

Town of Murray Public Hearing and Town Board Meeting

May 10, 2016

Present: Supervisor John Morriss, Councilwoman Kathy Case, Councilmen Ed Bower, Lloyd Christ and Paul Hendel, Town Clerk Cindy Oliver, Attorney Jeff Martin, Highway & Water Superintendent Ed Morgan, Assessor Lynn Wood, Code Enforcement Officer Ron Vendetti, Stan Kemp, Joe Sidonio, Ian Berg, Elaine Berg, Dave Piedmonte, Doug Piedmonte, Bill Herring, Neil Valentine, Kerri Neale

Public Hearing – Proposed Local Law to Establish a Moratorium on the Installation, Construction or Placement of Mobile Homes Outside Mobile Home Parks in the Town of Murray

Motion by Case, Seconded by Christ to open the public hearing Motion Carried

The state implemented an executive order allowing mobile homes in any zoning district outside of mobile home parks. This means municipalities cannot prohibit them but they can set guidelines for this type of housing. The Planning Board would like some time to review the zoning and prepare these guidelines. This 6-month moratorium will give the Planning Board time to set up sensible guidelines for mobile homes.

Attorney Jeff Martin said this local law will have to be renumbered as proposed Local Law No. 1 was not filed with the state. The moratorium will expire six months after the date it will be filed.

Motion by Case, Seconded by Christ to close the public hearing Motion Carried

Public Hearing closed at 7:10 p.m.

Town Board Meeting

Motion by Bower, Seconded by Hendel approving the April Town Board meeting minutes as submitted Motion Carried

Assessor Lynn Wood stated that Grievance Day is May 24th and there are three people signed up although residents do not need to make an appointment and can show up during the hours that are set. Lynn informed the Board of the state's change to the STAR exemption. Any property owner who did not have the STAR exemption in 2015 or who purchased property as of March 2, 2015 will not have the STAR exemption. These individuals will have to pay up front

and the state will reimburse them. Furthermore, the reimbursement will have to be reported as income. The Assessor’s office had to remove 38 people who had previously signed up for STAR because of this.

Code Enforcement Officer Ron Vendetti reported that the Planning Board is working on the zoning regulations. Ron would like the Board to set up a work meeting to finish up the rest of the code book. Un-mowed grass is beginning to be a problem again. If the owners can be contacted, Ron will write them tickets to appear in court, but the un-mowed properties’ owners whom he cannot contact will have to be mowed. Ed doesn’t have a problem with his department mowing these properties. Ron and Ed will get a procedure in place. At this point there are three properties to mow. You will notice in the property maintenance code that Ron is putting together is very clear-cut. It doesn’t say such things as ‘neat and orderly’ because in Justice Court, that is not a definitive thing.

Motion by Hendel, Seconded by Bower authorizing Town of Murray Highway Dept. employees to enter private property for the purpose of enforcing Property Maintenance Code §671.c *Maintenance Standards for Exterior Property Areas* Motion Carried

Old Business

A work meeting will be held on May 19th at 6:30 p.m. Cindy will put the legal notice in the newspaper.

Motion by Case, Seconded by Hendel to adopt Local Law No. 1 of 2016 *A Local Law to Establish a Moratorium on the Installation, Construction or Placement of Mobile Homes Outside Mobile Home Parks in the Town of Murray*

After being put to a vote, the vote was as follows:

Aye	5	Morriss, Bower, Case, Christ, Hendel
Nay	0	
Absent	0	

The local law was thereupon adopted

New Business

Motion by Christ, Seconded by Bower authorizing the \$10,000 payment owed from general fund to the highway DA account Motion Carried

The employee recognition picnic is scheduled for August 8th at 6:00 p.m. at the Town Hall.

Attorney

Jeff prepared and sent the letter to Bonadio Group on May 3rd. This is standard procedure that is required by the auditors regarding any complaints, etc.

Jeff will prepare petitions for proposed water district no. 3, ext. 1 so residents can circulate them and move forward.

Motion by Christ, Seconded by Bower authorizing Supervisor Morriss to sign the water district no. 3, ext. 1 documents from Labella Associates P.C.

Motion Carried

Town Clerk

April receipts totaled \$738.00, \$572.36 went into the general fund.

Cindy supplied the Board with a tax collection summary.

Last month, the Orleans County Town Clerk's invited Earl Schmidt, Director of the County Veterans Service Agency to speak at our meeting. He gave quite a bit of information on the services their office provides for our veterans and their families. Cindy asked the Board permission to move forward with setting up a 'Veteran Town Hall Meeting' and have Mr. Schmidt speak to the veterans, informing them of all the services they provide. This could possibly be done as a joint meeting with the Town of Clarendon. The Board said it was a great idea and encouraged Cindy to move forward with plans.

Highway and Water Superintendent

Ed explained the progress on the \$120,000.00 grant the Town has been promised. It has been a very difficult project that Ed and John have spent much time on as there are certain restrictions. John and Ed have a conference call set up with Bob Fox of EFPR Solutions to go over the stipulations and to see if it is do-able.

Ed said it is the time of year when property owners will find soggy spots in their law. There have been a few leaks that they've been able to fix.

In doing some cleaning around the garage there are miscellaneous parts that Ed would like to take to the Palmyra auction. Motion by Bower, Seconded by Christ declaring the miscellaneous parts obsolete and no longer needed for Town use Motion Carried

Public Comments

Doug Piedemonte asked if progress has been made regarding the parking in front of the school on Lynch Rd. Jeff Martin said he is planning on speaking to school officials and should have some information for the work meeting.

Joe Sidonio informed the Board of his concern regarding our water districts sustaining themselves. He also informed the Board that the agreement residents were sold on was that they would pay the bond and then the sale of water would maintain the system. He has issue with the fact that the residents in the district pay for the water system and the maintenance. Councilman Hendel asked Mr. Sidonio if he is suggesting the Town raise their water rates. Mr. Sidonio stated that if that's what needs to be done, then yes, and for Water District No. 1, the bond is almost done but there is still operation and maintenance that needs to be paid for. In that district, you're going to have to raise your rates. He would like to see the Board address it or at least be thinking about how we can address the issue. Mr. Sidonio was told that the process we follow for water district's bond repayment units was established way back, beginning with water district no. 2. Rural Development does not have a problem with our procedures and how our bond repayment units are handled.

Dave Piedmonte stated that the bond repayment unit on tax bills would be going to principal and interest and that the money needed to operate the system would come from the cost of water but there are a lot of hardships in each water district. Jeff explained that these hardships are taken into account in determining how much the bond repayment units will be. Sometimes these hardships come after the bond repayment unit amounts are figured but sometimes there will be more bond repayment units added to a district also. Jeff explained that some of the points being made are valid; in smaller districts, when you lose one out of only nine bond repayment units, it can make a big difference, and per the comptroller even if you have a wealthy water district, you cannot transfer money from one district to another. Councilman Hendel said perhaps we need to look at our neighboring municipalities and see if we are undercharging. Mr. Sidonio said that some municipalities have policies for mobile home parks. It was explained to him that we also have a policy for the mobile home parks. For instance, County Line Mobile Home Park pays a considerable amount; 3/8 of a unit for each mobile home. RV parks and mobile home parks within the Town pay a substantial amount towards the debt service in their respective districts.

Motion by Hendel, Seconded by Christ approving the Supervisor's financial report and that the following bills be paid: Motion Carried

General Fund	Claims 126-162	\$10,244.83
Highway Fund	Claims 60-72	\$21,714.54
Water District No. 1	Claim 13	\$301.15
Water District No. 2	Claims 18-19	\$98.72
Water District No. 3	Claims 16-18	\$3,683.33
Water District No. 6	Claims 27-29	\$1,817.44
Water District No. 7	Claims 9-10	\$150.98
Water District No. 10	Claim 15	\$5.07
Water District No. 11	Claims 29-30	\$45.97

Motion by Christ, Seconded by Bower to adjourn the meeting. Motion Carried

Meeting adjourned at 8:19 p.m.

Respectfully Submitted,
