

**TOWN OF GRANBY
TOWN BOARD MEETING
OCTOBER 9, 2024
7:00 P.M.**

CALL TO ORDER

Supervisor Snow, Jr. called the meeting to order at 7:12 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 and Deputy Highway Superintendent Dan Edwards were also present. There were 12 residents in attendance.

Councilor Clothier made a motion, seconded by Councilor Farrands 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 – Brian Thomas – He lives on State Route 48 in the CIT zone. He recently learned how restrictive that zone is. He recently asked the Board to expedite the exception clause to allow the residents that live in the zone to live freely as they did when they moved into the zone. It is an overly restrictive and a poorly done CIT. He is asking that the CIT be removed and changed to agricultural/residential or mixed-use zoning.

Christine Plath – She would like to express her deep concern regarding the ditches that were dug on Windemere Drive. They are extremely deep, unsanitary, and ugly. She was told the reason for these ditches was so the water could flow more freely so water would not go over the road. Now water is building up at the side of their house. They have kept this problem under control at their own expense for 34 years, now with these enormous ditches, water will flood her home. Why were the ditches done in this way? Now there will be so much water, her home will not be able to withstand the intensity of the water coming onto her property. She is really concerned about this, it is a mess.

Bruce Plath – The previous owner of his home on Windemere Drive told him before he built the house in 1968 the Town of Granby put additional piping under the road and installed a distribution box that allowed the water to go around the home. Mr. Plath stated they took the necessary steps to deter water from flooding their home at their own expense. Now, after 34 years, if they have water problems, it will be a direct effect of these ditches the Town dug.

John Brutcher – He lives on the South end of State Route 48 and has the same concerns as Mr. Thomas regarding the zoning. They have become a victim of this zoning because for the last two months they have been trying to build a garage and are being denied a building permit. They have sat through several meetings and now have

to attend another one. He has been to Assemblyman Will Barclay's office to inform them what is going on with this Town and not being able to get a building permit. You should be able to do what you want with your property. To deny people permits is ridiculous.

Doug Primrose – He also has concerns with the CIT zone. He thinks if this area was made into a multiuse zone, it would solve all these problems. It would still let business come in but let all the people who have houses there be non-conforming.

Wally Auser – He lives on Windemere Drive. He appreciates the Town coming in to try and solve the water problem because at times in a hard rain the road near Carmen Lane will flood. He did notice that the pipe they put in was underwater. He would like to see funds added to the budget for paving. Road maintenance and plowing are the main things the Town does. He is hoping there will be funds available to hot pave Windemere Drive.

COMMUNICATIONS AND ANNOUNCEMENTS

We have received word that the Town of Granby has no designation for fiscal stress for 2023. We also have no designation for environmental stress.

We received a letter from the Oswego County Health Department stating 1126 State Route 48 has received a final notice for a failed septic. The County is ordering the property owner to hire a surveyor and professional engineer to complete site evaluations and determine the corrections needed.

The Planning Board sent two letters to the Town Board recommending amendments to the Zoning Ordinance regarding non-conforming buildings, uses and lots in CIT areas. Planning Board member Tom Anthony made some clarifications to the letter from the Planning Board. There was discussion at the Planning Board Meeting to either have exemptions or abolishing the CIT Zone. There was no mention of Special Use Permits given by the Planning Board as stated in the letter Supervisor Snow, Jr. read.

Charter Communications sent a letter regarding channel lineups.

Supervisor Snow, Jr. needs to know if any of the Board members plan to attend the AOT Training February 16-19, 2025.

We received the AOT Newsletter.

REPORTS FROM DEPARTMENTS

Supervisor – He has sent the financial reports for August and September to the Board. There were no questions on the financial reports.

Town Clerk/Tax Collector – Total revenue for September was \$2,712.40. A check in the amount of \$82.00 went to the New York State Department of Ag. & Markets for the spay/neuter program, \$347.70 to the DEC for hunting licenses and \$2,237.70 to the Supervisor for local shares.

Councilor English made a motion, seconded by Councilor Clothier to approve the financial reports of the Supervisor for August and September and the Town Clerk's report for September, all were in favor, none opposed.

Supervisor – Everyone will be receiving a Helix invitation in their email. This tracks assets and creates workorders. Supervisor Snow, Jr. attended the ICMA conference where he took courses on strategic planning and was able to network with others and share ideas, and opinions. The Board has discussed fixing the online permitting program for Codes. When Supervisor Snow, Jr. called, and found out how expensive it was going to be for the vendor to overhaul the system, he became certified to fix the online program. He met with Oswego County's consultant from MBR about housing trends in the Town of Granby. There is not a lot to report as far as Capital Projects. He is working on getting the boundary map taken care of for the park project. There is nothing new on the northwest water project. Engineer Doug Miller is working on the Old State Road bridge and the County Line Road culvert. Nothing to report on the Smart Growth Comprehensive Planning. As far as the LWRP grant, the first meeting with the Water Advisory Committee will be in two weeks. He is waiting for the boundaries to be completed for the park grant. He sent a listing of all his professional development training reports to the Board.

Highway Superintendent – He has a new 284 Agreement for Pratt Drive and auction results for the trucks listed on Auctions International. The 2011 International truck \$18,000.00, 2005 International truck \$15,100.00, sander \$1,300.00, and miscellaneous items \$50.00.

Councilor Ingerson made a motion, seconded by Councilor Clothier to accept the bids of \$18,000.00 for the 2011 International truck \$15,100.00 for the 2005 International truck, \$1,300.00 for the sander and \$50.00 for the miscellaneous items from Auctions International, all were in favor, none opposed.

They have been paving Aspen Cove and doing ditching and driveway culverts. The radios for the trucks and Gradall came to \$7,049.80. This consists of two new Motorola radios and installation of four radios.

They will be finishing up Pratt Drive next week and asked the Board if he needed an additional 284 Agreement for paving a small piece of County Line Road and Ostrander Drive. Supervisor Snow, Jr. said not as long as it was considered a repair.

Councilor Clothier made a motion, seconded by Councilor Ingerson to approve the quote from Motorola in the amount of \$7,049.80 for the purchase of two radios and installation of four radios, all were in favor, none opposed.

Code Enforcement/Zoning – There were 16 building permits issued with fees of \$1,605.70 and a construction value of \$419,372.00. There were 81 building inspections conducted and 24 building permits closed. There was 1 fire inspection/operating permit conducted with a fee of \$25.00. There were 45 violations issued, 63 violation inspections and 22 violations corrected.

ZBA – Chairperson Anthony reported that the ZBA had met once over the summer and granted two appeals. They met yesterday to hear an appeal for an interpretation from the Code Enforcement Officer in the CIT zone. They are scheduled to meet again in October to hear another area variance. Four of the five members attended their annual training.

DELIBERATIVE DISCUSSION –

Supervisor Snow, Jr. asked about the pipe under Windemere Drive that is broken. This was installed by the Town years ago. Bruce Plath said the previous homeowner worked with the Town of Granby to install a distribution tank to handle all the water funneling to one place. Now with this ditching, the volume is going to be too much for the distribution box to handle. Chirstine Plath added that the belly of the ditch is too deep, and the grading is not correct. There is no foresight, what was the plan?

Supervisor Snow, Jr. said a Board was created in the early 2000's to update the Zoning Ordinance in the State Route 48 area. Then in 2007, County Route 3 was made a CIT because of Walmart. The Planning Board Chairman at the time said there needed to be a place outside of State Route 3 for commercial to go. In 2020 a committee was formed to try and come up with an overlay for mixed uses for both areas. The process of changing zoning is a lengthy process and must be anchored to the Comprehensive Plan. Currently, our Comprehensive Plan being updated. We hope to have it completed by January or February of next year. Supervisor Snow, Jr. went on explaining how the Town has been trying to solve this problem in a way that will be beneficial to both commercial and residential property owners.

Tom Anthony said the Codes Office is not consistent with issuing building permits in that area. Doug Primrose asked if the Town Board and Zoning Board could meet to talk about making this area a mixed-use area. Zoning Board Chairperson Cheryl Anthony said many of the Zoning Board members are new. They have attended their training and are striving to learn their roles. They have learned there are two kinds of appeals, one for area and one for use and a use variance is extremely difficult to get. The Codes Officer told residents in the CIT Zone to go to the Zoning Board for a use variance.

This was not the correct thing to do. She also explained the principals of non-conforming use. She does not see how the ZBA, in the particular situation with the Brutcher's have the authority to override the interpretation given by the Code Enforcement Office based on what the attorney is telling them. Mr. Brutcher stated that in 2009 they were granted commercial status. Every Board is overlooking this one critical fact and they are being discriminated against. Other residents have been allowed to build and they have not. Mrs. Primrose thanked Supervisor Snow, Jr. for the Town's work on the CIT Zone.

Supervisor Snow, Jr. thanked the audience for being there and appreciates their comments. We have a really good Board, and we are working to fix the problems with the CIT Zone on State Route 48.

MOTIONS AND RESOLUTIONS

Supervisor Snow, Jr. made a motion, seconded by Councilor Clothier to make an addendum to the current Highway 284 Agreement to include .53 miles of hot mix on Pratt Drive, not to exceed \$60,000.00, a roll call vote was taken;

Councilor English	Aye	Councilor Clothier	Aye
Councilor Farrands	Aye	Councilor Ingerson	Aye
Supervisor Snow, Jr.	Aye		

Councilor Farrands made a motion, seconded by Councilor Ingerson to appoint Malori Stoia to a new term of 5 years on the Board of Assessment Review, all were in favor, none opposed.

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

Increase A.1650.481 by \$2,408.00	Increase A.5010.410 by \$ 250.00
Increase A.8810.400 by \$1,100.00	Increase A.8864.410 by \$2,500.00
Decrease A.1990.400 by \$6,258.00	Increase A.1910.481 by \$3,370.00
Increase A.7140.410 by \$ 500.00	Increase A.7510.410 by 100.00

Councilor Ingerson made a motion, seconded by Councilor English to override the Tax Cap of 2% for the purposes of taking on new debt service, all were in favor, none opposed.

Supervisor Snow, Jr. said he understands some of the Board members had an issue with his training expenses at the last meeting. Therefore, he would like the Board to review the training and travel policies at the next work session. He appreciates the

Board allowing him to attend multiple trainings throughout the year and considers the cost of the trainings part of his salary.

PAYMENT OF TOWN BILLS

Councilor Clothier made a motion, seconded by Councilor English to pay the Town bills as audited on Abstract #19, all were in favor, none opposed.

General Fund	\$57,700.92	Highway Fund	\$45,252.82
Capital Projects	\$ 1,829.05		

ITEMS FOR BUDGET WORKSHOP TUESDAY OCTOBER 15, 2024

Highway Expenses

ADJOURNMENT

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

Meeting adjourned at 9:35 P.M.