

TOWN OF CONSTANTIA
MINUTES – SUPERVISOR MEETING - TOWN BOARD – April 4, 2022
9:00 am Constantia Town Hall

Present: Frank Tomaino - Supervisor
Ronald Chapman, Richard Colesante, John Metzger, Thomas Moran – Council Members
Clare Haynes – Town Clerk
Warren Bader - Town Attorney
Laureen Tackman – Mayor, Village of Cleveland
Zack Avery – Highway Employee
Dustin Clark – Barton & Loguidice
Paul Baxter – Tug Hill Commission

CALL TO ORDER:

At 9:00 am Mr. Tomaino called the supervisor’s meeting to order with the pledge of allegiance.

ARPA FUNDS:

Mr. Tomaino told the board that he received notification about a conference in Albany about ARPA Funds, Ms. Butler is interested in attending. Ms. Butler is willing to stay with friends so no hotel is needed. After discussion the board approved Ms. Butler to attend the conference. Mr. Metzger would like the information; he would be willing to attend the conference if his schedule is open.

WASTEWATER:

Mr. Clark told the board that the first 100 title searches have been received, once the sample packet that was previously given to the board is approved then B&L will be sending the easement mailing to the parcels that have the completed title searches. It was suggested to change “first year user cost” to “Annual User Cost” All agreed to the change. The packet also includes:

- A drawing of what the typical lateral installation grinder pump will look like
- A typical easement – previously approved by Costello, Cooney and Fearon
- Permission for Archeological Resources Survey
- Frequency Asked Question
- A link, QR Code to the calendar for home inspections, also a phone number for those without computer access

After discussion it was suggested that an informational letter be sent to all residents in the district as there are some property owners that still ask if the sewer district has been approved. The one page notice will go to every parcel in the district including vacant properties.

-Of note no vacant properties will have a grinder pump placed unless there is a specific request by the property owner.

-If a new building is built on a vacant parcel, before any construction an easement will need to be filed. This is something that Code Enforcement will need to be aware of.

-A tour of the E-One grinder pump plant will be scheduled for board members. The Village uses E-One grinder pumps. There are three other companies but E-One is built in the United States, there are different models but the parts are interchangeable. It is strongly suggested to use what the Village uses for consistency.

-Mr. Moran asked who will be inspecting the grinder pump installation, with the first water district the CEO Mr. Illingworth then CEO was required to inspect each connection. Mr. Clark told the board it was a requirement of OCWA, there is no requirement for inspection for sewer. Mr. Clark did indicate that Mr. Avery might want to be freed up from his current responsibilities so he gets a feel at what is being done and where.

-Mr. Tomaino brought up the conversation at the March Town Board meeting with Legislator Reehil and the ARPA Funds that the County is looking to share with the Towns. Mr. Tomaino believes the new building for the sewer equipment would be a perfect place to spend some of that money. Mr. Colesante asked why not use what we have already collected. Mr. Clark believes the Town should wait as the inflation rate that was used when determining the district was healthy at the time, but is afraid that will be eaten up quickly. The Town might need the current fund balance to help in other areas. There are a few more grant possibilities out there that B&L will be applying for: US Congress Representative Grant, a STAG Grant and the Northern Boarder Grant. Mr. Avery asked when the building should be done, Mr. Clark believes it will be needed in 2024.

*Mr. Clark and Mr. Avery left the meeting at 10:15 am

PARK AND RECREATION:

Mr. Tomaino, Mr. Colesante, Ms. Butler and Mr. Sundet will be attending the Park and Recreation meeting on Wednesday to discuss West Monroe sending kids to the summer park program. Mr. Moran wondered if an inter-municipal agreement will be needed if both Towns want to move forward. Once accepted, it would be a good idea.

Ms. Tackman asked if the Town would be interested in having a vending machine at the park, she was recently contacted by Ms. Hallbretter. Ms. Tackman will get more information.

DOG LAW:

The park and recreation commission is interested in having a dog law enacted for the David C. Webb Memorial Park at Taft Bay. Mr. Andino from Costello, Cooney and Fearon sent the board members two options. Mr. Bader will review and make the necessary corrections for the April Town Board meeting.

LAND DEVELOPMENT LAW:

Mr. Colesante would like to review the site plan process that is in the Land Development Law as it pertains to change of use and what triggers a site plan. Hopefully, this can be updated when the storage container law is approved.

SHORT TERM RENTALS:

Mr. Colesante had a conversation with a resident that has an AirBNB/VBRO, he rents his property 280 days a year. Mr. Colesante learned that AirBNB/VBRO only makes the connections for people to find the properties to rent. They do not deal with problems, this particular property owner lives on site which he feels makes a difference, he does not allow bad behavior. Mr. Dolan, CEO believes it is a business so they should be sent to the planning board along with a site plan review. It is going to be difficult because there are already quite a few in the Town that are operating that the Town does not know about. Mr. Moran believes they should have to register with the Town. Mr. Dolan told the board that the State require a fire inspection, it is either bi-annual or yearly he will need to look to verify. Mr. Colesante does not want to over regulate, maybe distinguish between a cottage vs short term rental.

CODE ENFORCEMENT:

- Glider Oil called this past week on their vacant lot that is out of compliance
- Mr. Denney will be at the next planning board meeting to discuss his issues (81 Auto)

PLANNING BOARD:

Mr. Tomaino attended the last planning board meeting, they discussed the comprehensive plan. They will be doing the quick review to update the plan. Mr. Metzger asked if they will be distinguishing between the lakefront and regular, Mr. Metzger understands in the past residents were not in favor of zoning, this might not be the case any longer. Mr. McNamara did a lot of work on the plan in regards to this issue, Mr. Tomaino believes it is already in the plan.

Discussion turned to the Hirsch site plan review, Mr. Chapman told the board that Mr. and Mrs. Hirsch decided to start from scratch. They will get the needed information together and resubmit, Mr. Bader told the board that the original paperwork was dated three years ago, and the plans have changed from 20 to 200 people. Mr. and Mrs. Hirsch were told when they resubmit they need to plan on the highest number of people.

ADJOURN:

At 11:10am the meeting adjourned.