

Board of Trustees
Monthly Meeting Minutes
August 14, 2023

The Board of Trustees of the Village of Chester held its monthly meeting at the Village of Chester, 45 Main Street, Chester, NY conference room at 7:00pm, on Monday, August 14, 2023.

Members present: Mayor Christopher Battiato, Deputy Mayor Elizabeth A. Reilly, Trustee Alan Battiato, and Trustee Anthony Laspina. Trustee, Brian Boone was absent.

Also present: Clerk/Treasurer Angela O'Neill, Water Commissioner Gary A. Green Jr., Chief of Police, Timothy McGuire, Village Code Enforcement Officer John Orr and Village Attorney, Christopher Pavlacka. Deputy Clerk, Jennifer Cruz and Village Street Superintendent Charles Bono were absent.

PUBLIC HEARING:

Mayor Christopher Battiato called the public hearing pertaining Chapter proposed amendments to Chapter 98 article 1 section 98.3, definitions a housing and hotel. Did everybody get a chance to see what was online? Any sort of questions about it, because basically we would like to clarify the definitions of each. We had a public hearing for any questions, if nobody has any questions, we're going to send it to the planning board to have them look at it, make sure it's okay. Leave the public hearing open and see what the planning board has to say. And if everybody's on board, with any luck, we'll wrap this up in September. But basically, it's the hotel motels or 14- day stays or less extended stays and all-suite hotels is 30 days or less, cannot be listed as your residence. And it must have certain criteria that it has to meet to be an extended stay hotel. And we didn't have that in our zoning in the past. So, we wanted to put it in now. A motion to send the proposed Local Law was made by Deputy Mayor, Elizabeth A. Reilly and seconded by Trustee, Anthony Laspina.

Building Inspector, John Orr stated that we didn't have we never had a definition of hotel before. This is the opportunity to define all three out currently. We have hotel and motel listed as uses available in certain districts. We do not have the extended stay in any of the districts as a use permissible. The definitions should be there so that there is a distinction between extended stays and hotel/motel.

Sue Bahren of Whispering Hills posed a question about the impact of this definitions on persons who may have lost their home during a fire. Code enforcement officer stated the intent is to address the code as it pertains getting subsidized housing in a hotel/motel space.

Public hearing will remain open until September 11, 2023, scheduled for 7:00PM. A motion to keep the public hearing open was made by Trustee, Alan Battiato and seconded by Trustee, Anthony Laspina.

The regular meeting was opened at 7:08PM by Mayor, Christopher Battiato with the Pledge of Allegiance.

A motion to pay the audited bills was made by Deputy Mayor, Elizabeth A. Reilly and seconded by Trustee, Alan Battiato.

A motion to approve the monthly meeting minutes of July 10, 2023, was made by Deputy Mayor, Elizabeth A. Reilly and seconded by Trustee Anthony Laspina.

POLICE REPORT:

1. Personnel:

- Nothing to report.

2. Citizen Issues:

- Nothing to report.

3. Public Safety Issues:

- Officers have been out enforcing the NYS Vehicle and traffic laws, 524 tickets were issued for the month. 3,124 tickets have been issued year to date.

4. Facilities:

- Nothing to report.

5. Equipment:

- Nothing to report.

6. Vehicles:

- Driver’s seats for 725 and 726 were repaired by Diamond Auto. The seats had significant wear and tear. They are the two oldest vehicles in the department rotation.

7. Other:

- Nothing to report.

8. Department Activity:

Call Type	<u>July</u>	<u>2023</u>		
Calls for Service	243	1491		
Criminal Cases	62	317		
Arrests	45	216		
Traffic Accidents	19	99		

A motion to accept the police report as submitted by Chief Timothy McGuire was made by Trustee, Alan Battiato and seconded by Trustee, Anthony Laspina.

TREASURER’S REPORT:

CASH BALANCES ENDING JULY 31, 2023:

<u>FUND/BANK ACCOUNT</u> <u>ENDING BAL</u>	<u>DEPOSITS</u>	<u>(DISBURSEMENTS)</u>	<u>INTEREST</u>
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General Fund

Savings (Sterling National Bank) 2,882,654.11	1,000.00	--	5,969.51
Checking (Orange Bank & Trust) 1,891,068.48	1,023,002.71	1,918,508.85	102.20
Savings (Orange Bank & Trust) 3,836,071.31	--	--	3,895.79
Savings (NY CLASS) 520,145.15	--	--	2,201.50

Water Fund

Checking (Orange Bank & Trust) 520,185.46	71,627.13	42,690.18	84.32
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Sewer Fund

Checking (Orange Bank & Trust) 404,728.98	93,892.69	33,131.25	16.50
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Capital Projects Funds

H01: Water (Sterling Natl Bank) 84,499.13	--	--	170.65
H02: General (Orange Bank & Trust) 233,028.96	--		50.11
H03: Sewer (Orange Bank & Trust) 271,577.62	--		--

<u>Cumulative Fiscal Year Interest Earned by Fund 06/1/2023 – 7/31/2023 FYE 5/31/23 as of 7/31/2022</u>			
General Fund	\$	\$ 23,407.84	\$ 4,687.49

Water Fund	\$	142.60	7.71
Sewer Fund	\$	33.82	5.40
Capital Projects	\$	394.99	15.58

Treasurer’s Discussion:

1. **STATEMENT OF REVENUE & EXPENDITURES:** Attached.
2. **2023-2024 TAX/SEWER COLLECTION:** Collection of Village Property Taxes and Sewer are underway. Penalties have been applied to past due tax, sewer, and water account balances. Sewer Installment #2 is due by 9/30/2023.
3. **NYS DOT GRANT:** Received \$23,817.21 for payment request #5. A No Cost Extension was executed with NYS DOT. Extension to complete parking lot capital project was granted to 12/31/2023.
4. **DASNY #17071 & #23923:** Lanc & Tully has prepared a new cost estimate for Village Hall Improvements Capital Project. The cost estimate was submitted to DASNY on 7/27/2023.

A motion to accept the Treasurer’s Report as ready by Clerk/Treasurer, Angela O’Neill was made by Deputy Mayor, Elizabeth A. Reilly and seconded by Trustee, Alan Battiato.

BUILDING REPORT:

Steris – Nucifora Blvd.

- 1– Site work continues.
- 2- Starting to install radiation equipment.

92 Main Street

- 1- Pending ZBA.

12 Greycourt Ave Chester Ag

- 1- Almost complete.

9 Railroad Avenue

- 1- Repairs and renovations underway.

15 Sanford Avenue

- 1- Work is progressing.

29 Hudson Street

- 1- Work is now complete.

78 Brookside Avenue

- 1- Work has started.

78 Brookside Avenue

1- Issued permit for the renovation of Dunkin Donuts.

7-9 Greycourt Avenue

- 1- Issued permit for the construction of 3 story mixed use building.
- 2- Work has started.

A motion to accept building report as submitted by Building Inspector/Code Enforcement Officer, John Orr was made by Trustee, Alan Battiato and seconded by Trustee, Anthony Laspina.

STREET REPORT: None Submitted

WATER REPORT:

1. Daily filter plant and well operations.
2. Twice per week filter cleaning.
3. Monthly samples were taken to the lab.
4. Mark outs for dig safe N.Y.
5. Meter replacement continues.
6. Backflow preventer testing continues.
7. We attended training in Wallkill for our license.
8. We are working on clearing the water main easement.
9. Our quarterly samples were taken to the lab.
10. We repaired a water main break near 189 Greycourt Road. Once the repairs were complete and the main was charged, it broke 500 feet down the road. That section is cement and should be replaced soon.
11. Walton Lake is 2 inches above pin level.

PARK & RECREATION REPORT:

Caesar's Casino Trip – 10/5/2023 resident cost \$10/PP, non-residents \$25/PP. RSVP Michele @ 845-325-7227. Non-refundable payment due at sign up.

Trustee Alan Battiato stated the Town of Chester did a great job with the pickle ball court by Carpenter Field, a great addition in the community.

A motion to accept park & recreation report was made by Trustee, Alan Battiato and seconded by Trustee, Anthony Laspina.

VILLAGE HISTORIAN REPORT:

- On July 20th, from 2 to 4pm, the Village Historian met with County Historian, Johanna Yaun. At this meeting, the two discussed the value of new documentation on the Yelverton Inn in preparation for the America 250th Anniversary, which formally begins next year.

- Later that same day on the advice of the County Historian, the VOC Historian contacted the Saratoga County Historian, Lauren Roberts regarding potential cooperation or assistance in America 250th work.
- On August 2nd, from 1:45 to 2:30pm, the Village Historian and the Village Clerk met for an informal discussion on matters of the Historian's role as well as the agreement for a later more formal meeting to be held to expand on this and related topics.
- On that same day from 7 to 8pm, the Chester Historical Society had their monthly meeting, which the Village and Town Historians both attended.
- On August 7th, from 2 to 2:45pm, the Village and Town Historians met regarding research on Robert R. Graham, the architect of the Maple Avenue School and a leading school architect of the New Deal Era. Agreements were made for the Historians to work together on projects going forward and for both to have jurisdiction to work in the other's area.
- On August 8th, from 1 to 3pm, a meeting was held between the Village Historian and the County Historian, Johanna Yaun. Among the matters was the VOC Historian being commissioned to do research for the OC Historian on the Maple Avenue School and the Yelverton Inn for future use as well as for the Inn's importance to the American Revolution to be made more known to the Public in preparation for the America 250th Anniversary.
- On August 10th, from 9:30 to 11am, a meeting was held between the Village Historian, the Village Clerk, and the Deputy Mayor. Various topics were discussed regarding the logistics and responsibilities of the new Historian as well as ideas for preservation and utilization of the Maple Avenue School.
- Later that same day, the VOC Historian, contacted the Art Deco Society of New York regarding any assistance or advice, which they can offer in support of the Maple Avenue School.

A motion to accept the Historian's report submitted by Aaron Lefkowitz was made by Deputy Mayor, Elizabeth A. Reilly and seconded by Trustee, Alan Battiato.

NEW BUSINESS:

23-27 RESOLUTION TO RATIFY THE APPOINTMENT OF FOUR POLICE OFFICERS DURING THE JULY 10, 2023, VILLAGE BOARD MEETING

BE IT RESOLVED that the Village Board hereby confirms and ratifies the appointment of the following police officers to the Village of Chester Police Department occurring at the Village Board Meeting that took place on July 10, 2023, at 7:00PM

OFFICER Spencer Sutherland effective July 10, 2023

OFFICER Jacob Motz effective July 10, 2023

OFFICER Michael Hirrel effective July 10, 2023

OFFICER Nicholas Iannuzzi effective July 10, 2023

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Mayor Christopher Battiato	[X]	[]	[]	[]
Deputy Mayor Elizabeth A. Reilly	[X]	[]	[]	[]
Trustee Alan Battiato	[X]	[]	[]	[]
Trustee Brian J. Boone	[]	[]	[]	[X]
Trustee Anthony LaSpina	[X]	[]	[]	[]

The Resolution was thereupon duly adopted.

PUBLIC COMMENTS:

Gordon Shehab of 68 High Street. I was passing across the street from BT Holdings property they have a sign that there is a three and a half acres property for sale, with water and sewer. Now, I know I brought it up in the past about ridge line protection. I think we should do that because I think there's a ridge line there. In the future, at the top of the BT Holdings property, you want to have that protection. I know this is in the comprehensive plan. But this is the recommendation sot unless you make a local law, you could face litigation. So, you want to make sure that you know you have the power to control that. It is the section right opposite the Progressive Insurance. Building Inspector, John Orr stated that this property is not part of the BT Holdings property and does not go up to the ridge line. Gordon Shehab stated that down the road this parcel may be purchased by BT Holdings and the Village should make sure it does not go to the ridge line.

Nikki Shehab of 68 High Street stated that as they were walking the trail by the railroad at a point all you can see is that very tall apartment building, no trees. It is unattractive. Nothing wrong with building on the land, but a plan for ridge protection would guide development.

Sue Bahren informed the board of the historical society intent to meet and create a subcommittee to discuss the intended use of 93 Brookside and the possibility of providing office space for the village historian.

Sue Bahren wants to know if the Village could contact the State of NY to address the appearance of Oakland Avenue. The rebuilt after the collapse that took place many years ago looks horrible, it ruins the look of the Village when the Memorial Day flags are put in and the banners. Maybe if the street superintendent is too busy, this could be tasked to one of the board members.

Sue Bahren speaking as a retired election commissioner stated that she would like the board to reject the adoption of the resolution presented during the July 2023 meeting that calls for an audit of the 2020 and 2022 election.

Sue Bahren stated the historical society's furniture was moved today with the help of the street department.

Sue Bahren asked if Village Board approval and certificates of insurance are required for the 9/11 ceremony. No approval necessary from the Village Board but certificates of insurance will be furnished prior to the event.

Vincent Rappa asked if there was any discussion of the sign issue as it relates to the Village Code, as the current language seems contradictory. Mayor Battiato stated he has not heard back from the planner, Lanc & Tully. John Orr, Building Inspector will follow up with the Village engineer, John Queenan. A change in Local Law is required.

A motion to enter executive session was made at 7:50PM by Deputy Mayor, Elizabeth A. Reilly and seconded by Trustee, Anthony Laspina.

A motion to close executive session at 9:00PM was made by Deputy Mayor, Elizabeth A. Reilly and seconded by Trustee, Alan Battiato.

Respectfully submitted,

Angela O'Neill
Clerk/Treasurer