

**TOWN OF GRANBY
PUBLIC HEARINGS/WORK SESSION
APRIL 27, 2022
6:00 P.M.**

CALL TO ORDER

Supervisor Snow, Jr. called the meeting to order at 6:15 P.M. Present for the **roll call** were Supervisor John Snow, Jr., Councilors Rodney DeLong, Marianne Ingerson and Irene Weistner. Councilor Sandra Farrands was not present. Highway Superintendent Dan Duncan, Assessor David Roach and Planning Board Chairperson Jane Crego were also present. There was one resident in attendance.

**PUBLIC HEARING
SOLAR UPDATE LOCAL LAW**

Supervisor Snow, Jr. called the Public Hearing to order at 6:15 P.M. He explained we adopted the Comprehensive Solar Energy Systems Law in 2020. We have recognized there are some changes that need to be made. Solar systems will be allowed to be located anywhere but an R-1 district. We also will remove the Planning Board review requirements for tier 1 and tier 2 systems. This has been before the Planning Board, which they approved. A 239 Review has been submitted and it has been determined that there is no significant inter-community or County wide impact. Supervisor Snow, Jr. read through the SEQR and it was determined there would be no significant negative environmental impact.

There were no comments

Councilor Ingerson made a motion, seconded by Councilor DeLong to close the Public Hearing, all were in favor, none opposed.

The Public Hearing was closed at 6:19 P.M.

**PUBLIC HEARING
MOBILE FOOD VENDOR LOCAL LAW**

Supervisor Snow, Jr. called the Public Hearing to order at 6:19 P.M.

This Local Law is required by the State. The Local Law provides approved locations, hours of operation, requirements for permits and revocation process. Supervisor Snow, Jr. read through the SEQR and it was determined there would be no significant negative environmental impact.

There were no comments

Councilor Ingerson made a motion, seconded by Councilor Wiestner to close the Public Hearing, all were in favor, none opposed.

The Public Hearing was closed at 6:22 P.M.

ASSESSOR ROACH

The Tentative Roll was filed this week. He also sent 300 change of assessment notices to residents this week. Our equalization rate has taken a hit because of the real estate market over the last three market periods. The last two in particular are unprecedented in this region of New York State. In the twenty years prior to this he has never seen a residential trend above 6%. The last two years have been 10% and 11% and he is looking at about 13% to 15% for the coming cycle. The cause of this is the scarcity of properties for sale and what is available is selling above asking price. As a result of what is going on in the market, our equalization rate is falling faster than it normally would. We need to decide when should we do a full update. Waiting to see what the market does for one more complete cycle would probably be a good idea. We should plan a full update for 2024 and make residents aware of what we are doing and what may happen to assessments as a result. We need to have multiple public meetings and have multiple articles in the newspaper. There are two types of reassessment projects the State will allow us to do. One is non-reassessment reappraisal, which refers to trending. We have received a letter from the State saying this is probably not the best way to go. The other method is the sales comp. approach. This takes into consideration the sales that have occurred over the last three to five years, taking sales of homes and comparing them to similar homes. This is more work, but yields more reliable results. In order to facilitate this, Mr. Roach will need a bit of assistance for the informal hearings and some clerical help. The values, road reviews and anything that goes along with this he will do himself so there will be no extra cost for that. We are beholden to laws and guidelines that the State puts forth. This will be for the 2024 tax roll so the field work will begin in the summer of 2023.

DISCUSSION TOPICS

Supervisor Snow, Jr. received a quote in the amount of \$18,000.00 from Rombough Electric for exterior lighting for the pathway from the parking lot to the community center. The Board would like to explore more options.

Bach Environmental inspected our underground fuel tank and stated it needs to be replaced. Supervisor Snow, Jr. received pricing on a 3,000 gallon underground double wall fiberglass tank. The cost is \$127,000, which we can use ARPA funds for since it is a one-time expenditure.

Councilor Ingerson made a motion, seconded by Councilor DeLong to try and procure a 3,000 gallon fiberglass tank for the Town, all were in favor, none opposed.

Highway Superintendent Duncan would like a 9.2 ft snowplow blade, running boards, back rack, lights, GPS and undercoating for the Ford F350 truck. He is requesting running boards, a plow mount, back rack, lights, GPS and undercoating for the Ford F250 truck. He will be getting rid of the 2008 Ford F250 and 2012 Ford F350 and would like a dump trailer.

Councilor Ingerson made a motion, seconded by Councilor DeLong to allow the Highway Superintendent Duncan to fit the F350 with a 9.2ft plow, to include hardware and the F350 and F250 with running boards, light back rack, GPS and undercoating, all were in favor, none opposed.

Councilor DeLong made a motion, seconded by Councilor Ingerson to allow Highway Superintendent Duncan to dispose of the 2008 F250 and the 2012 F350 pick-up trucks on Auctions International, or as he sees fit, all were in favor, none opposed.

Highway Superintendent Duncan is expecting approximately \$400,000.00 for paving this year. He would like to pave Phillips Road, Senior Ave., Wybron Road and a portion of German-Dale Drive. The total is slightly over four miles. He has received pricing from Suit-Kote for cold mix. He is also expecting a price from Barrett Paving. The Board would like Highway Superintendent Duncan to consider paving Hanley Road and Hickory Grove. Supervisor Snow, Jr. asked Highway Superintendent Duncan to obtain additional quotes for paving to include the County and also requested a road improvement plan for the next three to five years.

Supervisor Snow, Jr. reported that they are cleaning up the violations in the Codes Office. There are still a lot of open violations. There are also a lot of open building permits. Any building permit over one year old he is recommending be closed out. He drove the Town from State Route 176 North and made a list of properties to inspect and send a letter of possible violation. If these properties have already received notice of violation, they will be set up for a court date in May. If they have already had a court date, the files will be updated and brought to the Town Board to start the process for Supreme Court. In this process everyone must be treated fairly, we cannot target specific properties. Supervisor Snow, Jr will be asking the Codes Office for an update on some of the problem properties. If nothing happens with these properties in Town Court, he will be coming to the Board for recommendations.

PAYMENT OF TOWN BILLS

Councilor DeLong made a motion, seconded by Councilor Ingerson to pay the Town bills as audited on Abstracts 8 and 8A, all were in favor, none opposed.

General Fund	\$3,393.79	Highway Fund	\$64,916.84
Lighting	\$ 94.30	V Fund	\$59,490.00

Supervisor Snow, Jr. made a motion, seconded by Councilor Ingerson to adopt Local Law #5-2022, amendment of the Solar Law, Local Law #3 of 2020, all were in favor, none opposed.

Councilor DeLong made a motion, seconded by Councilor Wiestner to adopt the Mobile Food Vendor Local Law #6-2022, all were in favor, none opposed.

Highway Superintendent Duncan thinks we are losing money mowing the roads for the County. The County currently pays the Town \$8,600.00 for the mowing. Supervisor Snow, Jr. will write a letter offering the County \$9,750.00 and see where it goes.

EXECUTIVE SESSION

Supervisor Snow, Jr. made a motion, Seconded by Councilor Ingerson to enter into Executive Session to discuss matters relating to the employment of a particular person, to include Highway Superintendent Duncan and the Town Clerk, all were in favor, none opposed.

The Board entered into Executive Session at 7:45 P.M.

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

The meeting was reconvened at 8:07 P.M.

There was no action taken in Executive Session.

ADJOURNMENT

Councilor DeLong made a motion, seconded by Councilor Wiestner to adjourn the meeting.

Meeting adjourned at 8:07 P.M.