

September 4, 2018

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 Councilmen Ben Freier, Tom Fox, Eric Riegel, and Richard Peterson, Town Clerk, Donna Karlsen, Bookkeeper, Angel Testa, Planning Board Chairwoman, Linda Mastellar, and town resident Richard L. McCulloch.

A motion by Richard Peterson, seconded by Eric Riegel and so carried unanimously to open the Public Hearing on Local Law No. 1. of the Year 2018 Amendments to the Town of Varick Zoning Law, Varick New York at 7:03 p.m.

Supervisor Hayssen opened the floor for comment and clarified the public hearing is on the revisions presented by the Planning Board deleting language as struck out and adding new language represented in italics in sections 107, Definitions; 308, Use Table; 309.2, General Design Standards; 310 Conditional Uses; and 404.2 Special Use Procedure. Also included for public review are the Full Environmental Assessment Forms Part 1 - Project and Setting, Part 2 - Identification of Potential Project Impacts and Part 3 - Evaluation of the Magnitude and Importance of Project Impacts and Determination of Significance. There were no comments by those in attendance.

A motion by Richard Peterson, seconded by Eric Riegel and so carried unanimously to close the Public Hearing on Local Law No. 1 of the Year 2018 Amendments to the Town of Varick Zoning Law, Varick New York at 7:05 p.m.

**Bid Opening for Town Hall Addition:** Supervisor Hayssen was presented with one bid by Key Homes, 79 Kendall Street, Clifton Springs, NY in the amount of \$151,792 base price with \$5,515 options as specified in the bid, for a total bid amounting to \$157,307. This is a turn-key building.

A motion by Eric Riegel, seconded by Richard Peterson and so carried unanimously to accept Key Homes bid in the amount of \$157,307 for a turn-key addition to the town hall to include but not limited to office space, storage and bathroom and to authorize the town clerk and bookkeeper to process and sign necessary paperwork to proceed with the project.

**Bookkeeper:** A motion by Richard Peterson, seconded by Tom Fox and so carried unanimously to approve the bookkeepers report.

**Highway:** No report.

**Code:** No report.

**Town Clerk's Report:** A motion by Richard Peterson, seconded by Eric Riegel and so carried unanimously to approve the Town Clerk's Report: Supervisor: \$195, NYS Ag & Markets: \$11, Total Disbursements: \$206.

**Assessor:** No report. Mr. Hayssen noted that it was budget time and asked Tom Fox to meet with Anne Morgan to represent the town when she sets a meeting date.

**Zoning Board:** No report.

**Planning Board:** Linda Mastellar reported that James Somerville has submitted an application for a major subdivision for property he owns on Yale Farm Road. He would like to subdivide this property into seven building lots and is currently working with the County Health Department regarding septic.

Mrs. Mastellar reported that the community has dictated the changes as stated under Schedule A of the proposed Local Law No. 1 of the year 2018, Amendment of the Town of Varick Zoning Law, Varick, New York.

Ryan Stebbins reviewed the Full Environmental Assessment Forms Parts 1 and 2 line by line with the board. The board reviewed the changes to the Zoning Code as it applied to each individual question in both parts 1 and 2 and determined that the deleted language and clarification to sections 107, Definitions; 308, Use Table; 309.2, General Design Standards; 310 Conditional Uses; and 404.2 Special Use Procedure as identified under Schedule A of the proposed Local Law No. 1 of the year 2018, Amendment of the Town of Varick Zoning Law, Varick, New York will result in no significant adverse impacts on the environment, and therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration was issued by the board who directed Supervisor Hayssen to sign The Full Environmental Assessment Form Part 3 – Evaluation of the Magnitude and Importance of Project Impacts and Determination of Significance form Part 3 indicating said decision on the this form.

A motion by Benjamin Freier, seconded by Eric Riegel and so carried unanimously to approve the Resolution Adopting Proposed Local Law No. 1 of the year 2018, Amendment to the Town of Varick Zoning Law, Varick, New York.

A copy of this resolution in its entirety will be filed with these minutes.

**Abstract:** A motion by Richard Peterson, seconded by Eric Riegel and so carried approve Abstract No. 9, General, Vouchers A0018-139 to A0018-149 in the amount of \$21,493.75, Highway, Vouchers DA018-062 to DA018-71 in the amount of \$6,098.58, Seneca Lake Water, Vouchers SWS18-062 to SWS18-065 in the amount of \$1,568.52, Varick Water District No. 3, Vouchers VW318-028 to VW318-029 in the amount of \$1,665.90, Varick Sewer District No. 1, Voucher VS118-034 in the amount of \$180, Varick Sewer District No. 2, SSS18-033 in the amount of \$8,842.50.

**Water Operator Report:** Water Operator Report for August 2018

- Checked Chlorine residuals weekly for each district
- Got daily readings for each district
- Did Monthly Bac T's for all 4 districts
- Did yearly THM and Haa5 tests
- Did Monthly report and submitted to health department
- Weeded hydrants as needed
- Did yearly maintenance on hydrants

- Disconnected a water service in hamlet of Romulus
- Did two new water taps
- Helped problem solve water meter issue on Seneca lake
- Flushed dead ends as needed to help bring chlorine levels up
- Attended a meeting on Rt 89 for Connection to Romulus
- Talked to and helped assist homeowners soon to be hooking into Varick's water main
- Changed meters
- Installed a new box and rod on broken curb stop
- Worked on budget for next year
- Scheduled appointment for Varick 4 meter to be calibrated
- Replaced broken top on meter pit
- Went through inventory preparing for next year's projects
- Fixed and repaired two broken hydrants

### **Varick Water Districts No. 1 and 3:**

Supervisor Hayssen contacted the county after the town board's August 7<sup>th</sup> meeting and recommended they send a letter to their water users informing them of the water rate increase and effective date. The town received a letter dated August 9<sup>th</sup> informing all out of water district customers sharing master meters that the new rate, to commence with the third quarter billing, would be \$7.05 per thousand gallons of water. Mr. Fox and Mr. Peterson objected to raising the water rates to our districts being served by Seneca County Water District No. 1 recognizing the poor management by the county of their district. Mr. Hayssen noted that some of this increase is due to the surcharge increases by the Village of Waterloo and Seneca Lake Water District to Seneca County Water District No. 1 and that the cost to Seneca County Water District No. 1 is \$3.98 per thousand gallons, up from \$3.33 per thousand gallons. Seneca County is charging \$7.05 per thousand gallons of water to town water districts sharing meters and a cost of \$7.75 per thousand gallons with a minimum bill of \$62 and a \$53 operation and maintenance fee. The increase above their cost in water rate is \$3.07 per thousand gallons of water to towns and \$3.77 per thousand gallons of water to in and out of district users. Mr. Hayssen informed the board that the current water rate Varick charges to Varick Water District No. 1 and 3 is \$7.00 per thousand gallons of water and recommended increasing the rate to \$8 per thousand gallons of water which will cover the cost of water loss.

Further discussion was held regarding the poor management of the county water district and the need to find a solution. Mr. Hayssen reintroduced the necessity of bringing a transmission line up Yale Farm Road to provide water from Seneca Lake Water District to feed Varick Water District No. 3. Mr. Hayssen also noted he has suggested to the county seeking grant funds to make repairs to the county water lines and to use some of the money received from the sale of the depot property to Earl Martin to repair the infrastructure. Although the board was not in full agreement, it was recognized the need to increase the rates to Varick Water District No. 1 and Varick Water District No. 3 in order to financially sustain these districts.

A motion by Ben Freier, seconded by Eric Riegel and so carried to set the water rate for Varick Water District No. 1 to \$8.00 per thousand gallons of water with a minimum rate of \$40 for the

first 5000 gallons with an operation and maintenance fee remaining the same at \$30 effective with the third quarter billing or July 1, 2018.

Roll Call:

|                  |     |
|------------------|-----|
| Robert Hayssen   | yes |
| Ben Freier       | yes |
| Tom Fox          | yes |
| Eric Riegel      | yes |
| Richard Peterson | no  |

So Carried 4 to 1

A motion by Ben Freier, seconded by Eric Riegel and so carried to set the water rate for Varick Water District No. 3 to \$8.00 per thousand gallons of water with no minimum fee, with the operation and maintenance fee remaining the same at \$40 effective with the third quarter billing or July 1, 2018.

Roll Call:

|                  |     |
|------------------|-----|
| Robert Hayssen   | yes |
| Ben Freier       | yes |
| Tom Fox          | no  |
| Eric Riegel      | yes |
| Richard Peterson | no  |

So Carried 3 to 2

**Seneca Lake Water District:** Mr. Hayssen will be meeting with the new county manager to discuss the settlement for back due water billing owed by the county to this district. Mr. Hayssen did not sign the original agreement as there was no detailing of what formula would be used to determine the water usage for the stipulated time frame to end August of 2018.

Mr. Hayssen reported the county meter is not working properly since it was recalibrated. Jim Bromka reported the county meter is showing more water flowing through their meter than what the master meter at the water plant is showing be used by all users in Seneca Lake Water District. A meeting will be held August 6<sup>th</sup> at 9:30 to repair the meter. Mr. Hayssen suggested taking the total amount of water billed from the Village of Waterloo for third quarter, subtracting the homeowner's consumption for that quarter and billing the county for the balance.

**Water District No. 4:** Mr. Karlsen and Mr. Hayssen met with the Romulus Town Supervisor Dave Kaiser, the engineer and contractor regarding the placement and size of the master meter where Varick Water District 4 twelve-inch line ends and Romulus' district six-inch line begins. A pipe will be placed across the ditch to allow easier access to this meter. It was decided that the line will cone down to fit a 4" meter and cone back out to the 6" line all within the vault for easy access. Mr. Hayssen reported that another meter will be installed in Romulus' building as one is needed by the chlorination system.

Calibration of the master meter for this district is scheduled to be done in September.

**Varick Sewer District No. 1:** No report.

**Varick Sewer District No. 2:** No report.

**New Business, Old Business and Correspondence:**

Seneca County Office of Emergency Management with the assistance of William Clark, Management Services gathered information and prepared the All Hazard Mitigation Plan in accordance with the Disaster Mitigation Act of 2000. The county is asking that the towns adopt this plan as its jurisdiction's Natural Hazard Mitigation Plan. Mr. Hayssen spoke with William Clark regarding this plan and it was unclear if the Town Board was required to hold a public hearing prior to acting upon it. A copy of this plan can be found on the Seneca County Planning web page. The board directed the town attorney to look into whether a public hearing needs to be held prior to adopting this plan and would like to have this reviewed at the October 2 board meeting.

A motion by Ben Freier, seconded by Tom Fox and so carried unanimously to hold a public hearing on adopting the Seneca County All Hazard Mitigation Plan as this town's jurisdiction's Natural Hazard Mitigation Plan contingent on the attorney's recommendation for the necessity of holding a public hearing on said plan, October 2, 2018 at 7:00 p.m. at the Varick Town Hall.

Mr. Hayssen reported that he will be working with the bookkeeper to prepare a Tentative 2019 budget for the board's review. The department heads have received budget request forms from the bookkeeper. Mr. Fox indicated that the board needs to review personnel salaries and doesn't feel a flat rate should be given across the board.

A discussion was held pertaining to "ghost" properties and the board recognized three properties that the board directed the town attorney to send a letter to request the properties be cleaned up and to carbon copy these letters to the Board of Supervisors, County Code Enforcement and Health Department.

Mr. Fox and Mr. Peterson expressed concern pertaining to flooding in areas across Route 89 and cited safety issues. It was noted the State Highway department has been notified regarding this flooding. It was suggested that Pam Helming be notified as well as soil and water to ask for assistance pertaining to this matter. Mr. Fox stated he would meet with Pam Helming.

Mr. Midiri stated that the governor signed into legislation the Docks and Mooring request by the Town of Varick. He noted the next step would be to pass a local law adding this zoning regulation back into the zoning code. He will prepare the Local Law.

A motion by Richard Peterson, seconded by Eric Riegel and so carried unanimously to adjourn the meeting at 9:05 p.m.

Respectfully Submitted

Donna Karlsen, Varick Town Clerk