

Town of Varick  
Minutes of the Town Board Meeting  
June 2, 2015

The regular meeting of the Varick Town Board was called to order by Supervisor Robert Hayssen at 7:00 p.m. Present at this meeting were council members, Todd Horton, John Saeli, Kathy Russo and Richard Peterson, Town Clerk, Donna Karlsen, Bookkeeper, Angela Testa, Highway Superintendent, Richard McCulloch, Planning Board members, Thomas Bjorkman, Bill Squires, Barry Somerville, and Richard Olsen, and reporter, Aneta Glover.

**Petitioner's to address the Board:** Richard Olsen addressed the board concerning Water District No. 4 and his concerns with restoration to his property and will be addressed when discussing Water District No. 4.

**Varick Water District No. 1:** Nothing to report

**Seneca Lake Water District:** Nothing to report

**Varick Water District No. 3:** A discussion was held regarding Willie's Water and the overdue amount he owes for the purchase of water.

A motion by John Saeli, seconded by Kathy Russo and so carried unanimously to have the town attorney send a letter by order of the town board to pay the water bill due in full within in 10 days or water privileges will be cut off.

Mr. Hayssen reported that \$20,000 in funds is being held by the attorney representing both towns in the lawsuits against SCI and Seneca County. The Town of Fayette wants this amount to be divided proportionately between the two towns. The breakdown of the settlement is SCI-\$2,500, County-\$10,000 and \$7,500 for Drawing of Record. It was the consensus of the Varick Board that the funds set aside for the Drawing of Record should be maintained by the attorney in order to have MRB complete this work and be paid. The balance of \$12,500 could be split proportionately.

**Water District No. 4.** Richard Olsen addressed the board regarding his understanding with D. E. Tarolli that they were going to remove the grass, dirt and stones in front of his home and replace the rocks with like, kind and quality of the ones that were there prior to the water project. Mr. Olsen would provide the landscaping fabric to be placed under the rocks. In his most recent conversation with Derrick at D. E. Tarolli on May 7<sup>th</sup>, he indicated that this work would need to be reviewed before he would commit to doing it. Mr. Olsen requested that this work be done at no expense to the town and that he be notified when the walk-through is done so he can review this work at that time.

Kathy Russo received an email from Dianne and Gary Colvin on June 2 detailing repair work she had done to a drainage line on their property and to their driveway amounting to \$420 which she is asking to be reimbursed for. She also expressed concern regarding

erosion to a gully that borders her property. This issue will be reviewed with the contractor at the time of the walk-through.

**Planning Board:** Thomas Bjorkman did a power point presentation outlining the proposed changes to the Zoning Code and Subdivision Regulations. He reported that a site plan review was added to simplify the process of approving complex uses, clear guidelines, flexibility for the Planning Board and developers prefer to the use of special use permits. Cluster Development has been added to the Subdivision Regulations for improved flexibility in attracting residential development. It allows more efficient use of the land and can better accommodate preservation of open space development and preserve areas with a lake view. He reviewed the zoning map for the former army depot property pointing out the (W.H.I.T.E.) Warehouse, Industrial, Transportation, and Energy area, Conservation, Agriculture/Residential and Institutional/ Small Business areas. Mr. Hayssen stated that the map should show the forced sewer main that the Town of Varick has a right-a-way to. A copy of these documents with the proposed changes will be filed with these minutes. Mr. Bjorkman requested the board hold a public hearing on the Proposed Local Law No. 1 of the year 2015 to amend the Zoning Ordinance and Subdivision Regulations of the Town of Varick. and a second motion to refer said changes to the Seneca County Planning Board. Supervisor Hayssen asked for those resolutions as follows:

**NOTICE OF PUBLIC HEARING ON  
PROPOSED LOCAL LAW NO. 1 OF THE YEAR 2015  
TOWN OF VARICK, NEW YORK  
A local law to amend the Zoning Ordinance & Subdivision Regulations for the Town  
of Varick,  
Seneca County, New York**

**NOTICE IS HEREBY GIVEN** that a public hearing will be held before the Town Board of the Town of Varick, New York, at the Town Office Building, 4782 Route 96, Romulus, New York 14541 at **7:00 p.m. on the 7<sup>th</sup> day of July, 2015**, concerning the following proposed local law: Proposed Local Law No. 1 of the Year 2015, “A local law to amend the Zoning Ordinance and Subdivision Code for the Town of Varick, Seneca County, New York.

- Abstract of amendments to Varick Zoning Ordinance and Subdivision Code:**
- Rezoning portions of the existing Conservation, Recreation and Green Energy Development district to a new Warehouse, Industrial, Transportation, Energy (WITE) district, a new Conservation ( C ) district and to Agricultural Residential, which permits residences and other uses;
  - New and modified definitions and special use permit criteria for uses permitted in the new WITE and Conservation zoning district and in the existing zoning districts within the Depot
  - A new Environmental Restrictions Overlay District within the proposed Conservation District where land uses are restricted as a condition of completed environmental remediation.

- Revisions to Zoning regulations to specify procedures and criteria for Site Plan Review for multi-family residential and non-residential uses, excluding agricultural uses
- Provisions to accommodate and, in certain instances, require cluster subdivisions on parcels of 10 acres or larger.

**NOTICE IS FURTHER GIVEN** complete text of the proposed local law is available from the Office of the Town Clerk, Town of Varick, 4782 Route 96, Romulus, New York 14541, during normal business hours and at the town's website: <http://www.varicknewyork.com>.

**NOTICE IS FURTHER GIVEN** that the environmental significance (SEQR) of the proposed local law will be reviewed at the said public hearing.

**NOTICE IS FURTHER GIVEN** that at which time all interested persons will be given an opportunity to be heard.

**BY ORDER OF THE TOWN BOARD, TOWN OF VARICK, NEW YORK**

Dated: June 2, 2015

Motion: Todd Horton  
Seconded: Kathy Russo  
So Carried Unanimously

Supervisor Hayssen and the board thanked the planning board members for all the time and work that has gone into this project.

A motion by Todd Horton, seconded by Kathy Russo and so carried unanimously to approve referral of the proposed changes to the Zoning Code and Subdivision Regulations to the Seneca County Planning Board for their review and approval.

**Highway:** Mr. McCulloch reported that the International was auctioned off at a price of \$5,000 of which the town received \$4,500 once commission was paid. He reminded the board that he registered the truck with full disclosure and felt that the age and cracked frame dictated the price.

He reported that Spring Clean-up went well. He is still waiting for bids to come out on the 2016 pickups and is planning on piggy-backing with Onondaga.

He plans on resurfacing Kunney Road to where it meets Secor Road, and black top Fayette/Varick Townline Road. Distance will be dictated by cost.

**Supervisor's Report:** Mrs. Testa reported that she met with the auditors and received their audit reports for the years 2012 and 2013 and will email them to the board for their review for next meeting. Mrs. Testa also stated that she completed the Efficiency Report with the help of Nick Sciotti in the County Treasure's office.

A motion by John Saeli, seconded by Richard Peterson and so carried unanimously to approve the Supervisor's Report.

Mrs. Testa reported that the installment payment of the loan from Water District No. 3 to General Fund was made.

Mr. Hayssen reported that the bills from Seneca County for water districts 1 and 3 are still being held as he has not met with the county to discuss these as of this date.

**Code Enforcement Officer:** Mr. Horton feels clarification needs to be made as to who the code enforcement officer should confer with when questions arise. The Planning board is to address any issues and acts on them and the Zoning Board enforces the rules.

**Town Clerk's Report:** A motion by Richard Peterson, seconded by Todd Horton and so carried unanimously to approve the Town Clerk's Report: Supervisor, \$187.80, NYS Ag & Markets: \$11.00, State Health Department: \$22.50.

**Personnel:** Mrs. Russo reported that Summer Recreation begins July 7<sup>th</sup>.

**Assessor:** A letter was submitted to the board from the Board of Assessment Review who found it difficult to hold grievous day at the town hall at the same time as court is being held. Todd Horton will contact the assessor to obtain further information on the situation and report back to the board.

**Minutes:** A motion by John Saeli, seconded by Richard Peterson and so carried unanimously to approve the minutes of May 5, 2015.

**Abstract:** A motion by John Saeli, seconded by Kathy Russo and so carried to approve Abstract No. 6, General, Vouchers A0015-086 to A0015-0091 in the amount of \$974.69, Highway, Vouchers DA015-039 to DA015-45 in the amount of \$1,478.01, Varick Water District No. 1, Voucher VW115-009 in the amount of \$17, Seneca Lake Water District, SWS15-022 to SWS15-025 in the amount of \$2,791.39, Varick Water District No. 3 VW315-010 in the amount of \$85, Varick Water District No. 4, VW415-012 to VW415-013 in the amount of \$1,284.94, Varick Sewer District No. 1, VW115-015 to VS115-017 in the amount of \$233.94, Varick Sewer District No. 2, SSS15-023 to SSS15-024 in the amount of \$4,273.60.

A motion by John Saeli, seconded by Kathy Russo and so carried to approve payment of Varick Water District No. 3 Capital bills:

MRB	\$501.96
Municipal	\$617.50
Hancock & Estabrook	\$408.37
Angela Testa	\$ 16.95

A motion by John Saeli, seconded by Kathy Russo and so carried to approve payment of Varick Water District No. 4 Capital bills:

Midey, Mirras & Ricci	\$ 43.92
Municipal Solutions	\$ 923.04
Oririck, Harrington & Sutcliffe	\$3,800.00

**Old Business, New Business & Correspondence:**

Mr. Hayssen reviewed some of the rate changes being proposed by Mary Anne Kowalski and noted that a public hearing will need to be held on these prior to them being approved.

A motion by John Saeli, seconded by Kathy Russo and so carried to adjourn the meeting at 9:20 p.m.

Respectfully submitted:

Donna Karlsen  
Varick Town Clerk