

REGULAR TOWN BOARD MEETING

FEBRUARY 12, 2018

7PM

Present: Sup Granger
Coun Hurst
Coun Barber
Coun Klein

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7PM

Also present: J. Koch, M. Hotchkiss, E. Parker, D. Nourse, D. Kelly, R. Eliaz, R. Uptegrove, W. Faryna, J. Muscato, A. Catania

Sup Granger called the meeting to order at 7PM

The following vouchers were audited:

GENERAL FUND – TOWNWIDE	\$13,963.76
GENERAL FUND – OUTSIDE VILLAGE	2,359.62
HIGHWAY FUND – TOWNWIDE	8,389.64
HIGHWAY FUND – OUTSIDE VILLAGE	2,706.79
SILVER LAKE SEWER DISTRICT	1,646.81
GARDEAU WATER DISTRICT	73.78
SILVER LAKE INSTITUTE	704.17
SILVER LAKE LIGHTING DISTRICT	609.29
FIRE PROTECTION	78,000.00
TOTAL	\$108,453.86

A motion was made by Coun Barber, seconded by Coun Hurst to approve the vouchers totaling \$108,453.86.

Polled: Ayes: Barber, Hurst, Klein, Granger
Noes: None Carried

At 7PM Sup Granger opened the Public Hearing for Local Law 1-2018 on Solar Energy Systems.

At 7:01PM Sup Granger opened the Public Hearing for Local Law 2-2018, Cold War Exemption.

A motion was made by Coun Barber, seconded by Coun Klein to approve the minutes from the 1/11/18 meeting.

Polled: Ayes: Barber, Hurst, Klein, Granger
Noes: None Carried

A motion was made by Coun Barber, seconded by Coun Hurst to approve the Supervisor's Report.

Polled: Ayes: Barber, Hurst, Klein, Granger
Noes: None Carried

J. Koch presented his Water/Sewer Report. He stated that the valves have been opened along Route 39 and feeding the Village of Perry and that everything is now on
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line and increased pressure (63 pounds) is being fed to all residents up to and including the Cheese Plant. He stated that the Village of Perry did not have accurate mapping of their water lines and unfortunately Birchwood Acres water pressure was not increased as was expected. A new valve will need to be installed in order for the water pressure to be increased there and they (Village of Perry) will be working on that in the near future but as far as the water expansion project for the Town of Castile everything is complete.

D. Nourse presented his Highway Report. He stated that the quote he received for the new 10 wheeler needs to be increased by \$7826.00 as the first quote was for a different transmission. He stated that he would like to upgrade the transmission to the type of transmission that the other 10 wheelers have.

Coun Klein stated that he feels the upgraded transmission would add value to the truck and it would be more reliable to have the better transmission.

A motion was made by Coun Klein, seconded by Coun Hurst to approve the upgraded transmission at the cost of \$7826.00.

Polled: Ayes: Barber, Hurst, Klein, Granger
Noes: None Carried

The Zoning Report was reviewed.

The Assessor's Report was reviewed.

A motion was made by Coun Hurst, seconded by Coun Klein to increase the Zoning Fees as follows.

Polled: Ayes: Barber, Hurst, Klein, Granger
Noes: None Carried

TOWN OF CASTILE ZONING PERMIT FEES

- 1) Zoning Use Permit
 - A) Residential Uses
 - 1) Minor structures (pools, decks, storage sheds, fences, signs) \$10.00
 - 2) Occupancy changes (1 to 2 family, or 2 to 1 family, 2 to multiple, home occupation) \$10.00
 - 3) Major structures (houses, garages) \$10.00
 - B) Business and Industrial Uses
 - 1) Signs \$10.00
 - 2) Occupancy (new business in building) \$10.00
 - 3) New structures \$10.00
 - C) Agricultural Uses (Must be a farm on tax roll)
 - 1) Minor structures (up to 3,000 square feet) \$10.00
 - 2) Major structures (over 3,001 square feet) \$50.00
 - 3) Large Scale Solar Energy Systems \$50.00

All Zoning Use Permit's needing a renewal will be at the cost of the initial fee
- 2) Variance Request (permits also required, site plan review may apply, Zoning Office provides paper notice and list of neighbors) \$120.00
- 3) Special Use Hearings (permits also required, site plan review may apply, Zoning Office provides paper notice and list of neighbors) \$120.00
- 4) Preliminary/Site Plan Review (permits also required, all new business and industrial structures, major farm structures) \$120.00
- 5) Home Occupancy Hearing (permits also required, all home occupancies that require a Public Hearing, Zoning Office provides paper notice and list of neighbors). \$120.00
- 6) Subdivision Applications
 - a) Minor \$120.00
 - b) Major (the creation of more than 4 lots) \$120.00
- 7) Rezoning Application (per meeting) \$120.00
- 8) Letters of Zoning Compliance (for repairs-no change to size) FREE
- 9) Work or Occupancy without a Permit (if only Zoning required) \$50.00

A motion was made by Coun Hurst, seconded by Coun Klein to allow Clerk Draper to attend the New York State Town Clerk Association Annual Conference from 4/22/18-4/25/18 at the cost of \$804.

Polled: Ayes: Barber, Hurst, Klein, Granger
 Noes: None Carried

Sup Granger stated that he has received the 4H application and that if anyone knows of a deserving child that we would like to send to camp for free to please let him know.

Sup Granger opened the door for discussion regarding the Public Hearing for the Solar Law.

A Catania from Geronimo thanked the Town Board and Planning Board members for all of the time they have spent putting this law together. He stated that there was verbiage in one of the previous drafts that was supposed to be removed but it is still in the current draft. Section 7 #4- "Solar panels shall not occupy more than 20% of the lot except as allowed elsewhere in this Article XIV".

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He also stated that he feels there is an issue with Section E #1- "There will be permitted a total amount of 400 acres within the Town of Castile Ag District #3 that can be utilized for production of solar power for sale and consumption off-premises under this section E. This number of acres is approximately 2% of this Ag District #3 of nearly 20,000 acres that are within Castile township as it is constituted in 2018, the year of adoption of this law. It is determined that installation of solar electricity or heat producing systems under this section E that exceeds two percent (2%) of that acreage is inappropriate use of Ag land protected under NYS Ag Districts laws and local Zoning laws".

He feels that the 400 acres is too restrictive especially with large projects as they have to comply with New York State's Article 10 which could possibly delay the project for up to 3 years as this is a timely process and in doing so lose out on the acreage that is being proposed for their project. He proposed a 2 mile "overlay" that would allow large scale projects in the area around the substation on Middle Reservation Road.

Coun Klein stated that he feels 400 acres is also too restrictive but does not feel that solar projects should be limited to 1 area in the entire Town, he feels that all landowners should have the right to solar and it should not be limited.

W. Faryna stated that he feels the 400 acres also restricts a lot of property owners from developing in the future.

A. Catania also feels that Section 7 # 13 "No two or more parcels, whether one or multiple owners, may support one solar energy system installation", should be eliminated.

Atty Kelly stated that all avenues are possible it just comes down to what the Town Board thinks is best for all involved.

At 7:30PM a motion was made by Coun Klein, seconded by Coun Hurst to table the adoption of the Solar Law until the March Board Meeting and have a workshop with the Planning Board to fine tune the verbiage of this law.

Polled: Ayes: Barber, Hurst, Klein, Granger
Noes: None Carried

Sup Granger asked if there was any input regarding the Local Law pertaining to the Cold War Exemption, there were none.

At 7:31PM Coun Klein, made a motion to close the Public Hearing for the Cold War Exemption and was seconded by Coun Hurst.

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Polled: Ayes: Barber, Hurst, Klein, Granger
Noes: None Carried

At 7:35 PM a motion was made by Coun Barber, seconded by Sup Granger to adopt the Cold War Exemption which authorizes Counties, Cities, Towns, Villages and School Districts to make permanent the Cold War Veteran's Property Tax Exemption after the initial 10 year enactment thereof.

Polled: Ayes: Barber, Hurst, Klein, Granger
Noes: None Carried

At 7:36PM a motion was made by Sup Granger, seconded by Coun Barber to adjourn the meeting.

Polled: Ayes: Barber, Hurst, Klein, Granger
Noes: None Carried

