

**TOWN OF GRANBY  
TOWN BOARD MEETING  
MAY 8, 2024  
7:00 P.M.**

**CALL TO ORDER**

Supervisor Snow, Jr. called the meeting to order at 7:04 P.M. leading those present in the Salute to the Flag. Present for the **roll call** were Supervisor John Snow, Jr., Councilors Eric Clothier, Crystal English, Sandra Farrands and Marianne Ingerson. Highway Superintendent Dan Duncan was also present. There were 3 residents in attendance.

Councilor Clothier made a motion, seconded by Councilor English to dispense with the reading of the minutes of the previous meetings and accept them as written, all were in favor, none opposed.

**PUBLIC COMMENT – William and Marcia Case** – They built a modular home on Jones Drive in 2017. They were issued a Certificate of Occupancy in 2018 which was revoked due to defects in construction and codes violations. A second Certificate of Occupancy was issued in May of 2023. They still have codes violations which have been validated by a mechanical engineer. They are paying a mortgage, insurance, taxes and utilities to keep the house safe, but have not spent a single night in the house. Their insurance company has indicated they will not payout on the property if something happens, because it was not constructed properly. They wish to grieve their taxes because they shouldn't have to pay taxes on an uninhabitable house. They are asking for help from the Town to rectify their situation.

**Bob Phillips** – He was made a fool of two meetings ago, so he did some research. He has an email from Dave Hanford saying that on December 31<sup>st</sup>, 2020, the Diskquist property was condemned. Supervisor Snow, Jr. told him the County won't give a permit for camping and that was not true. If there are four campers or more, you can apply for a campground permit. The Health Department does not evict people, Town enforcement does that. They are supposed to have a letter of occupancy like he asked. He is bringing this to Supervisor Snow, Jr., attention that what he said two meetings ago was not true.

**COMMUNICATIONS AND ANNOUNCEMENTS**

USDA has requested permission to trap for evasive species. They will be trapping the box tree moth and the European cherry fruit fly.

Charter Communications has sent a notice regarding upcoming program changes.

We have received a 2024-2025 New York State budget summary from the Association of Towns.

We received a certificate of Final Railroad Ceiling.

The Town has received a notice from Oswego County Department of Health regarding a violation for sewage on the surface of the ground at 1126 State Route 48.

## **REPORTS FROM DEPARTMENTS**

**Supervisor** – The Supervisor’s financial report has been submitted to the Board. There were no questions on the financial report.

**Town Clerk/Tax Collector** – Total revenue for April was \$1,711.50. A check in the amount of \$61.00 was sent to the New York State Department of Ag & Markets for the spay/neuter program, a check in the amount of \$22.50 went to the New York State Health Department for marriage licenses, \$23.62 to the DEC and a check in the amount of \$1,604.38 to the Supervisor for local shares. Dog Control Officer Jack Spriggs has submitted his letter of resignation, effective June 1<sup>st</sup>, 2024.

Councilor Ingerson made a motion, seconded by Councilor Clothier to approve the Supervisor’s financial report, all were in favor, none opposed.

**Supervisor** – Supervisor Snow, Jr. attended a Governing Board meeting for the NYGFOA and also the conference where he was elected a member of the Governing Board. He had a meeting with USDA RD and met with the insurance agent at the new Town Hall. He had a discussion with the company that is in front of the Planning Board about solar farms regarding a PILOT. He had a meeting with the engineer at the new Town Hall job site to review punch list items and met with the insurance company risk management representative at the current Town Hall. Supervisor Snow, Jr. attended a pavement management workshop at Cayuga Community College in Auburn and a roadside drainage workshop in Canandaigua. He had a meeting with OpenGov/Cartegraph and attended a Comprehensive Plan team meeting where zoning issues were discussed. He is meeting with Tom Anthony regularly on the new Town Hall project. There was a public informational meeting last night for the Northwest Water Project. It was well received by the residents. We have five grants in the process right now. The Smart Growth Comprehensive Planning Committee is meeting monthly and may have a draft by the end of the year. He has formed a committee for the Local Waterfront Revitalization Plan Grant and will be scheduling a meeting. We have been awarded \$15,000.00 by NYSERDA to make improvements to the Community Center. Nothing new to report on the other grants. Supervisor Snow, Jr. has listed the classes he attended at the New York Planning Federation, Planning and Zoning

Conference and Local Government Reimagine Conference and the New York Government Financial Officers Conference. Supervisor Snow, Jr. then addressed the codes situation Mr. Phillips referred to. He read a portion of the new property maintenance, fire and building code that was adopted in 2020. The portion he read dealt with unsafe structures and due process issues. The Compound has a couple of campers on the property, which is not allowed in the Town of Granby, but they were given authorization by Oswego County. Supervisor Snow, Jr. had an argument with the Director about that. Her answer was that she thought Codes was allowing the campers. Supervisor Snow, Jr. told her that was not the case. A farmer is renting land near the firehouse on Wilcox Road. He is dumping turkey manure and the residents are not happy, but farming is protected in the Town and there is nothing the Town can do.

## **MOTIONS AND RESOLUTIONS**

Supervisor Snow, Jr. would like to seal the Town Hall parking lots using excess mortgage tax revenue. He offered the following Resolution.

### **RESOLUTION**

**WHEREAS** the Town Council of the Town of Granby recognizes that sealcoating pavement prevents premature aging, maintains structural integrity, and reduces the risk of costly repairs, and

**WHEREAS** the Town Council understands that sealcoating involves applying a protective layer of sealer to the asphalt surface, and

**WHEREAS** the Town Council recognizes the importance of accurate estimates in project planning and financial decision-making, and

**WHEREAS** the Town Supervisor has presented the Town Council with an estimate for seal coating and striping the front parking lot and the rear employee parking lot, and

**WHEREAS** the Town Council has reviewed the estimate and finds that it is reasonable and has considered the projects that the vendor has provided service for in the past, and

**THEREFORE, BE IT RESOLVED** that the Town Council of the Town of Granby hereby approves the estimate provided by Ethan Combes Sealcoating, and

**BE IT FURTHER RESOLVED** that the Town Council will use excess mortgage tax revenue to fund this project.

Councilor Ingerson made a motion, seconded by Councilor English to adopt the Resolution to approve the estimate from Ethan Combes for seal coating the Town Hall parking lot, all were in favor, none opposed.

## RESOLUTION

**WHEREAS** the Town Council of the Town of Granby is completing a project for a new town hall, and

**WHEREAS** the project took longer than expected and there was an additional bond anticipation note renewal, and

**WHEREAS** the interest owed exceeds the project budget by nearly \$80,000, and

**WHEREAS** there was a greater need for a resident inspector than originally anticipated, and

**WHEREAS** there are additional expenses of no more than \$15,000 for the resident inspector,

**NOW THEREFORE, BE IT RESOLVED** that the Town Council of the Town of Granby hereby authorizes the use of project contingency to increase line A-3 Net Interest by \$80,000 and

**BE IT FURTHER RESOLVED** that authorization is granted for the use of project contingency to increase line B-2 Resident Inspector by \$15,000.

Supervisor Snow, Jr. made a motion, seconded by Councilor Ingerson to adopt the Resolution for bond anticipation note renewal, all were in favor, none opposed.

## RESOLUTION

**WHEREAS** the Town Council of the Town of Granby has completed a project for a new town hall, and

**WHEREAS** certificates of substantial completion were issued, and

**WHEREAS** the building has been inspected by the Town of Granby Code Enforcement office and a certificate of compliance was issued, and

**WHEREAS** a punch list was created and completed

**NOW THEREFORE, BE IT RESOLVED** that the Town Council of the Town of Granby hereby accepts the project as complete, and

**BE IT FURTHER RESOLVED** that authorization is granted for final payment.

Councilor Clothier made a motion, seconded by Councilor English to adopt the Resolution to accept the new Town Hall project as complete, all were in favor, none opposed.

**REPORTS FROM DEPARTMENTS**

**Code Enforcement/Zoning** - There were 12 building permits issued with fees of \$611.00 and a construction value of \$167,561.07. There were 55 building inspections conducted and 4 building permits closed. There were 12 fire inspection and operating permits completed with fees of \$275.00 and 29 fire inspections conducted. There were 14 violations issued, 13 violation inspections and 3 violations corrected. Councilor Ingerson forwarded the email she received from Code Enforcement Officer Hanford to discuss at a work session.

**Assessor** – Supervisor Snow, Jr. met with Assessor Roach regarding the timeline for the revaluation project. They discussed how to manage the flow of information to the residents. They decided to hold an informational meeting in the fall and invite a representative from the State Real Property Office and follow up with a letter explaining the process. Mr. Roach would like to have three hearing officers and an independent appraiser to verify his numbers.

**Highway Superintendent** – They finished the last of the culverts for the roads they want to pave this year. They have been hauling gravel and mowing. The trucks are good and there has been no news on the new trucks. Highway Superintendent Duncan attended a seminar on right of ways, and they recommended a policy where the utility companies should be getting permits before installing poles.

Councilor Clothier made a motion, seconded by Councilor English to approve the budget amendments as proposed by Supervisor Snow, Jr., all were in favor, none opposed.

Increase DA.5110.410 by \$ 40.00	Decrease DA.5110.251 by \$ 40.00
Increase DA.8989.411 by \$ 600.00	Decrease DA.5130.412 by \$ 600.00
Increase DA.5130.212 by \$4,175.00	Increase DA.2401.R by \$4,175.00

**PAYMENT OF TOWN BILLS**

Councilor Ingerson made a motion, seconded by Councilor Clothier to approve the payment of the Town bills as audited on Abstracts #9 and #9P, all were in favor, none opposed.

General Fund	\$ 14,368.51	Highway Fund	\$13,476.30
Capital Projects	\$304,931.57	SL Fund	\$ 102.86

**ITEMS FOR WORK SESSION MAY 22, 2024**

## Codes

Councilor Ingerson questioned the status of the North Bay annexation. Supervisor Snow, Jr. replied the City of Fulton adopted a revised zoning map, but the property is still listed in the Town of Granby per Real Property records. He is going to ask that the annexation be completed, or we will have to send a Codes officer to address the issues that are happening there.

Supervisor Snow, Jr. made a motion, seconded by Councilor Ingerson to enter Executive Session to discuss strategies for a potential lawsuit regarding the culvert on Pendergast Road, and the potential employment of a particular employee, all were in favor, none opposed.

The Board entered Executive Session at 8:42 P.M.

Councilor Clothier made a motion, seconded by Councilor Ingerson to reconvene the meeting, all were in favor, none opposed.

The meeting was reconvened at 9:30 P.M.

There was no action taken in Executive Session.

## **ADJOURNMENT**

Councilor Ingerson made a motion, seconded by Councilor Farrands to adjourn the meeting.

Meeting adjourned at 9:30 P.M.