Leone Lane (former Belmay)

1- Issued permit for automated racking system.

Due to weather Sandy did not attend the Grant writing class in Syracuse but has rescheduled for the class in Lakewood NJ.

I would like to attend a 4-day seminar in Lake Placid hosted by the Northern Adirondack NYSBOC. There will be no cost to the Village as expenses will be picked up by Tri-County NYSBOC. The conference will be March 4-8, 2018

A motion to grant permission for Building Inspector/Code Enforcement Officer, John Orr to attend a 4-day seminar in Lake Placid hosted by the Northern Adirondack NYSBOC was made by Trustee, Elizabeth A. Reilly, second by, Deputy Mayor, Christopher Battiato. Motion unanimously passed.

A motion to accept the Building Department report as read, was made by Trustee, Elizabeth A. Reilly, second by Trustee, Brian J. Boone. Motion unanimously passed.

POLICE REPORT: Police Chief, Peter Graziano, read his report as follows:

1. Personnel:

- Civil Service lists has been requested to fill a vacant position. Waiting for Orange county to send them.

2. Citizen Issues:

- Scams – Residents are reminded not to give personal information on the phone or to send money. Recently, a resident has been getting calls from what appears to be a Canadian phone number stating they were a Microsoft Rep and requesting access to a home computer to fix a problem.

3. Public Safety Issues:

- Traffic Details: Continuing.

4. Facilities:

- No issues.

5. Equipment:

- No issues.

6. Vehicles:

- Vehicle data requested for department vehicles is attached.

7. Other:

- No issues.

8. Department Activity YTD:

Call Type	2018
Calls for Service	336
Criminal Cases	057
Arrests	032
Traffic Accidents	026

PD Vehicle Data 02/2018

VEHICLE	YEAR	MILEAGE	ENG HRS	ASSIGNMENT
721	2011	68160	2361.7	Chief
722	2017	12045	1620	Sergeant
723	2009	85608	N/A	Detective
724	2015	36723	5959	Patrol
726	2011	92561	N/A	Patrol
727	2014	46347	N/A	Patrol
728	2007	84055	N/A	Patrol

A motion to accept the Police Department report, as read, was made by Trustee, Brian J. Boone, second by Deputy Mayor, Christopher Battiato. Motion unanimously passed.

STREET REPORT: Street Superintendent, Charles Bono, read his report as follows:

We were called out 2 times during the month of January to deice and clear the streets. The first storm produced 7” of snow on January 4th and the second storm produced 6” of snow on January 16th. As of to date we have used over a 220 ton of salt and 110 ton of salt sand mix. After each storm, the equipment was wash and serviced for the next storm.

The new fuel facility is almost complete, but we are waiting to get our PBS Application approved by the DEC.

Our JD tractor went down during the last storm. The right front axle had a bearing go out on it. We are currently waiting on getting the parts, to get it back up and running.

Our 2003 Ford Pickup is down. It needs an Interior Fuse Panel Junction Box Relay Module. However, the part is now obsolete through the dealer, so we are trying to find an aftermarket one or a used one.

A motion to accept the Street Department report, as read, was made by Deputy Mayor, Christopher Battiato, second b Trustee, Brian J. Boone. Motion unanimously passed.

WATER REPORT: Water Commissioner, Gary Green Jr., read his report as follows:

- 1) Daily filter plant & well operations.
- 2) Once per week filter cleaning.
- 3) Quarterly DOH sampling completed.
- 4) Cleared Fire Hydrant of Snow
- 5) Replace power steering pump on 2006 GMC.
- 6) Backflow Preventive testing is still on going.
- 7) Assisted contractor with service.
- 8) Monthly samples were taken to lab for testing.
- 9) Marking out of water lines for Dig safe N.Y.
- 10) Quarterly Clean in place procedure was completed on the membranes.

11) Joe Rosploch assisted Street Department with sidewalk snow clearing.

A motion to accept the Water Department report, as read, was made by Deputy Mayor, Christopher Battiato, second by Trustee, Elizabeth A. Reilly. Motion unanimously passed.

PARK& RECREATION: No one present from Park and Recreation.

OLD BUSINESS: No old business.

OTHER BUSINESS:

18-3 Draft Resolution for the purchase of 92 Main Street

RESOLVED, that the Village is authorized to purchase the real property known as 92 Main Street for the purpose of renovating the same and establishing a new Village Office at such location, and it is further

RESOLVED, that the form of contract presented to this meeting for the purchase of the real property known as 92 Main Street for the sum of \$338,085.00 is hereby ratified and approved, and it is further

RESOLVED, that moneys from the Village’s General Fund Surplus shall be used to make such purchase, and it is further

RESOLVED, that the Mayor and the Treasurer and the Clerk are hereby authorized and directed to execute and deliver such documents, take such actions, make such payments, and do such other things as may be necessary and proper to accomplish the intent of the foregoing Resolutions.

Introduced By: Trustee, Elizabeth A. Reilly.

Seconded By: Trustee, Brian. J. Boone.

On a vote of 3 to 1 , the resolution was adopted.

BY ROLL CALL	<u>Yay</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Mayor, John Thomas Bell	[X]			
Deputy Mayor, Christopher Battiato		[X]		
Trustee, Alan Battiato				[X]
Trustee, Elizabeth A. Reilly	[X]			
Trustee, Brian J. Boone	[X]			

18-4 MUNICIPAL RESOLUTION - URBAN COUNTY

RESOLUTION AUTHORIZING THE VILLAGE OF CHESTER ENTER INTO AN AMENDMENT TO THE EXISTING COOPERATION AGREEMENT DATED JULY 8, 1993, AS AMENDED, WITH THE COUNTY OF ORANGE FOR THE PURPOSE OF UNDERTAKING COMMUNITY DEVELOPMENT AND HOME PROGRAMS FOR THE PROGRAM YEAR COMMENCING FEDERAL FISCAL YEARS 2018, 2019, 2020 (AND FOR SUCCESSIVE THREE YEAR QUALIFICATION PERIODS AS PROVIDED FOR IN THE AUTOMATIC RENEWAL PROVISION) PURSUANT TO THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974, AS AMENDED AND TITLE II OF THE NATIONAL AFFORDABLE HOUSING ACT OF 1990, AS AMENDED.

WHEREAS, the Secretary of the U.S. Department of Housing and Urban Development ("HUD") authorized, under Title 1 of the Housing and Community Development Act of 1974, as amended and Title II of the National Affordable Housing Act of 1990, as amended to make grants to states and other units of general local government to help finance Community Development and Affordable Housing Programs; and

WHEREAS, it is desirable and in the public interest that the **Village of Chester** participate in aforesaid Community Development and HOME Programs for the program year commencing **Federal Fiscal Years 2018, 2019, 2020**, (and successive three-year qualification period); and

WHEREAS, the **Village of Chester** understands that by executing this Cooperation Agreement it becomes an included unit of general local government in the Urban County CDBG Entitlement Program, HOME Program and ESG Program and that it:

- a) May not apply for grants under the Small Cities for State CDBG Programs from appropriations for fiscal years during the period in which it is participating in the Urban County’s CDBG Program; and
- b) May not participate in a HOME Program consortium except through the Urban County, regardless of whether the Urban County receives a HOME formula allocation; and
- c) May not receive a formula allocation under the ESG Program except through the Urban County.

WHEREAS, this **Village Board** deems it to be in the public interest for the **Village of Chester** to enter into an Amendment to the existing Cooperation Agreement dated July 8, 1993, as amended, with the County of Orange for the aforesaid purpose;

NOW, THEREFORE, BE IT

RESOLVED, that the **Mayor** be and **he** hereby is authorized and directed to execute a Cooperation Agreement Amendment between the **Village of Chester** and the County of Orange for the purpose of undertaking Community Development and HOME Programs pursuant to the Housing and Community Development Act of 1974, as amended and Title II of the National Affordable Housing Act of 1990, as amended, for the program year commencing Federal **Fiscal Years 2018, 2019, 2020** (and successive three year qualification periods).

Introduced By: Trustee, Elizabeth A. Reilly.
 Seconded By: Trustee, Brian J. Boone.
 On a vote of 3 to 1 , the resolution was adopted.

BY ROLL CALL	<u>Yay</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Mayor, John Thomas Bell	[X]			
Deputy Mayor, Christopher Battiato	[X]			
Trustee, Alan Battiato				[X]
Trustee, Elizabeth A. Reilly	[X]			
Trustee, Brian J. Boone	[X]			

INTRODUCTORY LOCAL LAW #1 OF 2018

A Local Law prohibiting trucks, tractors and tractor-trailer combinations in excess of five tons from Garden Street.

§92-42A of the Code of the Village of Chester is amended as follows:

Insert under “Name of Street” the words “Garden Street” and strike the word “(Reserved)” and insert under “Location” the words “Between Meadow Avenue and High Street” so that, upon adoption of this Local Law, §92-42A of the Code of the Village of Chester will read as follows:

“In accordance with the provisions of §92-19A, all trucks, tractors and tractor-trailer combinations in excess of five tons are excluded from the streets or parts of streets described below:

Name of Streets	Location
Garden Street	from Meadow Avenue to High Street”

A motion to set a date to conduct a public hearing on March 12, 2018 at 6:45 p.m. with respect to the proposed adoption of a Proposed Local Law, being Introductory Local Law No. 1 of 2018, A Local Law prohibiting trucks, tractors and tractor-trailer combinations in excess of five tons from Garden Street, amendment to Chapter 92-42A of the Village Code, was made by Trustee, Elizabeth A. Reilly, second by, Deputy Mayor, Christopher. Motion unanimously passed.

Introductory Local Law No. 2 of 2018

Be it enacted by the Mayor and Trustees of the Village of Chester, New York, that Section 98-23.1 of the Village Code, entitled Senior Housing be amended as follows:

Proposed new language appears in bold type and language proposed to be deleted shows as being stricken out.

F. Lot and bulk requirements.

(1) The following lot and bulk requirements shall apply to projects for a SCH special use permit:

(a) Minimum **available** lot area. The minimum permitted lot area shall be ~~three~~ **two and one half** (2½) acres. In calculating the maximum number of dwelling units ~~per acre~~, any lands which are subject to flooding or which are occupied by public utility easements **or** in such manner as to prevent their use and development shall not be considered in calculation of ~~the total number of~~ available acres.

G. Site regulations.

(5) Building location. No building will have more than 24 dwelling units. The side of a principal building, if opposite the side of another principal building, shall be separated therefrom by a distance of not less than 1 1/2 the height of the opposite bounding wall. If the rear of any principal building shall face the front of another principal building, it shall be distant therefrom not less than twice the height of the opposite bounding walls. Each principal building will be not less than ~~25~~ **20** feet from any parking area or curb to provide for sidewalks, landscaping or both.

H. Building and unit requirements.

(b) Indoor community space. ~~Indoor community space and related equipment shall be required~~ **Projects with 30 units or more shall** provide indoor community space and related equipment to provide social and recreational opportunities for project occupants. Included may be such facilities as game rooms, indoor pool, meeting rooms, dining rooms, exercise rooms or other space for active or passive recreation. Such space, exclusive of a common lobby, hallways and basements, in a type and quantity as required by the Planning Board.

(c) Barrier-free access. All multifamily dwellings shall provide barrier-free access, and, at minimum, doors shall be three feet wide, thresholds shall be flush with the floor. **When buildings are arranged with interior hallways to access housing units and when buildings are three stories or taller** ~~ramps or~~ elevators shall be provided so that all areas of the structure are accessible to the physically handicapped.

(d) Appropriate twenty-four-hour private security and maintenance **will be provided for projects with 30 units or more.**

(2) Unit requirements.

~~[5] Storage. A minimum of 20 square feet of storage area shall be provided for each unit. Such storage area shall be in addition to normal closet space.~~

18-5 Resolution Referring Introductory Local Law#2 of 2018 To The Village Planning Board

WHEREAS, on this 13th day of February, 2018, a proposed Local Law was introduced, entitled Introductory Local Law #2 of 2018 “Amendment to Chapter 98 Zoning Senior Housing”; and

WHEREAS, pursuant to the Village’s Code, any proposed amendment to the zoning code must be referred to the Village of Chester Planning Board for a report,

NOW, THEREFORE, be it hereby

RESOLVED, that Introductory Local Law #2 of 2018 is hereby referred to the Village of Chester Planning Board; and be it further

RESOLVED that the Village Clerk is hereby authorized to take such necessary and further steps to effectuate the above.

Introduced By: Trustee, Elizabeth A. Reilly.

Seconded By: Trustee, Brian J. Boone.

On a vote of 3 to 1 , the resolution was adopted.

BY ROLL CALL	<u>Yay</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Mayor, John T. Bell	[X]			
Deputy Mayor, Christopher Battiato	[X]			
Trustee, Alan Battiato				[X]
Trustee, Elizabeth A. Reilly	[X]			
Trustee, Brian J. Boone	[X]			

CALENDAR:

- **February 19, 2018**, Village Office will be **closed** for Holiday. (President's Day)
- **February 20, 2018** Proposed Comprehensive Plan meeting. Location: Village meeting room above police station at 45 Main Street, 2nd Floor. 7pm
- The Philadelphia Flower Show, **March 5, 2018**, Leaves Town Hall **@ 8:00am**, Leaves show **@ 3:30pm**. For more information contact Park & Rec @ 845-469-7000 ext. 8

PUBLIC COMMENTS:

As there was nothing further, Mayor Bell asked for a motion to close the meeting.

A motion to close the meeting at 7:37p.m., and go into executive session, no further business, was made by Deputy Mayor Christopher Battiato, second by Trustee Brian J. Boone. Motion unanimously passed.

Village Board came out of executive session at 9:10 p.m. and set a date to conduct a Special Meeting on February 22, 2017, at 7:00 p.m. for the purpose of hearing three Steps labor grievances filed by Chester Police Benevolent Association (PBA) on February 6, 2018 and to discuss any other business that comes before the Village Board was made by Trustee, Elizabeth A. Reilly, second by, Trustee, Brian J. Boone. Motion unanimously passed.

Respectfully submitted,

Rebecca Rivera
Village Clerk