

TOWN OF WAYNE BOARD MEETING MINUTES November 11, 2014

Supervisor Butchko called the Board Meeting to order at 6:50 pm, with roll call and Pledge of Allegiance

Present: Supervisor Butchko
Town Clerk Mooney
Councilperson Carlson
Councilperson Wood
Councilperson Haff
Councilperson Haar

Also present: David Bauer, Gill Harrop, Glenn Neu, Bill Torp, Wayne Hand, Kay Thomas, Paul Reiser, James Thomas, Gary Prawel

Approval of Minutes

The minutes from October 14, 2014 Town Board Meeting were reviewed and revised. Motion to approve minutes as amended made by Councilperson Carlson, seconded by Councilperson Haar, and all in favor.

Supervisors Report

Supervisor's report and fund transfers was presented and discussed. A motion to approve both the report and fund transfers was made by Councilperson Haar, seconded by Councilperson Haff, and all in favor.

There was a discussion of the year end reserves. This will be discussed in more detail next month.

Supervisor Butchko present information on the NYS Retirement system. The town will save \$500 if paid early. A motion was made to prepay by Councilperson Carlson, seconded by Councilperson Wood, and all in favor.

Our yearly insurance coverage by Sprague Insurance was reviewed and discussed. No major changes at this time.

Clerks Report

Clerks report was presented.

Vouchers were presented and discussed. A motion to approve vouchers as presented was made by Councilperson Haar, seconded by Councilperson Carlson, and all in favor.

Justice Report

Report was reviewed. No discussion.

Justice appointee Gary Prawel was introduced to the board. He plans to attend Justice Training in December.

Highway Superintendent Report

Journal was reviewed and discussed.

Received almost \$800 in recycling the scrap metal.

Filed for CHIPS (Consolidated Highway Improvement Program) reimbursement. Extreme winter recovery 9,187.06. This amount had to be used this year. The 31,841.50 was used on the other reimbursement. Will be able rollover 45,579.95 for next year.

FEMA – Certification was done. We applied for money, then issued 'blue folder'. This blue folder locks in the money. We will receive \$45,520.4. Congressman Reed may be able to get reimbursed another 25% from the State.

New Roller planned for delivery first part of December.

Review of letter to owner of Wixson Road property. This property had a septic tank placed in a TOW right of way.

Property Assessor Report

Discussion of Right of Way issues. The County has an overlay map of County culverts and right of ways. Need to get electronic interface started so when work is done in the town, we can input data and info onto the County map, so we could have an active, correct data base. Documentation of rights of ways would be an on-going project.

The Board will send an invoice for full payment to the owner of the surplus property across the street so Supervisor Butchko can write an authorization for a quit claim deed in order to get it on the tax books by March 1st. Mr. Torp will need a signed deed by February 15th.

2015 Assessment role – Preliminary numbers have been completed for Waneta and Keuka Lake properties, and farms. The Yates County information will be shared by the State in order to make a 'Keuka Lake Neighborhood.' We are currently at 97% of current market values

Need to set public hearing for the 'Partial Property Tax Exemption for Capital Improvements' law. A motion was made to have a public hearing regarding this law on December 9th by Councilperson Wood, seconded by Councilperson Carlson, and all in favor.

There was discussion of a property with 'dual deeds' but one tax number. These properties were merged 6-7 years ago as one tax property. The owner should have filed with the county a subdivision or lot line adjustment, but that did not happen. Now the owner wants to sell back one of these properties. The Board needs to add language to the planning and zoning

subdivision applications. If the property owner fails to file it within 90 days of town approval, the subdivision becomes null and void. This is a converse situation, this 're-subdivide' or merging parcels. The Board will add language to the planning and zoning applications that states if two lots are to be merged, the owner will be subject to planning and zoning regulations based on the date of the application. A property tax adjustment break will not be given until these parcels are legally merged. Once a merge takes place it becomes one tax parcel. The Board will submit a letter with the County stating that the current tax map should reflect what should be recorded in deed history and to please verify.

Code & Zoning Officer

Review of report as submitted.

There was a discussion of recommended changes to existing LUR law for section 6.2 regarding definitions of primary use and secondary use. The motion to approve these changes was made by Councilperson Carlson, seconded by Councilperson Haar. All in favor and roll call vote as follows:

- Councilperson Wood – Aye
- Councilperson Haff – Aye
- Supervisor Butchko – Aye
- Councilperson Haar – Aye
- Councilperson Carlson – Aye

A motion was made to set a public hearing to present and discuss these proposed changes for December 9th by Councilperson Wood, seconded by Councilperson Haar, and all in favor.

Watershed

Reviewed the KWIC report.

For 2015, the board suggests our inspector sets up objectives for inspections due for the year, delineating 'ancient' overdue inspections and 1 month overdue inspections.

Planning Board

Minutes were reviewed.

A recommendation was made that the Board take a more aggressive approach to soliciting more members for both the Planning and Zoning Boards. An announcement will be placed on the website.

A request was made to buy 10-15 additional copies of 'A Short Course for Planning and Zoning'.

Dog Control Officer

Elizabeth Kenyon and Megan Pifer attended Dog Control County Training.

Rabies shots are not mandatory for DCO's.

History Group

Review of report as submitted.

There was discussion of the History Group Archival Project. Paul Reiser will convert the files he has, establishing rational, logical tables, then present to DSD Scott Demmin web works to develop a program. In the future, all history info will be loaded into this program. Paul hopes to have the boxes built by December 1st, then hopes to have the data added by February. Suggest getting high school students who need community service hours to help scan and upload existing data.

Public Comments

Glenn Neu made a comment regarding the Assessor's comments regarding 'anomalies' in property values. He feels there are no 'anomalies' and that the fact is, it is what the home sold for.

Councilperson Wood asked if the James McAfee house is available for sale.

Adjourn

A motion to adjourn the Town Board Meeting was made by Councilperson Haar, seconded by Councilperson Carlson. All in favor.

Adjourned at 8:45 pm.

Next Town Board Meeting December 9th at 6:30.

Respectively Submitted

Beth Mooney
Town Clerk
November 11, 2014