

**Board of Trustees  
Monthly Meeting Minutes  
September 11, 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, September 11, 2023.

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

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

**PUBLIC HEARING: Proposed Amendment to Ch. 98, Article 1, Section 98-3 (Definitions: Hotel/ Motel)**

The Public Hearing was opened, Mayor Christopher Battiato acknowledged that he received the letter from Orange County and the planning board. The Public Hearing was closed.

A motion to close the Public Hearing was made by Trustee, Anthony Laspina and seconded by Deputy Mayor Elizaeth A. Reilly. The motion was unanimously passed.

The regular meeting was opened at 7:03PM by Mayor, Christopher Battiato with the Pledge of Allegiance.

A motion to pay the audited bills for August 2023 was made by Trustee Alan Battiato and seconded by Trustee Anthony Laspina. The motion was unanimously passed.

A motion to approve the monthly meeting minutes of August 14, 2023, was made by Deputy Mayor, Elizabeth A. Reilly and seconded by Trustee Brian Boone. The motion was unanimously passed.

**POLICE REPORT:**

**1. Personnel:**

- Appointment of new Full Time Officer Thomas Chille.

**2. Citizen Issues:**

- Nothing to report.

**3. Public Safety Issues:**

- Officers have been out enforcing the NYS Vehicle and traffic laws, 529 tickets were issued for the month. 3,653 tickets have been issued this year to date.

**4. Facilities:**

- Nothing to report.

**5. Equipment:**

- Nothing to report.

**6. Vehicles:**

- Nothing to report.

**7. Other:**

- Officers conducted two operations for peace and good order violations. Two arrests were made in relation to public consumption of alcohol. These types of operations will continue for the foreseeable future.

**8. Department Activity:**

<b>Call Type</b>	<b><u>July</u></b>	<b><u>2023</u></b>		
Calls for Service	<b>253</b>	<b>1,744</b>		
Criminal Cases	<b>44</b>	<b>362</b>		
Arrests	<b>34</b>	<b>253</b>		
Traffic Accidents	<b>18</b>	<b>117</b>		

We have trial cameras right now that we're doing a demo on. They are on Academy Avenue and Brookside Avenue. One is a license plate reader, the other one is a surveillance camera. Now, the nice thing with these cameras is that besides the license plate reader technology that it has, the surveillance camera can pick out every person that goes past the camera by color shirt, color pants, male or female. You can also upload mug shots and any other photo you have if you're looking for somebody. It'll recognize facial recognition if they walk past the camera and alert us that they're here in the area. We've been messing around with it a little bit with vehicles that get broadcast out throughout the county, other people of interest and there's another setting on the camera called sentry mode where we could draw a box on the screen. We can make it alert us if there's three or more people in that area. What will happen is when the camera detects that it'll go over, and it'll take a picture of all three faces and then zoom back out and continue surveilling what it was doing. It did that over the weekend around 10:30am where there was a group of twelve 19 through 23-year-old kids that were walking down the street that stopped at the crosswalk, but it was nice to see it turned took a picture of all and then came back and continued surveillance.

A motion to accept the police report as submitted by Chief Timothy McGuire was made by Trustee, Brian Boone and seconded by Trustee, Alan Battiato. The motion was unanimously passed.

A motion to appoint Full Time Police Officer Thomas Chille on 9/11/2023 with a start date of 9/13/2023 with a salary to set forth in the CBA. This is a vote on hiring a new officer to fill a vacant spot.

**23-31 RESOLUTION AUTHORIZING THE APPOINTMENT OF POLICE OFFICER EFFECTIVE 9/11/2023 WITH START DATE OF 9/13/2023.**

**BE IT RESOLVED** that the Village Board hereby confirms the appointment of a full-time police officer, Thomas G. Chille on 9/11/2023 with a report to duty date of 9/13/2023.

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 Reilly	[X]	[ ]	[ ]	[ ]
Trustee Alan Battiato	[X]	[ ]	[ ]	[ ]
Trustee Brian Boone	[X]	[ ]	[ ]	[ ]
Trustee Anthony LaSpina	[X]	[ ]	[ ]	[ ]

The Resolution was thereupon duly adopted.

**TREASURER’S REPORT:**

**CASH BALANCES ENDING AUGUST 31, 2023:**

<u>FUND/BANK ACCOUNT</u> <u>ENDING BAL</u>	<u>DEPOSITS</u>	<u>(DISBURSEMENTS)</u>	<u>INTEREST</u>
<b><u>General Fund</u></b>			
Savings (Sterling National Bank) 2,888,748.52	--	--	6,094.41
Checking (Orange Bank & Trust) 1,964,753.68	542,646.05	469,051.58	90.73

Savings (Orange Bank & Trust) -- -- 5,375.75  
3,841,447.06

Savings (NY CLASS) -- -- 2,296.05  
523,486.99

**Water Fund**

Checking (Orange Bank & Trust) 20,303.02 79,533.53 115.22  
461,070.17

**Sewer Fund**

Checking (Orange Bank & Trust) 48,191.01 250,135.00 17.70  
202,802.69

**Capital Projects Funds**

H01: Water (Sterling Natl Bank) -- -- 174.28  
84,673.41

H02: General (Orange Bank & Trust) 23,817.21 49,592.93 52.90  
207,305.54

H03: Sewer (Orange Bank & Trust) -- 724.88 --  
270,852.74

<u>Cumulative Fiscal Year Interest Earned by Fund 06/1/2023 – 7/31/2023 FYE 5/31/23 as of 7/30/22</u>			
General Fund	\$	\$ 37,264.78	\$ 4,687.49
Water Fund	\$	257.82	7.71
Sewer Fund	\$	51.52	5.40
Capital Projects	\$	622.17	15.58

**Treasurer’s Discussion:**

- 1. STATEMENT OF REVENUE & EXPENDITURES:** Attached.
- 2. 2023-2024 TAX VILLAGE PROPERTY TAX:** Unpaid tax notices will be mailed on 9/29/2023.
- 3. 2023-2024 SEWER:** Sewer Bill Collection is ongoing. Installment #2 is due by 9/30/2023.
- 4. BUDGET MODIFICATION SCHEDULE YE 5/31/2023:** Presented to the Village Board for approval of budget transfers for fiscal year ending 5/31/2023.

**AUD 5/31/2023:** Preparation of the Annual Report for 5/31/2023 is ongoing.

A motion to make the budget modifications and transfers was made by Deputy Mayor Elizabeth A. Reilly, seconded by Trustee Anthony Laspina. The motion was unanimously passed.

A motion to accept the Treasurer's Report as ready by Clerk/Treasurer, Angela O'Neill, was made by Trustee Anthony Laspina and seconded by Deputy Mayor Elizabeth A. Reilly. The motion was unanimously passed.

**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 are almost complete.

15 Sanford Avenue

- 1- Work is almost complete.

78 Brookside Avenue

- 1- Work has started.
- 2- Work progressing well.

78 Brookside Avenue Dunkin Donuts.

- 1- No work has started.

7-9 Greycourt Avenue

- 1- Work has been stopped.

34 Meadow Avenue

- 1- Issued permit for addition.

Request permission to attend a conference in Albany October 23-25. The conference will provide 19 hours of my required Cost of Conference is \$395 with hotel cost will be 3 nights @ \$114 per night.

A motion to approve the Building Inspector/Code Enforcement Officer, John Orr, to attend the conference was made by Trustee Brian Boone, seconded by Trustee Alan Battiato. The motion was unanimously passed.

A motion to accept the Building Report as submitted by Building Inspector/Code Enforcement Officer, John Orr was made by Trustee, Alan Battiato and seconded by Trustee, Anthony Laspina. The motion was unanimously passed.

### **STREET REPORT:**

We have completed our 3<sup>rd</sup> round of roadside mowing, weed whacking and picking up garbage through the village for Labor Day.

We spent a few days blacktopping various areas throughout the village.

Our new New Holland Tractor was delivered with the new snowblower and snowplow.

The old New Holland Tractor was put up on Gov Deals and sold for \$10,588.00. I would like to thank Chief McGuire for taking pictures of the tractor and putting it up on the website.

We helped the water dept with a few water leaks that they had.

We trimmed some trees that were hanging down onto the sidewalks and obstructing the view of street signs, speed limit signs and intersections.

We replaced the old drainage line on the backside of the American House, (which was constructed out of laid up stone) with a new plastic line.

We repaired a section of curb and gutter that had settled down at 67 Main St. and brought it up to grade with the rest of the curb and gutter.

We had to purchase a new walk behind mower to replace one of our old walk behind mowers that could not be repaired, because the parts that were needed were no longer available. I would like to thank the board for letting us make that purchase.

An update on the State Route 17M Project. The ADA ramps for sidewalks are complete and as of last week they were in the process of cleaning out the storm drains and rebuilding a couple of catch basins. They are hoping to start paving on October 2<sup>nd</sup>.

A motion to accept the Street Superintendent's report was made by Deputy Mayor, Elizabeth A. Reilly and seconded by Trustee, Anthony Laspina. The motion was unanimously passed.

### **WATER REPORT:**

1. Daily filter plant & well operations.
2. Twice per week filter cleaning.

3. Monthly samples were taken to the lab.
4. Mark outs for dig safe NY.
5. Meter replacement continues.
6. We repaired a service line leak at 20 Maple Ave.
7. We attended training at Wallkill for our license.
8. We are working on clearing the water main easement.
9. Weekly mowing of the facilities was completed.
10. UCMR5/ EPA samples were taken.
11. Lead and copper samples were taken to the lab. This consists of 25 homeowners taking the first draw of water in their house and leaving the bottle for us to pick up.
12. We repaired a leak near Mobil in the intersection. I just want to thank both the Highway and Sewer departments for their help fixing the problem.
13. We fixed the lawn at 189 Greycourt from the water main break last month.
14. We installed a new service for 30 Meadow Ave.
15. With 5 inches of rain over the weekend, Walton Lake is 12 inches over pin level.

A motion to accept the Water Commissioner's report was made by Trustee Brian Boone, seconded by Trustee Alan Battiato. The motion unanimously passed.

#### **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 @ sign up.

Dog park in Chester opened 9/9/2023 @ the corner of Pond Road & Kings Highway. Small and Large Dogs areas available as well as poop bags.

A motion to accept the Park & Recreation report was made by Trustee, Alan Battiato and seconded by Trustee, Anthony Laspina. The motion was unanimously passed.

#### **VILLAGE HISTORIAN REPORT:**

## **Chester Village Historian Monthly Report (August-September)**

Aaron Lefkowitz

- On August 14<sup>th</sup>, Mr. Anthony Robins, Vice-president of the Art Deco Society of New York, returned the email sent on the 10<sup>th</sup> by the VOC Historian, Aaron Lefkowitz. From 2 to 2:30pm, the two discussed the recommended course of actions regarding the 37' Maple Avenue School's preservation and utilization for the community. Proper State and NPO guidance were detailed. Mr. Robins also stated that ADSNY would be more than happy to provide a letter of support after a thorough document on the building had been sent to the Society.
- On August 14<sup>th</sup>, the VOC Historian contacted the Town Historian, Clif Patrick, to inform him on the ADSNY call, discussing holding a related meeting to the Maple Avenue School and who would be ideal to invite to this meeting.
- On August 16<sup>th</sup>, the VOC Historian contacted Maureen Jagos, Director of the Chester Public Library. He invited me to the first Maple Avenue School Preservation Strategy Meeting to be held at 12pm on the 28<sup>th</sup> at the Village Hall. Mr. Lefkowitz detailed the intentions of this meeting and specifically inquired about Ms. Jagos regarding her recent photographs of the building, which are invaluable to the progress of its preservation.
- On August 17<sup>th</sup>, Jagos returned the VOC Historian's email and informed him that she would be attending the meeting on the 28<sup>th</sup> and discussed recommended invitees.
- Later, the 17<sup>th</sup>, the VOC Historian sent out a formal invitation to Clif Patrick, Maureen Jagos, Leslie Smith, Sue Bahren, David Stevenson, and Patti Salerno to the meeting for the 28<sup>th</sup>. Clif Patrick advised that a representative of the Chester Union Free School District should be included, which was immediately done, and Sue Bahren stated she would not be able to attend but wished to be kept posted.
- On August 22<sup>nd</sup>, Joanne Valastro, Administrative Assistant to the Superintendent of the Chester Union Free School District got in contact with Mr. Lefkowitz. From 3 to 3:30pm, the two discussed the shared intentions of their respective organizations and the School District's current steps for community outreach on the Maple Avenue School subject. Ms. Valastro stated she would be in attendance for the 28<sup>th</sup> and represent the district.
- On August 24<sup>th</sup>, Leslie Smith, Trustee of the Chester Historical Society, and close affiliate of the Town Historian, presented an early edition of the Chester Historical Society's monthly Newsletter to Mr. Lefkowitz. Mr. Lefkowitz had done research for Ms. Smith using Ancestry.com's Genealogical resources on Mr. Robert R. Graham, the architect of the Maple Avenue School.
- On August 26<sup>th</sup>, from 3:30 to 4pm, Mr. Lefkowitz networked with the public as well as local historians following the 2:30-3:30 presentation by the Ramapo Lenape Wolf Tribe.



- On August 28<sup>th</sup>, the first Maple Avenue School Preservation Strategy Meeting was held at the Village Hall. The Meeting lasted from 12 to 1:30pm. Those in attendance were the VOC Historian, Aaron Lefkowitz, Chester Town Historian, Clif Patrick, the Chester Library’s Director, Maureen Jagos, Superintendent of the Chester UFSD, Catherine O’Hara, Assistant Superintendent, Rachel Loftus, Zoning Board of Appeals Chair, David Stevenson, Chester Resident, Joe Delaney and Chester Historical Society Trustee, Leslie Smith. Superintendent O’Hara gave a presentation on the district’s perspective and desire for the best decision to be made for the site by the Community of Chester. Also, a FAQ has been publicly distributed on the site including the current emergency work due to the July 3<sup>rd</sup> tornado. The Village Historian discussed his project being to put together a profile document on the site including photographs of the architecture, the history of the site and related information for an application to the State Registry of Historic Sites, which would open substantial new outlets of funding. A substantial number of historical documents and articles on the site have been collected by Leslie Smith. (Please see the attached document for further extensive details on the meeting)
- On September 6<sup>th</sup>, from 7 to 8pm, the Chester Historical Society had their monthly meeting, which the Village and Town Historians both attended.

A motion to accept the Village Historian Report was made by Deputy Mayor Elizabeth A. Reilly and seconded by Trustee, Alan Battiato. The motion was unanimously passed.

A special thank you to Tommy Bell for replacing the flowers in the planters at Village Hall.

**NEW BUSINESS:**

**23- 28 RESOLUTION TO SCHEDULE A PUBLIC HEARING ON OCTOBER 2, 2023, CH 98 (SIGNS) LOCAL LAW AMENDMENT**

BE IT RESOLVED that a public hearing to consider a local law amending Chapter 98 (Signs) is hereby set for October 2, 2023, at 7:00PM or as soon thereafter as can be heard.

Introduced By: Trustee, Alan Battiato  
 Seconded By: Trustee Anthony Laspina

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 Reilly	[ X ]	[ ]	[ ]	[ ]
Trustee Alan Battiato	[ X ]	[ ]	[ ]	[ ]
Trustee Brian Boone	[ X ]	[ ]	[ ]	[ ]

Trustee Anthony LaSpina                    [ X ]                    [   ]                    [   ]                    [   ]

The Resolution was thereupon duly adopted.

**RESOLUTION**

**23-28 RESOLUTION ADOPTING A LOCAL LAW TO AMEND CHAPTER 98 OF THE ZONING CODE OF THE VILLAGE OF CHESTER**

WHEREAS the Village of Chester (“Village”) is responsible for the enactment of zoning codes in the Village pursuant to the Village’s Comprehensive Plan; and

WHEREAS, the Village Zoning Code does not currently define the terms “Motel”, “Hotel” and “Extended Stay-All Suite Hotel”; and

WHEREAS the adoption of this local law was determined to be a Type II Action as the proposed law does not change any of the allowable uses in any zoning district; and

WHEREAS, the Village Board desires to add such definitions to its Zoning Code based on the recommendations of the Building Inspector and the Village Planner.

**NOW, THEREFORE**, it is resolved by the Village Board as follows:

- Section 1.     The above “WHEREAS” clauses are incorporated herein as if set forth in full.
  
- Section 2.     The Village Board hereby adopts the Local Law entitled “A Local Law to Amend Chapter 98 of the Zoning Code for the Village of Chester” which local law shall amend Article 1 of Section 98-3 to add the definitions set forth in such local law.
  
- Section 3.     The Mayor and any officer, employee or consultant as directed by the Mayor is hereby authorized to take any and all action necessary to carry out the provisions of this Resolution.
  
- Section 4.     This Resolution shall be effective immediately.

Introduced By: Trustee, Anthony Laspina  
Seconded By: Trustee, Alan Battiato

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 Reilly	[ X ]	[ ]	[ ]	[ ]
Trustee Alan Battiato	[ X ]	[ ]	[ ]	[ ]
Trustee Brian Boone	[ X ]	[ ]	[ ]	[ ]
Trustee Anthony LaSpina	[ X ]	[ ]	[ ]	[ ]

The Resolution was thereupon duly adopted.

**RESOLUTION**

**23-30 RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO AGREEMENTS WITH UNDERWATER SOLUTIONS, INC. FOR TANK REPAIRS**

BE IT RESOLVED, that the Village Board authorizes the Mayor to enter into agreements with Underwater Solutions, Inc. for an Altitude Valve Repair, Tank Repairs and Mixers installation at the Whispering Hills Water Storage Tank as recommended by the Village Engineer, Lanc & Tully, pursuant to a City of Albany competitive bid, subject to review of such bid by Village Counsel and subject to execution of an agreement by Underwater Solutions, Inc. satisfactory to Village Legal Counsel.

Introduced By: Trustee, Alan Battiato  
 Seconded By: Trustee, Anthony Laspina

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 Reilly	[ X ]	[ ]	[ ]	[ ]
Trustee Alan Battiato	[ X ]	[ ]	[ ]	[ ]
Trustee Brian Boone	[ X ]	[ ]	[ ]	[ ]
Trustee Anthony LaSpina	[ X ]	[ ]	[ ]	[ ]

The Resolution was thereupon duly adopted.

**CALENDAR:**

Village Hall will be closed 10/9/2023.

**PUBLIC COMMENTS:** None

A motion to go into executive session at 8:07pm was made by Deputy Mayor Elizabeth A. Reilly, seconded by Trustee Alan Battiato. The motion was unanimously passed.

A motion to close executive session at 8:51pm was made by Trustee Alan Battiato seconded by Trustee Anthony Laspina. The motion was unanimously passed.

Respectfully,

Jennifer Cruz

Deputy Clerk