REGULAR MEETING
WOLCOTT TOWN BOARD – NOVEMBER 19, 2024

A regular meeting of the Wolcott Town Board was held Tuesday, November 19, 2024, at 6:00 PM at the Town Hall with the following people present:

PRESENT - Supervisor - Lynn Chatfield
Councilman - Adam Ellis, Jr.
Councilman - Daniel Youngman
Councilman – Jorden Brown
Councilwoman – Julie Aldrich

OTHERS PRESENT - Jessica Freer, Town Clerk; Zach Decker, Highway Superintendent; Ray Hauss, Code Enforcement Officer; Luke Kornbau, Wayne County Economic Development and Planning.

Copies presented to the Town Board:
1. Minutes of October 15, 2024 (Regular Meeting & Public Hearings)
2. General Fund Claims (Unaudited)
3. Highway Fund Claims (Unaudited)

The Supervisor's, Town Clerk's, Justices, Code Enforcement Officer's, and Highway Superintendent's reports were presented to the Town Board.

Supervisor Chatfield called the meeting to order at 6:00 PM.

Pledge of Allegiance –

GENERAL BUSINESS –

GENERAL CORRESPONDENCE –

1. Sexual Harassment & Discrimination training certificate.
2. Workplace Violence training certificate.
3. Wayne County Water & Sewer Authority proposed water/sewer rates and changes for 2025.
4. Dog Control Inspection Report from NY Dept. of Ag & Markets.
5. Thank you, card, from Wayne County IT.

A motion was made by Adam Ellis, seconded by Julie Aldrich, to accept the minutes of October 15, 2024, departmental reports and general correspondence.
VOTE – AYES__5__NAYS__0__.

ABSTRACT OF CLAIMS –

GENERAL ACCOUNT - Claims #345 thru #380 - total - $81,208.06
HIGHWAY ACCOUNT - DA Town wide & DB Outside - total - $80,767.57
PORT BAY SD ACCOUNT – Claim #2 – total - $44,836.25
WATERS/RED CREEK RD WD ACCOUNT – Claim #2 – total - $20,422.50
WEST PORT BAY WD ACCOUNT – Claim #2 – total - $1,845.75
BLIND SODUS BAY SD ACCOUNT – Claim #2 – total - $45,000.00

A resolution was presented by Adam Ellis moved by Jordan Brown, seconded by Dan Youngman "Be it RESOLVED to pay General, Highway, Port Bay SD, Waters/Red Creek Rd WD, West Port Bay WD and Blind Sodus Bay SD account claims as presented."

VOTE - AYES__5__ NAYS__0__.

ASSESSOR/SUPERVISOR'S CLERK - Amber Roberts

RESOLUTION #50-24 TO AUTHORIZE BUDGET TRANSFERS –

The following resolution was presented by Julie Aldrich**,** moved by Jordan Brown, seconded by Adam Ellis,

WHEREAS, the New York State Comptroller's Office made a recommendation during their audit process with the Town stating to do transfers for budget line items as they happen if they are over budget during the year; and

WHEREAS, there were expenditures that went over budget for Town Clerk, Highway, Salt Barn Research, Insurance and Code Enforcement;

NOW, THEREFORE, BE IT RESOLVED, to allow the Supervisor's Clerk to make the following transfers to the line items in the 2024 Budget:

From Contingent – A1990.4 to Town Clerk – A1410.4 in the amount of $41.80
From Contingent – A1990.4 to Highway – A5010.2 in the amount of $18.39
From Contingent – A1990.4 to Research (Salt Barn) – A8030.4 in the amount of 1,375.00
From Contingent – B1990.4 to Insurance – B1910.1 in the amount of $9,104.25
From Contingent – B1990.4 to Code Enforcement Contractual – B3620.4 in the amount of $388.37.
From Equipment – DA5130.2 to Contractual - DA5130.4 in the amount of $4,747.94

VOTE - AYES__5__ NAYS__0__.

ASSESSOR/SUPERVISOR'S CLERK – (cont'd)

RESOLUTION #51-24 AMENDING OCTOBER 2024 HIGHWAY ABSTRACT DUE TO CLERICAL ERROR -

The following resolution was presented by Adam Ellis, moved by Dan Youngman, seconded by Jorden Brown.

WHEREAS, due to a clerical error the October 2024 Highway abstract had a Suit-Kote Corporation voucher on the abstract in the amount of $19,250.72 coming from account #DB5112.13; and

WHEREAS, the Suit-Kote voucher needed to come out of account #DB5112.4 instead; and

WHEREAS, the Abstract needs to reflect the correct information,

NOW THEREFORE, BE IT RESOLVED, to amend the October 2024 Highway Abstract by changing voucher #13 Suit-Kote Corporation in the amount of $19,250.72 from account #DB5112.13 to DB5112.4.

VOTE - AYES__5__ NAYS__0__.

HIGHWAY – Zach Decker

1. The Salt Barn.
2. Switching trucks to winter equipment.
3. The Highway Department will be closed next week.

CODE ENFORCEMENT OFFICER – Ray Hauss

1. Special Permit Request – Brian Popovici
   7835 Eagle Road
   Wolcott, NY 14590
   75119-11-667597

Code Enforcement Officer, Ray Hauss, presented Special Permit Request #6-2024, which was brought before the Town Board October 15, 2024, at which time a negative impact was declared on the environment and signed by the Supervisor.

Request regarding Town of Wolcott Special Permit Request #6-2024 Brian would like to build a 32 x 52, two story dwelling on his property.

Ray gave the information to our Board of Appeals. The Board of Appeals approved the permit for Brian on November 11, 2024. There were numerous action items the Board of Appeals would loke to see.

Chuck Mundry– Spoke his concerns about the new house as well as, a willow tree he doesn't want damaged; the tree is 8 1/2 feet from the lot line.

RESOLUTION #52-24 BRIAN POPOVICI SPECIAL PERMIT #6-2024 –

The following resolution was presented by Dan Youngman, moved by Jorden Brown, seconded by Adam Ellis,

BE IT RESOLVED, that the Wolcott Town Board approve the request of Brian Popovici at the recommendation of the local Board of Appeals to the Town Board with the caveat to oblige with the action items and if Eagle Road is damaged by the construction he will cover costs to repair it.

VOTE - AYES __5__ NAYS __0__.

2. Butler Correctional Facility – Luke Kornbau explained that the property will be transferred to Westbury Lumber and the property needs a Special Use Variance and a referral to the Wayne County Planning Board to continue the process of transferring the property. Julie Aldrich asked questions about the facility.

A motion was made by Adam Ellis, seconded by Julie Aldrich to allow Lynn Chatfield to sign the Long From SEQR and send the Area Use Variance for Westbury Lumber to Wayne County Planning for referral.

VOTE - AYES __5__ NAYS __0__.

GENERAL BUSINESS -

Colonial Life – Colonial Life representatives spoke to the Board about offing voluntary benefits to employees, they handed out a small packet for the Board to review; The Board thanked them for their time and will give employees the chance to decide what they would like to do.

TOWN CLERK - Jessica Freer

1. Jessica said she has a regional training in Ithaca on December 9th but will return that afternoon. Jessica said she attended a meeting about Comprehensive Plan and Updating Zoning/Land Use, it was suggested at the meeting that any entity looking to update the Zoning/Land Use should update the Comprehensive Plan first.

2. The Town Hall will be closed November 27th, 28th and 29th for Thanksgiving.

SUPERVISOR - Lynn Chatfield

OLD BUSINESS -

1. Building Maintenance – Roof is on the schedule.
2. Blind Sodus Bay Water District – Wetland Delineation and associated environmental permitting support services and order for public hearing.

RESOLUTION #53-24 ORDER SCHEDULING PUBLIC HEARING TOWN OF WOLCOTT BLIND SODUS BAY WATER DISTRICT

In the Matter of the Petition Requesting An Increase In The Maximum Amount To Be Expended For the Construction of a Proposed Water Distribution System for the Town of Wolcott Blind Sodus Bay Water District, in the Town of Wolcott, Wayne County, New York.	**ORDER SCHEDULING PUBLIC HEARING**

WHEREAS, the Comptroller of the State of New York had duly made an Order, in duplicate, dated October 20, 2022, granting permission for the establishment of Town of Wolcott Blind Sodus Bay Water District; and

WHEREAS, the Town Board thereafter duly adopted a Final Order November 15, 2022 establishing Town of Wolcott Blind Sodus Bay Water District as originally proposed and approving the construction of a water distribution system therein at a maximum cost of $2,702,000; and

WHEREAS, thereafter, and primarily due to an unprecedented escalation in the cost of construction materials, the amount now proposed to be expended for the construction of the referenced water district has increased by $843,400 above and beyond the amount originally estimated to complete the Project; and

WHEREAS, in an effort to mitigate the increased cost to the extent practicable, the Town Board successfully secured a Rural Development Grant of $450,000 and an additional loan to address the $843,400 shortfall, as aforesaid; and

WHEREAS, a written Petition in due form and containing the signatures required by law now having been presented to and filed with the Town Board of the Town of Wolcott, Wayne County, New York, pursuant to Article 12, Section 202-d of the Town Law, requesting an increase in the maximum amount to be expended for the construction of the proposed water district in said Town, to be known as Town of Wolcott Blind Sodus Bay Water District as described in said Petition; and

WHEREAS, said Petition, together with a map, plan and report, including an Addendum thereto, incorporating a revised estimate of the project costs, have been filed in the Office of the Town Clerk and are available for public inspection and review; and

WHEREAS, said map, plan and report, including a revised estimate of the project costs, were prepared by MRB Group Engineering, Architecture & Surveying, D.P.C., competent engineers duly licensed by the State of New York; and

WHEREAS, the boundaries of said proposed water district shall be as set forth in Schedule A attached hereto and made a part hereof; and

WHEREAS, the improvements proposed in connection with the establishment of said water district consist of the purchase and construction of a water distribution system to serve said water district, including approximately 33,000 linear feet of 8 inch watermains and original furnishings, valves, hydrants, equipment, machinery and apparatus required

in connection therewith, and also including, if necessary, the acquisition of land or rights in land required in connection therewith, all as more fully described in the aforesaid map, plan and report accompanying said Petition; and

WHEREAS, the maximum amount now proposed to be expended for such improvements in connection with the establishment of said water district is $3,545,400; and

WHEREAS, the method of financing the cost of said improvements shall, in the first instance, be derived from USDA Rural Development Grant Funds through the USDA Rural Development (RUS) committed Grant of $450,000, and the balance of the original costs of said improvements shall be derived from USDA Rural Development Loan funds through the USDA Rural Development (RUS) originally committed Loan not to exceed $2,702,000, amortized over thirty-eight (38) years at an estimated interest rate of 2.7%, together with an additional RUS Loan of $393,00 secured by the Town to supplement Project costs, amortized over thirty-eight (38) years at an estimated interest rate of 3.0% and secured by the issuance of serial bonds (and bond anticipation notes in anticipation thereof) of said Town maturing in annual installments over a period not exceeding forty years, payable in the first instance from a levy upon the several lots and parcels of land situate in Town of Wolcott Blind Sodus Bay Water District, and assessed on a benefit basis upon all of the improved real property situate within said proposed water district at the same time and in the same manner as other Town charges, and in an amount sufficient to pay the principal and interest on said bonds as the same become due, but if not so paid from such source, then all of the taxable real property in said Town shall be subject to the levy of ad valorem taxes, without limitation as to rate or amount, sufficient to pay the principal of and the interest on said bonds as the same shall become due and payable; and

WHEREAS, the Town Board has previously reviewed the Full Environmental Assessment Form (EAF) submitted by MRB Group Engineering, Architecture & Surveying, D.P.C., and has heretofore determined that the project constitutes a Type I

Action pursuant to the State Environmental Quality Review Act (SEQRA), and has previously declared its intention to act as Lead Agency for the purpose of conducting a coordinated environmental review with regard to the project pursuant to the regulations

of the New York State Department of Environmental Conservation promulgated pursuant to SEQRA; and

WHEREAS, the Town Board has previously made a determination that this Project will result in no significant adverse impacts on the environment and, therefore, an environmental impact statement would not need to be prepared and, accordingly, the Town Board has previously issued a Negative Declaration for this Project; and

WHEREAS, individual water services will be charged a one-time connection fee of $1,600 for the typical property in the proposed water district. This one-time connection fee of $1,600 is the same amount charged for the typical one- or two-family home in the proposed water district, and covers the cost of the tap at the watermain, a service line to the property boundary line or right-of-way, a curb box, a meter (installed) with associated appurtenances, and all inspection charges related thereto; and

WHEREAS, the estimated cost of installing the water service line between the curb box and the typical property in the proposed water district, whether installed by the property owner or by a private contractor, is approximately $1500, which charge includes a water meter installed in the typical property. This cost is in addition to the connection fee referred to above and depends upon the size of the service that the

property owner elects to install, the distance from the property boundary line to the structure being serviced, soil conditions, and related factors. This additional installation expense will also be incurred by the typical one- or two-family home in the proposed water district. In addition to these costs, if the property to be serviced is located 250 linear feet or more from the curb box, the property owner may be required to purchase and install a residential meter pit on the affected property at an additional cost estimated to be $850 - $1,100 when installed as part of the private water service; and

WHEREAS, in addition to the foregoing expenses, the estimated cost of the proposed improvements to the typical property and to the typical one-family home in the proposed water district is $4,618.60 in the first year in which operation, maintenance, purchased water supply costs, debt service and other charges and expenses are to be paid; and

WHEREAS, a detailed explanation of the manner by which said estimated costs were computed for connection fees, installation fees and first year costs to the typical property and typical one-family home in said proposed water district has been filed in the Office of the Town Clerk where the same is available during regular office hours for examination by any persons interested in the subject matter thereof; and

WHEREAS, it is now desired to call a public hearing to consider the Petition requesting an increase in the maximum amount to be expended for constructing said proposed water district in the manner aforesaid pursuant to Section 193 of the Town Law.

NOW, THEREFORE, IT IS HEREBY ORDERED by the Town Board of the Town of Wolcott, Wayne County, New York, as follows:

Section 1. A Public Hearing shall be held at the Town Hall at 6070 Lake Avenue, in the Town of Wolcott, New York, in said Town, on the 10th day of December 2024 at 6:00 P.M., Prevailing Time, to consider the establishment of a proposed water district as described in the preambles hereto, to be known and identified as Town of Wolcott Blind Sodus Bay Water District, and to consider the revised map, plan and report, including the request to increase the amount to be expended for the construction of the proposed water distribution system filed in relation thereto, and to hear all persons interested in the subject thereof, concerning the same, and for such other action on the part of said Town Board as may be required by law or shall be proper in the premises.

Section 2. The Town Clerk is hereby authorized and directed to cause a certified copy of this Order to be published in the official newspaper of the Town and posted in the time and manner prescribed by law.

Section 3. A Special Meeting of the Wolcott Town Board shall also be held at said Town Hall on December 10, 2024, immediately following the close of the aforesaid Public Hearing.

Section 4. This Order shall take effect immediately.

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

On Roll Call Vote - Chatfield "YES", Ellis "YES", Youngman "YES",
Brown "YES", Aldrich “YES”.

The Order was thereupon declared duly adopted.

3. Salt Barn – HUD has been backlogged.

4. Barrier Bar Status – The work has started, and a bond was submitted for the road.

Privilege of the floor –

1. Lori Furguson asked about updates to the website.

Special Board Meeting December 10th, 2024 at 6:00PM

The next regular meeting of the Wolcott Town Board will be held December 17, 2024, at 6:00 PM at the Town Hall.

A motion was made by Julie Aldrich, seconded by Dan Youngman, to adjourn the meeting at 6:59 PM.

Respectfully submitted,

Jessica Freer
Town Clerk