

Town of Catharine  
Town Board Meeting  
April 17, 2018

Members Present: Supervisor John VanSoest; Councilpersons C Michael Learn, Ronald Hoffman, Jamee Mack; Deputy Highway Superintendent Marty Vondracek; Highway Superintendent Bill Morgan; Guests Larry Reynolds, Bruce Bruckner, Tom Ruocco, Wayne Chapman, Herb & Wanda Cooper, Alan McIlroy (assessor); Code Enforcement Officer Harold Russell

Public Hearing on Floating Business Zone:

Wanda Cooper stated that they put in a plan to the Town of Catharine Planning Board to open an auto repair shop and inspection station at their place on St. Rt. 228, Alpine. NYS DMV has approved them. The main issue is that they are not 100 ft. from the neighbor, but only 70 ft. The neighbors did all send in letters with no complaint about the distance. John gave an overview of how we got to a Floating Business Zone in the new zoning laws. If we create a Floating Business Zone, there are 16 things that could be allowed in a Floating Business Zone. It has to be on a lot of not less than 2 acres, but doesn't have to cover the entire acreage. Ron asked if they had their inspection license, the Coopers indicated that yes they did. Hearing closed at 7:25 with a motion by Ronald Hoffman, seconded by Jamee Mack, all in favor

Public be heard:

Additions to the agenda—add Floating business Zone approval (#4) In Unfinished business add repairs to Highway barn

Floating Business Zone: John's only concern is the size of the zone based on the "other" uses it could become. The planning board concludes that a residence shouldn't be in a floating business zone. After much discussion, there shouldn't be residence on the same area as the Floating Business Zone, but a FBZ doesn't have to follow property lines. John proposes that the front of the zone be 228 and the sides be the boundaries on each side and the rear being 50 ft behind the building. Larry asked if a Floating Business Zone goes with the owner or the property—John said it goes with the property as long as it remains the same use.

RESOLUTION 2018-22

RESOLVE that the Town of Catharine create a Floating Business Zone at 3099 St. Rt. 228, Alpine, NY. The Eastern boundary is St. Rt. 228 and the North and South boundaries being the lot lines, and the Western boundary being 50 ft. from the building.

RESOLUTION by Jamee Mack, seconded by Ronald Hoffman

VOTE 4 ayes, no noes

RESOLUTION 2018-23

RESOLVE that the minutes of the March meeting be approved as presented.

RESOLUTION by Jamee Mack, seconded by Ronald Hoffman

VOTE 4 ayes, no noes

RESOLUTION 2018-24

RESOLVE that the Clerk's report be accepted as submitted to the Board and Supervisor

RESOLUTION by Jamee Mack, seconded by C. Michael Learn

VOTE 4 ayes, no noes

Zoning report: Harold reported that there had been an issue a couple weeks ago where a guy was complaining that his father-in-law had put a second story on a double-wide as well as other issues and all done without a permit. He said if we didn't do something he would expose the Town of Catharine to the media for not abiding by the zoning laws and call his Senators and Assemblymen. The owner (father-in-law) said that Harold was welcome to come and see the building and make a determination on his own. After an inspection, it was determined that all was good. There was a permit issued for the building and it was not a second story on a doublewide! There have been 5 building permits issued totaling \$50 in permit fees with the cost of the buildings being \$375,000 in total costs. Harold is back in school again finishing up his requirements. He has sent out several violation notices and has more to go out. He has had some response (including an out of state owner who said things will be cleaned up) Jamee asked how we follow up if we don't get a response from the owner? Harold indicated that is when we send them a court date. John said that we do want to get some of these places cleaned up. The Justice said that if a complaint is coming in front of him he will allow time to get things cleaned up, and then assess a fine if it's not done in a timely fashion. Larry said that he was always out and about doing inspections—he doesn't feel anyone should have to file a complaint against a friend/neighbor. Harold has given citations to people where there were no complaints. There is one place that has windows broken with bats and coons going in and out. If he has a written complaint, it protects the town from being accused of selective enforcement.

RESOLUTION 2018-25

RESOLVE that the Justice Report be accepted as submitted to the State Comptroller and the Supervisor RESOLUTION by Jamee Mack, seconded by C. Michael Learn  
VOTE 4 ayes, no noes

Supervisor's report: John went through the supervisor's report. No concerns on the A or B sides, DA in pretty good shape, DB (waiting on the CHIPS funds for the remainder of the amount due. This will be coming at the end of the summer) so we are still in good shape. One issue to discuss is to decide how to fund the new truck—there is \$38,000 in the budget to put into reserve for equipment, but John will propose that we take the money from the DA equipment reserve and the remainder coming out of DB equipment reserve to fund the new "pickup".

RESOLUTION 2018-26

RESOLVE that the Supervisor's report be accepted as presented to the Board by the Supervisor and Bookkeeper with the addition of using the money in the "reserve funds" to pay for the truck  
RESOLUTION by Jamee Mack, seconded by Ronald Hoffman  
VOTE 4 ayes, no noes

Highway Report: Marty—CHIPS funding this year will include another \$20,872 for the Pave NY program, extreme winter recovery program will add another \$17,047 for a total of approximately \$129,365 in total. If we will have money left over that could be used for more paving, or toward the equipment. The new truck is here. A radiator sprung a leak and they replaced it. Many storms—electric went at 9:30 a.m. and didn't come on until the next day at 11 a.m. Have been moving sand pile to get the site prepared for Jerry Verigini to be able to finish up the grant work (seeding). Marty has been doing research trying to find an excavator that we could afford. He found one that is a 2014 for \$189,000 with 1300 hours. They could do the 2year deal on the used one or a new one. If we were to get a new one, the dealer said that we would be better off putting the old one on Auctions International as the dealership doesn't want it. John did some figuring and if we pulled every dollar out of every budget

account, we could probably make it, but that would mean that at the end of 2018, we would be at \$0. The excavator will run but isn't very reliable. There is a trac machine that is much cheaper, but then we'd need a new trailer that is heavy enough to haul it (can't be driven down the road). Larry said that if we did a municipal bond instead of financing though Cat, it would be cheaper in the long run. He never thought he'd hear himself say that we should borrow, but that is the way to do it at this point. John said that he is not interested in borrowing money and he's not interested in raising taxes to cover the expense of a new vehicle. Ron asked how long before we will need a new truck—the oldest truck is 21 years old, but we can still get parts. Tom Ruocco asked if there is a trade-in deal with the trac machine? No one really knows. Bill said that we are in pretty good shape for winter, but it's our summer equipment that is in need of repair. He would hold up on the trucks for a while. John said that in the 10 years he's been here, we've bought a lot of equipment, but with the inflation rate, we can't replace as often. So what John is hearing, is that we are in desperate need of the excavator and will sacrifice down the road. He will have to really look at the budget to see if we can find the money in the budget. John will crunch numbers and come back to the board next month with some sort of a decision. John said that the guys should be thinking about alternatives if he can't find the money.

Jerry Verigini (Soil and Water) is going to do some stoning of ditches on Saxton Hill and Swan Hill Rds. John thanked Bill for his time with the Town. Bill indicated he will still help on Dumpster Day. Larry and Bill will work with the Town at no cost. They won't work 40 hours a week, but will be here to help when needed. John will set up meetings with both Bill and Marty during the changeover.

Landfill committee: There is no news as we don't have anyone on the committee at this point. We need to find someone who wants to sit on that board.

#### RESOLUTION 2018-27

RESOLVE that the following vouchers G76-103 in the sum of \$6981.41 and H42-50 in the sum of \$42,201.96 for a total of \$49,183.37 within funds according to the totals

RESOLUTION by Jamee Mack, seconded by Ronald Hoffman

VOTE 4 ayes, no noes

#### Unfinished Business:

Website—John and Jamee have looked at examples of the work and are pleased with it.

#### RESOLUTION 2018-28

RESOLVE that we move forward on having Custom Geekery rework the Town Website to make it more user friendly.

RESOLUTION by C. Michael Learn, seconded by Ronald Hoffman

VOTE 4 ayes, no noes

Phone update—no report at this time—we are waiting for FiberOptic lines to be laid to more forward on this.

Generator estimate—with no power, the Town was down and couldn't do fingerprints. John said that he thought a 22KW generator was too big. The estimate would run everything in the town building. We could go with a smaller generator that would only run the computers and lights and heater. Mike doesn't think that we need a generator for the Town Hall. The highway could use one also as the generator they have now is a portable welder and causes fumes. Ron said that when he was talking to NYSEG, they said that we can expect more power outages and for longer durations. John will see what the smaller generator would cost and we will continue to discuss.

John did up a bid form for the repairs and renovations to the Highway Garage—we will put out the ad for bids to be returned by May 14<sup>th</sup>. John will rework the bid specs and check with the highway and go from there.

Ronald Hoffman moved to adjourn the meeting at 9:00 p.m. seconded by Jamee Mack

Respectfully Submitted:

Carmella Hoffman  
Town Clerk/Collector

DRAFT