REGULAR MEETING
WOLCOTT TOWN BOARD – MAY 20, 2025

A regular meeting of the Wolcott Town Board was held Tuesday, May 20, 2025, at 6:00 PM at the Town Hall with the following people present:

PRESENT - Supervisor - Lynn Chatfield
Councilman – Adam Ellis
Councilwoman – Julie Aldrich
Councilwoman – Cindee Meiden
ABSENT - Councilman – Dan Youngman

OTHERS PRESENT - Jessica Freer, Town Clerk; Ray Hauss, Code Enforcement Officer; Amber Roberts, Assessor/Bookkeeper;

Copies presented to the Town Board:
1. Minutes of April 15, 2025
2. General Fund Claims
3. Highway Fund Claims
4. Port Bay WD Claim
5. Waters/Red Creek Road WD Claim
6. West Port Bay WD Claim

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

Supervisor Chatfield called the meeting to order at 6:00 PM.
Pledge of Allegiance –

GENERAL BUSINESS –
ABSTRACT OF CLAIMS –

GENERAL ACCOUNT - Claims #139 thru #177 - total - $38,207.80
HIGHWAY ACCOUNT - DA Town wide & DB Outside - total - $107,950.31
PORT BAY WD ACCOUNT – Claim #1 - total - $11,485.62
WATERS/RED CREEK ROAD WD ACCOUNT – Claim #1 – total - $5,253.75
WEST PORT BAY WD ACCOUNT – Claim #1 – total – $824.50

A resolution was presented by Adam Ellis, moved by Julie Aldrich, seconded by Cindee Meiden "Be it RESOLVED to pay General, Highway, Port Bay WD, Waters/Red Creek Road WD and West Port Bay WD account claims as presented."
VOTE - AYES__4__ NAYS__0__.

ASSESSOR/SUPERVISOR'S CLERK – Amber Roberts

1. RESOLUTION #18-25 TO AUTHORIZE BUDGET TRANSFERS –

The following resolution was presented by Adam Ellis**,** moved by Cindee Meiden, seconded by Julie Aldrich,

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 Research;

NOW, THEREFORE, BE IT RESOLVED, to allow the Supervisor's Clerk to make the following transfers to the line items in the 2025 Budget:

From Contingent – A1990.2 to Research (Salt Barn) – A8030.4 in the amount of $296.00

VOTE - AYES__4__ NAYS__0__.

2. Amber submitted items requested for Blind Sodus Bay Project by Donegan's and MRB office. MRB is collecting Blind Sodus Bay project expenses that will be reimbursed back to the Town at a later date.
3. Board of Assessment Review, Grievance Day is on May 27th, 4:00pm-8:00pm.

HIGHWAY

1. A Salt Barn is still needed.

CODE ENFORCEMENT OFFICER – Ray Hauss

1. Tara & Lou Germano –

RESOLUTION #19-25 AUTHORIZING THE SUPERVISOR TO SIGN NEGATIVE DECLARATION FOR A SHORT ENVIRONMENTAL QUALITY REVIEW (SEQR) FORM FOR DON PAYNE –

The following resolution was presented by Cindee Meiden, moved by Julie Aldrich, seconded by Adam Ellis,

WHEREAS, the Germano's would like to demolish their cottage and build a new 2-story house on their property at 8467 East Port Bay Road; and

WHEREAS; and Town of Wolcott Local Law #1-2000 502-C, states special permits are required because the dwelling is on less than one acre of land in waterfront area; and

WHEREAS, the Code Enforcement Officer has reviewed said project and feels a negative declaration is in order; and

WHEREAS, the Town Board, upon review, concurs with the Code Enforcement Officer and sees no negative impact environmentally.

NOW, THEREFORE, BE IT RESOLVED, the Town Board authorizes the Supervisor to sign a negative declaration for said project.

VOTE - AYES__4__ NAYS__0__.

Special Permit Request – Tara & Lou Germano
8467 East Port Bay Road
Wolcott, NY 14590
75120-18-377390

Code Enforcement Officer, Ray Hauss, presented a Special Permit Request for the Germano's, which was brought before the Town Board May 20th, 2025, at which time a negative impact was declared on the environment and signed by the Supervisor.

Request regarding Town of Wolcott Special Permit Request, the Germano's would like to demolish their existing cottage and build a new 2-story residence on their property.

Ray gave the information to our Board of Appeals. The Board of Appeals approved the permit for the Germano's on May 12th, 2025.

RESOLUTION #20-25 GERMANO'S SPECIAL PERMIT–

The following resolution was presented by Julie Aldrich, moved by Cindee Meiden, seconded by Adam Ellis,

BE IT RESOLVED, that the Wolcott Town Board approve/not approved the request of Don Payne on the recommendation of the local Board of Appeals to the Town Board.

VOTE - AYES __4__ NAYS __0__.

2. Ray will be sending out letters to residents of our sewer districts to follow our Sewer Law; he will include contact information for dye testers.
3. Ray will be looking for part-time help soon.

TOWN CLERK - Jessica Freer

1. Town Hall will be closed Monday, May 26th for Memorial Day.

SUPERVISOR - Lynn Chatfield

OLD BUSINESS –

1. Salt Barn – Waiting for HUD.

2. Electronics Recycling and Spring Cleanup Day – Lots of electrical equipment and tv's were brought.

NEW BUSINESS –

1. Blind Sodus Bay WD

RESOLUTION #21-25 FINAL ORDER ESTABLISHING BLIND SODUS BAY WATER DISTRICT -

The following resolution was presented by Adam Ellis, moved by Cindee Meiden, seconded by Julie Aldrich,

In the Matter of the Establishment of the Blind Sodus Bay Water District (portions of Blind Sodus Bay Road, Metzger Road, West Bay Road, King Road, NYS Route 104A, and Smith Road) in the Town of Wolcott, Wayne County, New York.

FINAL ORDER

WHEREAS, a written petition in due form and containing the signatures required by law, accompanied by a general map, plan and report, has heretofore been presented to and filed with the Town Board of the Town of Wolcott, Wayne County, New York, for the establishment of the Blind Sodus Bay Water District in said Town, to serve properties within the boundaries of said Water District, as more fully described in said petition; and

WHEREAS, an Order was duly adopted by said Town Board on November 19, 2024 reciting the filing of said petition and describing the boundaries of said proposed Water District, the proposed improvements therein, the maximum amount proposed to be expended for said improvements ($3,545,400), the fact that said petition and map, plan and report were on file in the Town Clerk's Office and specifying the 10th day of December, 2024 at 6:00 P.M., at 6070 Lake Avenue in the Town of Wolcott, County of Wayne, State of New York, as the time when and the place where said Town Board would meet for the purpose of conducting a public hearing to hear all persons interested in the subject thereof concerning the same, as may be required by law or proper in the premises; and

WHEREAS, such Order was duly published and posted in the manner and within the time prescribed by Section 193 of the Town Law and proof of said publication and posting has been duly presented to said Town Board; and

WHEREAS, said public hearing was duly held at the time and place set forth in said Order, as aforesaid, at which time all persons desiring to be heard were duly heard; and

WHEREAS, following said public hearing, and based upon the evidence given thereat, said Town Board duly adopted a Resolution determining in the affirmative all of the questions set forth in Subdivision 1 of Section 194 of the Town Law and approving the establishment of said Water District as proposed in the aforesaid petition, and approving the construction of the improvements proposed therefor, subject to the approval of the Comptroller of the State of New York for permission to increase the maximum amount to be expended for the proposed public water system; and

WHEREAS, said Town Board has considered the environmental impacts of the proposed public water system and has previously determined, by appropriate SEQRA Resolution, that the establishment of the proposed Water District and the approval of any financing therefor would not have a significant effect on the environment, and that the filing of a Notice of Negative Declaration was, and still is, warranted; and

WHEREAS, the Comptroller of the State of New York has duly made an Order, in duplicate, dated May 1, 2025, granting permission for the establishment of said Blind Sodus Bay Water District at a maximum cost not to exceed $3,545,400; and

WHEREAS, the Town Clerk has duly presented a copy of such Order to said Town Board and it is now desired to adopt a **Final Order** pursuant to Subdivision 5 of Section 194 of the Town Law establishing said Blind Sodus Bay Water District in accordance with the aforesaid proceedings and as the boundaries thereof have been finally determined.

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

Section 1. A water district, to be known as Blind Sodus Bay Water District (portions of Blind Sodus Bay Road, Metzger Road, West Bay Road, King Road, NYS Route 104A, and Smith Road) in the Town of Wolcott, Wayne County, New York is hereby established and shall be bounded and described as set forth in Schedule A attached hereto and made a part of this Order.

Section 2. The construction of the improvements proposed for said Water District, consisting of the purchase and construction of a water distribution system to serve said Water District, substantially in accordance with the aforesaid map, plan and report, including, if necessary, the acquisition of land or rights in land required in connection therewith, and including the original furnishings, equipment, machinery and apparatus required in connection therewith **IS HEREBY AUTHORIZED AND APPROVED** at a maximum cost of $3,545,400.

Section 3. The method of financing the cost of the proposed improvements, including the cost of rights of way, construction costs, administrative and engineering costs, legal fees and other expenses, shall be derived from a USDA Rural Development Grant through a USDA Rural Development (RUS) committed Grant of $450,000, and the balance of the original cost of said improvements shall be derived from USDA Rural Development Loan funds through a USDA Rural Development (RUS) originally committed Loan of $2,702,000, amortized over thirty-eight (38) years at an estimated interest rate of 1.375%, together with an additional RUS loan of $393,000 secured by the Town to supplement Project costs, said additional Loan amount to be amortized over thirty-eight (38) years at an estimated interest rate of 3.0%, with both of said obligations being 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 said 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 and payable, 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

Section 4. The Town Clerk is hereby authorized and directed to cause a certified copy of this Final Order to be recorded in the Wayne County Clerk's Office and filed in the Office of the State Department of Audit and Control, all in accordance with the provisions of Section 195 of the Town Law.

Section 5. This Final Order shall take effect immediately.

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

Lynn Chatfield	**VOTING:**	Aye
Adam Ellis, Jr.	**VOTING:**	Aye
Dan Youngman	**VOTING:**	Absent
Julie Aldrich	**VOTING:**	Aye
Cindee Meiden	**VOTING:**	Aye

The foregoing **Final Order** was thereupon declared duly adopted this 20th day of May 2025.

RESOLUTION #22-25 BOND RESOLUTION FOR THE BLIND SODUS BAY WATER DISTRICT –

Julie Aldrich presented the following resolution and duly moved that it be adopted and was seconded by Cindee Meiden:

BOND RESOLUTION DATED MAY 20, 2025 OF THE TOWN BOARD OF THE TOWN OF WOLCOTT, NEW YORK, AUTHORIZING GENERAL OBLIGATION

SERIAL BONDS TO FINANCE WATER SYSTEM CAPITAL IMPROVEMENTS WITHIN THE TOWN, AUTHORIZING THE ISSUANCE OF BOND ANTICIPATION NOTES IN CONTEMPLATION THEREOF, THE EXPENDITURE OF SUMS FOR SUCH PURPOSE, AND DETERMINING OTHER MATTERS IN CONNECTION THEREWITH.

WHEREAS, the Town of Wolcott Blind Sodus Bay Water District is a Water District of the Town of Wolcott, New York, duly established by the Town Board pursuant to the Town Law; and

WHEREAS, the Town, acting as lead agency under the State Environmental Quality Review Act and the applicable regulations promulgated thereunder ("SEQRA"), has completed its environmental review and, on February 16, 2021, has duly adopted a negative declaration and has determined that the implementation of the type I action as proposed will not result in any significant adverse environmental impacts; and

WHEREAS, the Comptroller of the State of New York has duly made an Order, dated October 10, 2022, granting permission for the establishment of the Town of Wolcott Blind Sodus Bay Water District at a maximum cost not to exceed $2,702,000; and

WHEREAS, actual project costs have proved to be approximately $843,400 higher than the maximum estimated project costs, the Town has duly authorized such increase in maximum amount pursuant Article 12 of the Town Law; and

WHEREAS, the Comptroller of the State of New York has duly made an Order, dated May 1, 2025, granting permission to increase the maximum amount expended for the establishment of the Town of Wolcott Blind Sodus Bay Water District to $3,545,000; now therefor, be it

RESOLVED BY THE TOWN BOARD OF THE TOWN OF WOLCOTT, NEW YORK (hereinafter referred to as the "Town"), by the favorable vote of not less than two-thirds of all of the members of such Board, as follows:

Section 1. The Town of Wolcott shall undertake certain capital improvements consisting of the acquisition and construction of water district improvements for the Town of Wolcott Blind Sodus Bay Water District, to include, without limitation, the installation of approximately 33,000 linear feet of 8-inch watermains, and the acquisition of land or rights in land necessary therefor, if any, and the acquisition of original furnishings, valves, hydrants, equipment, machinery or apparatus, or the replacement of such equipment, machinery or apparatus, and other incidental improvements that may be required in connection therewith for such construction and district use (hereinafter referred to as "purpose"), and general obligation serial bonds in an aggregate principal amount not to exceed $3,095,000 of the Town are hereby authorized to be issued to finance said purpose, and said amount is hereby appropriated therefor, and bond anticipation notes in anticipation thereof (and renewals thereof) of the Town are hereby authorized to be issued to finance said purpose.

Section 2. The estimated aggregate maximum cost to the Town of Wolcott of said purpose, including preliminary costs and costs incidental thereto and costs of the financing thereof, is estimated to be $3,545,400. The plan for financing of said purpose is to provide (i) up to $3,095,000 from USDA Rural Development loans to be evidenced by the issuance of bonds, as well as, bond anticipation notes in anticipation thereof as herein authorized; and (ii) up to $450,000 from anticipated grant funds; and (iii) up to $400 from current funds available for such purpose.

Section 3. It is hereby determined and declared that (a) said purpose is one of the class of objects or purposes described in Subdivision 1 of Paragraph (a) of Section 11.00 of the Local Finance Law, and that the period of probable usefulness of said purpose is forty (40) years, (b) the proposed maximum maturity of said bonds authorized by this resolution will be in excess of five years, (c) current funds required to be provided prior to the issuance of the bonds or notes herein authorized, pursuant to Section 107.00 of the Local Finance Law, to the extent applicable, if any, will be provided, (d) the notes herein authorized are issued in anticipation of bonds for an assessable improvement, and (e) there are presently no outstanding bond anticipation notes issued in anticipation of the sale of said bonds.

Section 4. The bonds and notes authorized by this resolution shall contain the recital of validity prescribed in Section 52.00 of the Local Finance Law and such bonds and notes shall be general obligations of the Town and all the taxable real property in the Town is subject to the levy of *ad valorem* taxes to pay the principal thereof, and interest thereon, without limitation as to rate or amount, subject to applicable statutory limitations, if any, sufficient to pay the principal of and interest on said bonds and notes.

Section 5. It is hereby determined and declared that the Town reasonably expects to reimburse the general fund, or such other fund as may be utilized, not to exceed the maximum amount authorized herein, from the proceeds of the obligations authorized hereby for expenditures, if any, from such fund that may be made for the purpose prior to the date of the issuance of such obligations. This is a declaration of official intent under Treasury Regulation §1.150-2.

Section 6. The power to further authorize the sale, issuance and delivery of said bonds and notes and to prescribe the terms, form and contents of said bonds and notes, including, without limitation, the consolidation with other issues, the determination to issue bonds with substantially level or declining annual debt service, all contracts for, and determinations with respect to, credit or liquidity enhancements, if any, and to sell and deliver said bonds and notes, subject to the provisions of this resolution and the provisions of the Local Finance Law, including without limitation, the authority to determine whether to accept bids electronically to the extent allowed by the Local Finance Law, is hereby delegated to the Town Supervisor, the Town's chief fiscal officer. The Town Supervisor and the Town Clerk or Deputy Clerk are hereby authorized to sign by manual or facsimile signature and attest any bonds and notes issued pursuant to this resolution, and are hereby authorized to affix to such bonds and notes the corporate seal of the Town of Wolcott.

Section 7. The faith and credit of the Town of Wolcott, New York, are hereby irrevocably pledged for the payment of the principal of and interest on such bonds and notes as the same respectively become due and payable. Such bonds and notes shall be payable from a levy on real property in such district benefitted or user charges therefor, in the manner provided by law, but if not paid from such source, all the taxable real property in the Town is subject to the levy of *ad valorem* taxes to pay the principal thereof, and interest thereon, without limitation as to rate or amount, subject to applicable statutory limitations, if any, sufficient to pay the principal of and interest on said bonds and notes. An annual appropriation shall be made in each year sufficient to pay the principal of and interest on such obligations becoming due and payable in such year.

Section 8. This resolution, or a summary hereof, shall be published in full by the Town Clerk of the Town of Wolcott together with a notice in substantially the form prescribed by Section 81.00 of said Local Finance Law, and such publication shall be in each official newspaper of the Town, in the manner prescribed by law. The validity of said bonds or of any bond anticipation notes issued in anticipation of the sale of said bonds may be contested only if such obligations are authorized for an object or purpose for which said Town is not authorized to expend money, or the provisions of law which should be complied with, at the date of publication of this resolution are not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty (20) days after the date of such publication; or if said obligations are authorized in violation of the provisions of the Constitution.

Section 9. This resolution shall take effect immediately upon its adoption.

The motion having been duly seconded, it was adopted/not adopted and the following votes were cast:

AYE: 4 NAYS:0.

Lynn gave an update to the board on the IMA with Sterling and Fair Haven.

2. Pro-Housing Communities Program –

RESOLUTION #23-25 PRO HOUSING COMMUNITY RESOLUTION -

The following resolution was presented by Julie Aldrich, moved by Cindee Meiden, seconded by Adam Ellis,

WHEREAS, the Town of Wolcott (hereinafter "local government") believes that the lack of housing for New York residents of all ages and income levels negatively impacts the future of New York State's economic growth and community well-being;

WHEREAS, the housing crisis has negative effects at regional and local levels, we believe that every community must do their part to contribute to housing growth and benefit from the positive impacts a healthy housing market brings to communities;

WHEREAS, we believe that supporting housing production of all kinds in our community will bring multiple benefits, including increasing housing access and choices for current and future residents, providing integrated accessible housing options that meet the needs of people with sensory and mobility disabilities, bringing economic opportunities and vitality to our communities, and allowing workers at all levels to improve their quality of life through living closer to their employment opportunities;

WHEREAS, we believe that evidence showing that infill development that reduces sprawl and supports walkable communities has significant environmental and public health benefits; and

WHEREAS, we believe that affirmatively furthering fair housing and reducing segregation is not only required by law, but is essential for keeping our community strong and vibrant;

NOW, THEREFORE, IT IS HEREBY RESOLVED that Town Wolcott, in order to take positive steps to alleviate the housing crisis, adopts the Pro Housing Communities pledge, which will have us endeavor to take the following important steps:

1. Streamlining permitting for multifamily housing, affordable housing, accessible housing, accessory dwelling units, and supportive housing.
2. Adopting policies that affirmatively further fair housing.
3. Incorporating regional housing needs into planning decisions.
4. Increasing development capacity for residential uses.
5. Enacting policies that encourage a broad range of housing development, including multifamily housing, affordable housing, accessible housing, accessory dwelling units, and supportive housing.

VOTE - AYES__4__ NAYS__0__.

PRIVLEGE OF THE FLOOR WAS OFFERED.

The next regular meeting of the Wolcott Town Board will be held June 17, 2025, at 6:00 PM at the Town Hall.

A motion was made by Adam Ellis, seconded by Cindee Meiden, to adjourn the meeting at 6:31 PM.

Respectfully submitted,

Jessica Freer
Town Clerk