

TOWN OF CONSTANTIA
MINUTES – ANNUAL MEETING
NORTH SHORE WATER BOARD
BERNHARDS BAY WATER BOARD
NORTH SHORE SEWER MEETING
September 13, 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

Others Present: Warren Wheeler – Assessor for the Town of Constantia
Vern Sundet – Supervisor for the Town of West Monroe
Mary Lesnau – Assessor for the Town of West Monroe
Paul Baxter – Tug Hill Commission

CALL TO ORDER:

At 9:00 am Mr. Tomaino called the annual meeting of the water board to order with the pledge of allegiance.

ASSESSOR:

Mr. Wheeler wanted to speak to the board about the possibility of passing a local law to change the Town's 467 senior exemption to match what the County recently passed. In 2007 the Town did pass a similar local law to keep the exemption the same as the County. By keeping the exemption amounts the same it is much easier for the residents to understand. Not only is the percentage increasing but the amount a household can make to qualify for the exemption is also increasing. The County raised their income level to \$37,500., Mr. Wheeler believes this is a good compromise as the State has increased the possible income level to \$50,000. Mr. Wheeler could not support that much of an increase. Although Mr. Wheeler is asking the Town to increase the senior exemption, he unfortunately cannot inform the Town how much the Town will need to absorb for the 2023 assessment roll. This increase exemption will be for the 2024 Town and County tax bill. After discussion all the board is in agreement with the change. As this will be a local law, Mrs. Haynes will forward the County Law to Mr. Andino of Costello, Cooney and Fearon for the proper paperwork for the local law.

Mr. Colesante asked about a possible re-valuation of the Town. Mr. Wheeler responded that he has been thinking about when would be a good time, he has still not decided but is getting closer to making a decision. Mr. Wheeler will speak to the board in the spring, as he believes he will have more information. Right now he believes he will look to do a re-valuation starting in 2024. Mr. Moran is concerned at how Mr. Wheeler can do this fairly when out of town people are purchasing lake front properties as investments artificially inflating the prices. Mr. Wheeler understands the situation, right now there is not a separate classification, the State needs to pass legislation so these properties can be treated as income properties. Mr. Wheeler recently spoke to a representative from the Association of Towns about this issue. Mr. Wheeler is hoping they will help as they are bigger than the NYS Assessor Association.

NORTH SHORE AND BERNHARDS BAY WATER DISTRICTS:

At 10:00 am the annual joint meeting of the North Shore Water District opened. Mrs. Haynes brought with her a bill that has a full edu's, this property has more than 10 acres but it is vacant, Mr. Wheeler indicated then they must have a curb stop as when the water system was installed if a property owner of vacant property asked for a curb stop they were assessed the full edu instead of ½. After discussion, this situation is not part of the current edu schedule unless the board is willing to add this to the edu schedule this property should be reduced to ½ edu for both water and sewer. After discussion, it was decided not to add anything to the existing edu schedule. Mr. Wheeler will make the necessary change.

Mrs. Haynes also has been asked by two residents that have houses on properties that are inhabitable, is it still the position of the water boards that as long as there is a building then the edu's stand. Remove the building then the edu will be lowered. All agree this is still the policy.

There were no suggested changes to the EDU Schedule, full copy attached.

The next meeting of the joint water board will be August 29, 2022 at 10:00 am.

At 10:52 am Mrs. Lesneau and Mr. Sundet left the meeting.

NORTH SHORE SEWER DISTRICT:

Mr. Moran has concerns with the sewer district and the village accepting sewage from residents in Vienna. Mr. Moran has read many articles in the Queen Central that discusses a trailer park on Beach Rd

that is in discussion with the Village to use their plant. The IMA discusses this situation, Mr. Moran is unsure and would like to make sure the Constantia District is protected.

Discussion turned to Grace Hill Winery, they are currently being charged 1 edu for both water and sewer. As this location has a house and a separate building that houses the winery, they might need two grinder pumps. Barton and Loguidice will be doing an inspection to determine what they will need. As it stands, this property will need their edu's increased. Mr. Wheeler will reach out to Mr. Hamilton for more information.

Cleveland is servicing properties outside the Village for sewer, these properties are in the new sewer district. These residents are currently being charged .63 of an edu, there has been some discussion that these properties should have their current sewer equipment changed out and have a full edu assessed. More discussion will be needed with Barton & Loguidice on this issue.

312.00-02-12.02 – this property has a travel trailer on it and is situated in the sewer district, the property class is rural vacant. The issue is the Town has a local law that states no septic systems can be used in the sewer district, our other local law states that if you have a travel trailer it must be hooked to a proper septic or sewer. As this is classed as rural vacant, Barton & Loguidice does not have them on places they need to look at. After discussion it was agreed that non-conforming lots cannot have any public utilities. Conforming lots can be offered public utilities, as this lot is a conforming lot Mr. Tomaino will discuss the situation with code enforcement. Mr. Dolan did issue the resident an rv permit, hopefully Mr. Dolan has spoken to the owner as to his intentions.

Mrs. Haynes wanted to remind the board that they will need to make a decision on how they will be charging the residents in the sewer district. If they will be charging either quarterly or semiannually, Edmonds Gov Tech the company that the Town currently uses for both Town Clerk and Tax Collector will need 12-18 months to build out a sewer billing system.

ADJOURN:

At 12:15 pm the meeting adjourned.

**UNIT SCHEDULE FOR WATER DISTRICTS
WD262 AND WD263**

<u>PROPERTY DESCRIPTION</u>	<u>UNIT CHARGES</u>
Single Family Residence (Property Class 210)	1 unit
Multiple Family Residence (3 or fewer dwelling units) (Property Class 220 and 230) (Property Class 280 – see individual class codes)	1 unit first 0.75 unit each after 1
Commercial	1 unit unless otherwise defined
Manufactured Home Park	1 unit plus 0.75 per unit for each additional home
RV Parks	1 unit plus 0.10 per RV site
Apartment Complex (greater than 4 dwelling units)	0.75 unit per apartment
Vacant Parcel	0.5 unit
Vacant Parcel with improvements Including water facilities	1 unit
Vacant Agricultural and/or Livestock Land	0 unit with Agricultural Exemption
Unserviceable and/or Land Locked Parcel	1/10 th unit
Schools	1 unit per 30 students/faculty (min of 1 unit)
Restaurants/Banquet halls	1.5 unit base includes kitchen and one bath, 0.5 per each additional bath, 0.5 per shower
Non Profits	1 unit

Adopted for WD262 and WD263
On September 13, 2022

edu charges