

Lanny Fromm – I do not know where Residential-A and Residential-B is.

Mr. Hamlin – It's all over the Town; we have a Zoning map right here.

Lanny Fromm – So it affects everyone in the whole Town.

Mr. Hamlin – Pretty much, yes.

Lanny Fromm – What do you want to change it for?

Mr. Hamlin – Because it is constricting.

Lanny Fromm – Who?

Mr. Hamlin – To the person who wants to build.

Lanny Fromm – Who is the person who wants to build?

Mr. Hamlin – There have been multiple people who have been applying and they have to jump through a lot of hoops. What this does is it makes it easier for them whether they want to put up a barn or whether they want to put up a large storage building, it would give the Planning Board the authority to approve it without going through Public Hearings and everything else.

Lanny Fromm – If you are going to put up a barn it would be under the Agricultural law.

Mr. Hamlin – If you are not in an Ag District it does not.

Lanny Fromm – That's true.

Mr. Hamlin – We are trying to make it easier on the residents.

Mr. Holcomb – For septic systems in a new house, the new requirements for septic systems require more space. That's why we said the Planning Board has to review any lot less than an acre in size.

Lanny Fromm – So you are telling me that no matter where you live in this Town, you have to have at least an acre of land to put a building or a house up on it.

Mr. Holcomb – Unless they have public sewer or public water. So like in Hillcrest where there is a sewer system, you could use a smaller lot because you have a sewer but if you have to have your own septic system then you have to have a lot size of basically an acre.

Lanny Fromm – I want to ask you a question. The man who is beside me – originally it was 50-55 acres he owns – the Zoning at that time was one acre of land and then it went to two acres of land.

Mr. Hamlin – I remember 1 ½ was the minimum.

Lanny Fromm – So whatever he puts up now will have to be according to whatever you are doing now.

Mr. Hamlin – That is correct.

Lanny Fromm – So what is built now will be grandfathered in.

Mr. Hamlin – That is correct.

Public Hearing closed at 7:09 pm

RESIDENTS' TIME (7:09 pm)

Lanny Fromm – Lanny Fromm said he noticed blacktopping was done on the driveway and asked if it was now a Town road. Mr. Hamlin replied that it was turned over to the Town.

Residents' Time closed at 7:10 pm

TOTAL BILLS – ABSTRACT 4, 2016 approved during the April 27th, 2016 meeting:

FUND	VOUCHER #s	AMOUNT
General & Fire	185 – 232	\$29,807.58
Highway	141 – 176	\$56,538.52
Hillcrest Water	61 – 76	\$62,800.86
Hillcrest Sewer	9 – 17	\$23,592.93
Porter Hollow Sewer	5	\$35.88
Port Crane Light District	5 – 6	\$1,497.52
Hillcrest Light District	5	\$1,768.45
Capital Projects	0	\$0.00
Trust & Agency	5	\$4,026.82

SUPERVISOR'S REPORT

- Mr. Hamlin said he attended a function Cindy O'Brien, County Legislator for District 10, had at the Hillcrest Fire Company. She was very impressed with the Hillcrest Fire Company.
- A communication was received from the Department of Public Service, stating the CES will mandate by the year 2030 that half of the electric use in the State be derived from renewable energy sources such as solar, wind and hydro.

- A communication was received from the Office for Persons with Developmental Disabilities (OPWDD) acknowledging the closure of the Broome Developmental Center on March 31st, 2016. The OPWDD will continue to maintain a robust presence in the Binghamton community and throughout the Southern Tier and it transforms its services from the institutionalized settings toward a greater community inclusion.
- A community salute will be held on Tuesday, June 24th, 2016, at 7 pm, at the Susquehanna Valley High School, to honor the 2016 graduates of the Southern Tier entering military services.
- A letter was received from Congressman Hanna regarding the Veteran's Clinic being constructed on Court Street. It will be a 25,000 sq. ft. outpatient clinic, replacing the existing clinic, and is opening in the Fall. The new clinic will offer more specialized care with more privacy and will increase the number of examining rooms to service the 17,000 Veterans in Broome County.
- A thank you note was received from Wally, Jared and Melissa Kraham for the donation the Town gave to the Broome County Public Library in Jeff's memory.
- A thank you note was received from the Friends of Broome County Public Library for the donation received in Jeff Kraham's memory.

TOWN ATTORNEY'S REPORT

- April activity included preparation of the four Local Laws, the Town Hall roof replacement documents, the Bond Anticipation Note for the Hillcrest Water upgrades and the 2014 road sweeper and the Senior and Civic contracts. Atty. Millus is still working with the bank representative on 1001 Chenango Street to get that resolved. Pending is the preparation of the Resolution for the Unsafe Structure for 310 Ballyhack Road. Additionally, Atty. Millus suggested a Special Work Session to discuss the outdoor recreation documents.

TOWN CLERK'S REPORT

- Monthly Report was read by Melodie Bowersox.
- Total Local Shares for April 2016 were \$2,110.75.

TOWN ENGINEER'S REPORT

- Report was read by Dick Bassler.

COMMITTEE REPORTS

Building and Grounds – Assistant Town Engineer Rick Armstrong gave a status on the roof bid from Tower Roofing out of Johnson City. A review of qualifications and materials specified has been completed, as well as a financial statement review by Mr. Holcomb and Assistant Bookkeeper Mike Giovinazzo. It appears we will accept the base bid of \$148,000 to replace the roof, Alternate 2 for \$13,000 which provides an upgrade of warranty and roofing materials from 20 years to 30 years and suggest Alternate 3, which is a deduct of \$6,000 removing a high density board in the specifications over the gymnasium (a portion of the roof with no mechanical equipment and very little anticipated traffic). High density board will be retained on the portion of the roof with mechanical equipment that would need periodic service and

attention. A 15% contingency of \$23,250 is also recommended. There is also an estimated cost of \$2,500 which would be to handle the mechanical equipment that transitions from one wing of the building to the other wing of the building where some outlets and inlets may need to be raised for some mechanical equipment where the higher insulation will need to be. There is an anticipated cost of \$6,000 to Delta Engineering for environmental services. Rick and Atty. Millus are exchanging various documents to be reviewed for the contract. Rick also recommended Tower Roofing be required to obtain a Building Permit but have the Town waive the fee.

Mr. Holcomb – Wasn't there an option for a Performance Bond? Did we decide one way or the other?

Rick Armstrong – Alternate 1 was to consider a Performance Bond, but the size of the project is too large for the Bond to be of value.

Mr. Holcomb – In regard to the \$6,000 deduct, would the high density boards being removed be of any additional protection if they remained as part of the project?

Rick Armstrong – The protection it would provide would be in the event of any trees or limbs coming down and we do not have anything close to it. A massive hail storm might impact it, but we are not in a region that typically experiences storms like that.

Mr. Holcomb – Do the high density boards give the roof protection from ultraviolet light?

Rick Armstrong – The high density boards are over the insulation but underneath the roof material, so omitting the high density boards in that area would have no effect.

Mr. Pray – There are no other maintenance things that would need to be done on that part of the roof?

Rick Armstrong – Walking on the roof will be the only activity in that section, and omitting the high density boards will have no effect.

Mr. Hamlin – What is the next step?

Rick Armstrong – The 'Notice of Intent to Award' will need to be signed and issued to Tower Roofing, which will prompt Tower to get their insurance materials in place. The contract will be awarded upon review of the insurance materials.

Mr. Holcomb made a motion to authorize Mr. Hamlin to sign the 'Notice of Intent to Award' to Tower Roofing, seconded by Mr. Pray. **Motion carried.**

VOTE: Ayes 4 Hamlin, Holcomb, Husar, Pray
Nays 0

Water and Sewer – Report was read by Mr. Pray.

Highway and Solid Waste – Mr. Holcomb reported Clean-Up Days took place over the last couple of weekends. Wood Day at the old Landfill was very busy, and wood grinding has not

been done in about three years. The wood pile now is about 20' high x 50' wide x 200' long. We will most likely need to find a few thousand dollars in the budget to bring the grinder in this year. Deputy Highway Superintendent Randy Ritter said the Friday/Saturday volume for the general debris drop-off was lighter than in the past and suggested one full day every other year rather than partial days on Friday and Saturday. Mr. Holcomb mentioned ditch work has begun on Depot Hill Road, starting at the tracks and working up Depot Hill. Randy said the project is going very well and is on schedule, and that Gary Fahs allowed them to stockpile their materials on his property that he just purchased from the County which was a big help.

Community/Public Safety – Reports from the Dog Control Officer, Building Inspector, Justice Office and Zoning Enforcement Officer were forwarded to the Board prior to tonight's meeting and read by Mr. Husar.

Conservation Advisory Committee – There was no Conservation Advisory Committee report.

Mr. Husar made a motion to approve all committee reports as submitted, seconded by Mr. Pray. **Motion carried.**

VOTE: Ayes 4 Hamlin, Holcomb, Husar, Pray
Nays 0

MINUTES

Mr. Husar made a motion to approve the minutes from the March 30th, 2016 Work Session and the April 6th, 2016 Town Board Meeting, seconded by Mr. Holcomb. **Motion carried.**

VOTE: Ayes 4 Hamlin, Holcomb, Husar, Pray
Nays 0

OLD BUSINESS

- **Engineer Application** – Assistant Town Engineer Rick Armstrong confirmed he is still willing to work one day a week with a new Town Engineer when hired. An e-mail had been distributed amongst the Board regarding Alexander Urda, who is a possible replacement for Town Engineer Dick Bassler. Alexander would be working out of his Windsor office on behalf of the Town and then coming into the Town Hall when necessary. Dick felt it was a workable situation with Rick being available to respond to routine inquiries while in the office. Price would be the next thing to be negotiated. Mr. Husar asked if there could be a probation period, and the consensus of the Board was they could include that in the contract. Mr. Holcomb said it would be interesting to interview Alexander as well as Keystone and possibly others. Mr. Hamlin said Keystone contacted him and they were supposed to forward back some information, but nothing has been received to date. Mr. Hamlin said he would reach out to Keystone as well as some others and request some information for the Board to review.
- **Authorizing the Supervisor to sign the THOMA agreement** – Mr. Hamlin asked whether the Board was comfortable with signing the THOMA agreement which would allow THOMA to update the previous application and provide additional information as noted in the previous exit conference. The previous exit conference was on the State

level and not on the Federal level. The charge for this year will be between \$2,000 and \$2,500. Mr. Pray suggested this year the Board gets a copy of the application to review and score themselves now that they are more familiar with how it is scored. Mr. Hamlin said the deadline to apply is in September; the Board would need the completed application by August in order to review. **Mr. Pray made a motion to authorize the Supervisor to sign the THOMA agreement**, seconded by Mr. Husar. **Motion carried.**

VOTE: Ayes 4 Hamlin, Holcomb, Husar, Pray
Nays 0

- **Town Signs Route 369** – Mr. Hamlin asked the Board to take notice of the Town of Fenton signs at the end of the ramp and on Route 369 at Park Street. The paint is peeling and they are in need of some attention.
- **Well Work** – Mr. Pray asked Dick Bassler if he has heard anything from Moody on the well work. He has not, but will follow up.
- **262 Vincent Hill Road** – Mr. Holcomb asked where we were on this. Matt Banks said Wilfred Quinones was given until July 1st. Matt also added he made an inquiry about a demo permit to remove a shed that was added on to the original house.
- **First Ward Action Council** – Mr. Husar has been unsuccessful to date in reaching anything but a recording at the First Ward Action Council to discuss their available programs. He will keep trying. Mr. Hamlin mentioned he may see someone from that office at a June 24th Rural Housing meeting in Whitney Point.

NEW BUSINESS

- **Hillcrest Fire Company Applications** – Applications for Active Membership were received by Hillcrest Fire Company from Austin Jumper and Todd Tim. Hillcrest Fire Company President Joe Gabriel asked the Board to make note that they are changing their application process to supply additional information to the Board. Mr. Holcomb asked if background checks are done. Joe said all applicants are sent to the County and go through a light criminal background check, an arson investigation and a sexual predator investigation. Mr. Husar asked if the check is fingerprint based or name based. Joe responded name based; it is part of the County process. **Mr. Holcomb made a motion to approve the applications**, seconded by Mr. Pray. **Motion carried.**

VOTE: Ayes 4 Hamlin, Holcomb, Husar, Pray
Nays 0

- **Vote on Public Hearing – Local Law to Amend Fee Schedule – Mr. Husar made a motion to approve Local Law No. 1 of the year 2016 to amend the Fee Schedule of the Town of Fenton**, seconded by Mr. Pray. **Motion carried.**

VOTE: Ayes 4 Hamlin, Holcomb, Husar, Pray
Nays 0

- **Vote on Public Hearing – Local Law to Amend Town Code to rezone certain properties along West Service Road – Mr. Pray made a motion to approve Local Law No. 3 of the year 2016 to amend the Town Code of the Town of Fenton to rezone certain properties along the West Service Road from Agricultural-Residential-A to Limited Industrial**, seconded by Mr. Holcomb. **Motion carried.**

VOTE: Ayes 4 Hamlin, Holcomb, Husar, Pray
Nays 0

- **Vote on Public Hearing – Local Law to eliminate junkyards and motor vehicle scrap facilities – Mr. Husar made a motion to approve Local Law No. 2 of the year 2016 to eliminate junkyards and motor vehicle scrap facilities as allowed uses in the Town of Fenton**, seconded by Mr. Pray. **Motion carried.**
VOTE: Ayes 4 Hamlin, Holcomb, Husar, Pray
Nays 0
- **Vote on Public Hearing – Local Law to amend certain area requirements of Zoning Chapter – Mr. Pray made a motion to approve Local Law No. 4 of the year 2016 to amend the Town Code of the Town of Fenton to amend certain area requirements in the Zoning Chapter**, seconded by Mr. Holcomb. **Motion carried.**
VOTE: Ayes 4 Hamlin, Holcomb, Husar, Pray
Nays 0
- **Hillcrest Councilperson** – Last night the Board met with four Hillcrest individuals to fill Jeff Kraham's vacant seat. The Board will be making a decision this evening in Executive Session. The individual would be scheduled to be sworn in June 1st as the fourth Board Member and the second person representing Hillcrest.
- **Senator Akshar's Grant** – Mr. Hamlin had an opportunity to accompany members of the Hillcrest Civic Association to see Senator Akshar for a grant. Senator Akshar's Office has grant capabilities up to \$100,000. The Hillcrest Civic Association would like to build a pavilion with restrooms for use of the Civic Association and to extend its use to the Hillcrest Fire Company. Mr. Hamlin was present to represent the pending projects for the Town of Fenton. Potential Town projects include: (1) replacing the meters to connect water and sewer between Fenton and Port Dickinson and the relocation of the places where the meters are maintained, (2) garage door replacement on the newer Highway Garage building and (3) LED lighting through the newer Highway Garage Building. The grant, if awarded, is a 70/30 split where the grant would cover 70% of the project and the Town would be responsible for 30% of the project. Mr. Hamlin said the Senator's Office is still waiting for some information from Albany on the grant before moving forward.
- **ADA Transition Program** – Dick Bassler advised it would be best to have the transition program underway to be eligible for Federal aid for things such as handicapped accessible buildings, crosswalks and parking.
- **Historical Advisory Committee** – Mr. Holcomb stated Barbara Guernsey, our Town Historian, has put together a Historical Committee consisting of five or six members. One of the things they are interested in doing is putting together a Town of Fenton historical calendar. Tracking of financials through the Historian's portion of the General Fund will need to be determined. In addition, members of the group would like to revamp the *History of the Town of Fenton*, which is currently being sold. Mr. Holcomb suggested the group be a voluntary committee approved by the Board with no stipends, with monthly reporting of activities and financials. Mr. Holcomb will gather all the information, including member names, to be discussed and formalized at the next meeting.
- **Carpet Replacement in Bookkeeping Office** – Mr. Hamlin said the carpeting is hazardous and overdue for replacement in the Bookkeeping Office. The cost of carpet tiles from Endwell Rug is \$2,403.63. The person contracted to paint the walls is yet to be determined. Brian Randall was suggested by the Board as a possible painter. **Mr.**

Husar made a motion to paint and carpet the Bookkeeping Office, seconded by Mr. Holcomb. **Motion carried.**

VOTE: Ayes 4 Hamlin, Holcomb, Husar, Pray
Nays 0

At 8:17 pm, **Mr. Husar made a motion to adjourn into Executive Session to discuss the Hillcrest Councilperson**, seconded by Mr. Hamlin. **Motion carried.**

Melodie A. Bowersox, Town Clerk/sf