

TOWN OF CONSTANTIA
MINUTES - TOWN BOARD –May 17, 2011
7:30pm Constantia Town Hall

Present: Charles Gilkey – Supervisor
Richard Colesante, John Metzger, Thomas Moran, Frank Tomaino– Council Members
Clare Haynes – Town Clerk

Others Present: Warren Bader – Town Attorney
Wayne Woolridge – Highway Superintendent
Nancy Butler – Supervisor’s Clerk
Ronald Sakonyi – County Legislator

CALL TO ORDER:

At 7:30pm Mr. Gilkey called the regular meeting of the Constantia Town Board to order with the pledge of allegiance.

PUBLIC COMMENT:

Mr. Sakonyi answered the questions that were asked that the April town board meeting.

1. Why does a Legislator who serves more than 10 years get a better health plan than a county employee? A. It depends upon union negotiations, today new Legislator's get reimbursement for up to \$1,000 of medical expenses.
2. Why doesn't each town and village receive their fair share of the bed tax? A. Most of the revenue received by the bed tax goes to the Department of Tourism and Planning. This money is put into advertising to attract more visitors which will in turn increase our sales tax revenue.
3. Does the County Airport generate revenue? A. We are generating revenue but not to the extent to cover all improvements that are being made.
4. Is the County considering reducing the size of the Legislature? A. In 2004 a committee was formed to look at redistricting using the numbers from the 2000 census. It is believed that the debate will continue for redistricting when the new numbers for the 2010 census are made public.

WATER:

Constantia & Toad Harbor Water Districts Construction

- Contract No. 2 (Water Mains - County, Town & Private Roads) remobilized to the site Monday May 2, 2011 to receive delivery of 8-inch water main. Water main installation for the last 250 feet of Doris Park Drive was completed. To date, water main installation for Contract No. 2 is 100% complete. Restoration of private roads is ongoing with service installations expected to resume Tuesday May 31, 2011.
- Contract No. 3 (Tank) has completed erection of the 500,000 gallon tank. Painting is expected to begin Monday May 23, 2011.
- Contract No. 4A (Pump Station – General Construction) is currently installing concrete pipe supports and HVAC components. Painting is expected to begin for the process piping Monday May 23, 2011.
- Contract No.4B (Pump Station – Electrical Construction) has completed the installation of electrical conduit from the newly erected utility pole to the pump station building. Installation of the generator is complete and the generator wiring is expected to be completed today.

Water Service Connections

- The Contract No. 1 water mains (NYS Route 49) have been approved for connection. To date, 49 people have connected.
- The Contract No. 2 water mains in Toad Harbor and Adrian Circle have been approved for connection.
- An OCWA walk-through of the roads south of NYS Route 49 was conducted on Monday May 16, 2011. Approval of the water main is expected this week.
- It is anticipated that Contract No. 2 water mains, north of NYS Route 49, will be approved for connection after a walk-through is completed with OCWA.

Proposed Bernhards Bay Water District

- Initial application submitted to RD on May 13, 2011.

Mr. Colesante asked how the mailing went. Mr. Gilkey responded that the mailing did not go out, we are already over budget on that line item and he did not want to spend any more money. The board decided to spend the additional money about \$400. for the mailing, Ms. Butler suggested to take it from the contingency line, all agreed. It is very important to find out how the people feel in the proposed district, once the surveys are back the town board can then make the decision if they want to move forward with the district.

COUNTY LEGISLATOR:

Mr. Sakonyi reported:

- Resolution passed to pave 6 1/4 miles of roadway for the town of Constantia.
- Resolution approved to accept \$10,244 in federal HEAP money to cover expenses incurred.
- 2011 State of the Environment abstract given to the board on issues as they pertain to the North Shore. Copy available from the Town Clerk.
- Oswego County's Green Team is involved in 13 projects and has acquired nearly \$800,000 in grants that will be used at County Buildings.

MINUTES:

Mr. Colesante made the motion to accept the minutes of the April 19th Town Board meeting, seconded by Mr. Moran.

Carried: Moran – Yes Tomaino - Yes Colesante - Yes Metzger – Yes Gilkey - Yes

VOUCHERS:

Mr. Moran made the motion to accept the following vouchers as listed on Abstract #4, Dated April 19, 2011:

General Fund	143-166	\$ 29,000.40
Highway Fund	72-89	\$ 32,178.36
Northshore Water District	37-43	\$556,079.21

seconded by Mr. Metzger.

Carried: Moran – Yes Tomaino - Yes Colesante - Yes Metzger – Yes Gilkey – Yes

SUPERVISOR:

Mr. Moran made the motion to accept the Supervisor's Report, seconded by Mr. Metzger.

Carried: Moran – Yes Tomaino - Yes Colesante - Yes Metzger – Yes Gilkey – Yes

HIGHWAY:

Mr. Woolridge reported that the highway employees are filling pot holes, cutting trees. They are also replacing culverts, one on Shacksbush Road and on Redfield south. Paving plan for the summer is in the works, Lower Road, Doris Park and Redfield, all contingent on the cost of blacktop. Mr. Metzger made the motion to accept the Highway Superintendents report, seconded by Mr. Tomaino.

Carried: Moran – Yes Tomaino - Yes Colesante - Yes Metzger – Yes Gilkey – Yes

TOWN CLERK:

Mrs. Haynes told the board that notification has been received by the County that all monies have been paid from the warrant as directed and the levy for 2011 is fully paid and satisfied. Mr. Metzger made the motion to accept the Town Clerk's reports, seconded by Mr. Tomaino.

Carried: Moran – Yes Tomaino - Yes Colesante - Yes Metzger – Yes Gilkey – Yes

ASSESSOR:

The tentative roll is complete, and all change notices have been mailed out. We are right in the middle of the informal hearing dates and sitting with the roll. According to the data generated from V4, our assessment totals have been changed as follows:

Village of Cleveland saw a net decrease of (\$850,127)

Town Outside Village saw a net increase of \$2,010,748

These overall values were a combination of partial revaluation (Cleveland Non Waterfront Residential) and building permits filed within the last year.

A reminder that Grievance Day is Wednesday, May 25, 2011. It is important to understand that anyone that has an issue with their assessment, that they file a formal written complaint by 8:00 PM on Grievance Day. Failing

to file the formal written complaint in time will result in not being able to seek any type of reduction until the following year.

As of today, we have four individuals signed up for Grievance Day, with several more property owner's contemplating whether to file or not.

Mr. Metzger made the motion to accept the Assessor's report, seconded by Mr. Moran.

Carried: Moran – Yes Tomaino - Yes Colesante - Yes Metzger – Yes Gilkey – Yes

CODE ENFORCEMENT:

Mr. Colesante would like a letter to go out to all property owners on the list of complaints so they can be on notice. Some of the properties might be going up for back taxes that way the new owners will know of the problems. Mr. Moran made the motion to accept the Code Officer's Report, seconded by Mr. Colesante.

Carried: Moran – Yes Tomaino - Yes Colesante - Yes Metzger – Yes Gilkey – Yes

DOG CONTROL:

Mr. Moran made the motion to accept the Dog Control Officer's Report, seconded by Mr. Tomaino.

Carried: Moran – Yes Tomaino - Yes Colesante - Yes Metzger – Yes Gilkey – Yes

PLANNING BOARD:

Mr. Metzger made the motion to accept the minutes for the planning board, seconded by Mr. Moran.

Carried: Moran – Yes Tomaino - Yes Colesante - Yes Metzger – Yes Gilkey – Yes

BOARD OF APPEALS:

Mr. Moran made the motion to accept the Board of Appeals minutes, seconded by Mr. Colesante.

Carried: Moran – Yes Tomaino - Yes Colesante - Yes Metzger – Yes Gilkey – Yes

JUSTICE:

Mr. Metzger made the motion to accept the Justice report, seconded by Mr. Colesante.

Carried: Moran – Yes Tomaino - Yes Colesante - Yes Metzger – Yes Gilkey – Yes

AUDIT:

Mr. Moran will be getting together with the justices to complete the audit. Ms. Butler reminded the board that this audit needs to get done, there is a time frame when it needs to be completed, we do not want to be red flagged for not completing the proper paperwork.

CORRESPONDENCE:

-FEMA - Oswego County Flood Mapping Open Houses - stop in anytime either day - May 25th City of Oswego High School 4:00 - 8:00pm and May 26th Central Square Middle School Gymnasium 4:00 - 8:00pm. As of last review, 50 parcels will be removed from the flood maps.

PUBLIC COMMENT:

Mr. and Mrs. Reynolds from 1241 State Route 49 were in attendance to speak about their property. They have submitted a letter with pictures to the board concerning issues that have arisen since the water line has been installed on their property. Their property is now flooding and they feel the reason for this is the contractors for the water district removed a drainage pipe that was in back of their property along with the fact that the earth is not sloped in the same way as before the pipe when in. They have lived in the home for 20 years and they never have had flooding like this in the past, because of the flooding they now have a problem with their septic system and have been cited by the County. Lengthily discussion followed, Mr. Gilkey told them they would get a written response to their letter from the town's attorney.

TUG HILL COMMISSION:

Mr. Baxter could not be at the meeting so he sent the following information:

- SuperCOG meeting took place on Thursday, May 5th, handouts are available.

-Tug Hill Commission to meet in Amboy on Wednesday, May 25th from 4 to 6 pm, this meeting is opened to the public. Prior to this meeting there will be two presentations, at 3pm there will be a tour of the Amboy One Room Schoolhouse, at 3:30pm at the Amboy Town Hall, Fran Verdoliva, NYSDEC will speak on the Salmon River fishery.

-NorCOG meeting to be scheduled in either May or June, date to follow

BOARD COMMENT:

COUNCILMAN: MORAN

Introduced the following and moved its adoption:

RESOLVED, that:

The following fees shall be applied in the Town of Constantia:

Town of Constantia
BUILDING PERMIT FEE SCHEDULE
MAY 17, 2011

1. RESIDENTIAL DWELLINGS & ACCESSORY BUILDINGS:

A. One or Two Family Dwellings:	
- Homes conventionally built on site including additions	\$.25 sq ft
-Manufactured homes including additions	\$.25 sq ft
-Modular homes including additions	\$.25 sq ft
B. Accessory Buildings: (Residential Pole Barns, Garage, Storage Buildings)	
- Buildings 144 sq ft or less	No Fee
-Manufactured Storage Building or Conventuality built on site	\$.20 sq ft
C. Building Accessories and Equipment Permit:	
-Open deck or porch under 50 sq ft	\$50.00
-Open deck or porch over 50 sq ft, roofed decks and enclosed decks or porches	\$75.00
-Heating and cooling systems for new homes, or boiler furnace heating systems. ie: HVAC including solid fuel appliances and replacement, corn and pellet stoves.	\$50.00
D. Swimming Pools:	
-In ground or above	\$75.00
E. Septic Systems:	
-New system or upgrade or repair to existing septic system	\$75.00
F. Building Demolition Permit:	\$75.00
G. Renewal of Permits and Replacements:	\$75.00
H. COMMERCIAL BUILDINGS AS CLASSIFIED IN CHAPER 3 OF NYS BUILDING CODE	
1. Buildings by group type:	
- Group A Section 303	\$.30 sq ft
- Group B Section 304	\$.30 sq ft
- Group F Section 306	\$.35 sq ft
- Group H Section 307	\$.50 sq ft
- Group I Section 308	\$.30 sq ft
- Group M Section 309	\$.30 sq ft
- Group R Section 310	\$.30 sq ft
- Group S Section 311	\$.30 sq ft
- Group U Section 312	\$.30 sq ft
2. Exceptions to sq ft unit pricing	
-Group S-2 storage building which has "NO" heating, plumbing and is installed on concrete slab construction	\$.15 sq ft
3. Commercial Alterations as described in NYS Existing Building Code	
-Level 1 Alterations	\$.20 sq ft
-Level 2 Alterations	\$.25 sq ft
-Level 3 Alterations	\$.30 sq ft
I. Commercial Site Plan Review:	
- Change in use only	\$100.00
- Change in use with expansion of facilities	\$350.00
J. Telecommunications Facilities:	
-Non-co located/new structure/antenna Tower special permit application fee	\$5,000.00
-Building permit fee	\$ 500.00
-Co-located/existing structure/antenna building permit fee	\$2,000.00
K. Fire Inspections business including (1) re-inspection	\$ 50.00
L. Fire Inspection Manufacturing including (1) re-inspection	\$ 50.00 hr

M. Operating Permit A-2	\$ 50.00
N. Operating Permit Non-Profits	N/C
O. Subdivision Application Fee:	
-Minor 2 lot division	\$ 50.00
-Minor 3 or 4 lot subdivision	per lot \$ 50.00
-Major subdivision	\$ 200.00*
	*plus per lot \$ 50.00
plus any engineering or consulting fees	
P. Mobile Home Park	\$ 50.00 plus \$5.00 per unit
Q. Camping Park	\$ 50.00 plus \$3.00 per site
R. Variance	\$ 75.00

Seconded by Councilman **COLESANTE**

Aye: **MORAN, TOMAINO, COLESANTE, METZGER, GILKEY**

- Cleveland Volunteer Fire Company report
- Letter from Cleveland Village Board disagreeing with the Town of Constantia being the lead agency for OCWA water line

ADJOURN:

At 9:32pm Mr. Moran made the motion to adjourn, seconded by Mr. Colesante.

Carried: Moran – Yes Tomaino - Yes Colesante - Yes Metzger – Yes Gilkey – Yes