

**July 8, 2015**  
**Regular Monthly Meeting of the Town Board**  
**6:30 P.M.**

**Supervisor Aubertine opened tonight's meeting with a Prayer and the Pledge of Allegiance at 6:30 p.m.**

**Present at tonight's Meeting: Supervisor Aubertine, Councilwoman Harris, Councilmen Bourquin, Henderson and Villa, ZBA Member Harry Staudenmayer, Assessors Marsha Barton and Roz Gotham, Highway Superintendent Pat Weston, Town Accountant Cathy Satterley, Three Mile Bay Cemetery Superintendent Julia Gosier and approximately six others.**

**Supervisor's Report – Cathy Satterley**

***RESOLUTION 2015 - 94: MOTION BY Councilman Villa and seconded by Councilwoman Harris approving the June 2015 Supervisor's Report as prepared by Town Accountant Cathy Satterley. Five ayes. Motion carried.***

**Privilege of the Floor – None Heard**

**Highway Superintendent's Report – Pat Weston**

Pat has billed the County approximately \$20,000.00 for work the Town has done for the County recently, two surplus trucks were sold at auction for \$7,200.00, Bayview Manor has requested assistance from the Highway Department to cut some branches and take down a couple of trees, amongst other things.

The two-knob sander is leaking oil, Pat would like to replace it with a Dickie-John and he would request using the proceeds from the sale of the surplus trucks. Purchase price for the Dickie-John sander is \$5000.00.

The Town Board would like to have the request for the work Bayview Manor is asking the Highway Department to do to come before them in writing, prior to giving any authorizations.

**Clerk's Report – June 2015**

Total State, County and Local Revenues:	\$3,540.25
Total Local Shares Remitted:	\$3,283.55

**Audit of the Bills**

**RESOLUTION 2015 - 95: Motion by Councilman Villa and seconded by Councilman Henderson approving Abstract #11 in the amount of \$203,138.48. Five ayes. Motion carried.**

**RESOLUTION 2015 - 96: Motion by Councilman Bourquin and seconded by Councilman Henderson approving Abstract #12 in the amount of \$57,523.91. Five ayes. Motion carried.**

**RESOLUTION 2015 - 97: Motion by Councilwoman Harris and seconded by Councilman Bourquin approving Abstract #13 in the amount of \$4,127.57. Five ayes. Motion carried.**

**RESOLUTION 2015 - 98: Motion by Councilwoman Harris and seconded by Councilman Henderson approving Abstract #14 in the amount of \$145,642.83. Five ayes. Motion carried.**

**Approval of Minutes**

**RESOLUTION 2015 - 99: Motion by Councilman Villa and seconded by Councilman Henderson approving the Meeting Minutes of the May 13, 2015 Town Board Meeting as submitted by Clerk Wallace. Five ayes. Motion carried.**

**RESOLUTION 2015 – 100: Motion by Councilwoman Harris and seconded by Councilman Henderson approving the Minutes of the June 10, 2015 Regular Monthly Meeting of the Town Board as submitted by Clerk Wallace. Five ayes. Motion carried.**

## **Committee Reports**

### **Assessor's Report – Marsha Barton**

**Grievance Day** was held on May 26<sup>th</sup> and May 27<sup>th</sup>. The Grievance Board heard 38 grievances. Seven of the properties saw a reduction in their assessments. Property owners have until July 31<sup>st</sup> to file for a Small Claims Hearing or Article 78 in Supreme Court.

**Maintenance Field Work** is beginning a little earlier than usual for 2016, so it will be finished early in the fall. The Assessors have also been told by those at Real Property that the County employees will not be available for much field work this year, due to staff shortage.

**Reval 2017** – Due to the staff shortage in Jefferson County Real Property, they won't be assisting the Assessor's as much with this reval as in 2013.

In anticipation of this, Marsha has spoken to Marlene Norfolk, who has agreed to help. She will be working with Marsha, teaching her how to do land tables; which are used to determine values.

Marlene has also agreed to help the Assessors in any capacity. Marsha is very pleased that Marlene has agreed to help and she feels that the Town will benefit tremendously from her expertise.

Since the Assessors will be doing their own sales analysis, they should be able to supply the property owners with more information.

Marsha will be increasing their budget requests this fall to cover additional costs for 2016 and 2017.

### **Municipal Water Board – Marsha Barton**

**Water Reserve Fund Year Balances** – Marsha provided the Town Board with the figures for the Year-End Balance Report for the Water Facility and all the Water Districts.

Marsha needs a Resolution to withdraw \$312.56 from the Water Reserve Fund. This will zero out all accounts for 2014.

**Three Mile Bay Tank Inspection and Cleaning** will be scheduled in the near future.

**Water Facility** has recently had a couple of service calls concerning the coin receptors. Generally it is due to a Canadian coin or someone may put a nickel in the slot. Revenues to date are \$3,602.25.

**Master Meter – District #1** needs replacing. Billy is looking into quotes. He has received one quote for \$4000.00.

**Tank Winterizing** – Pat and Billy are looking at options to prevent the problem we had last winter with the tank freezing due to excessively cold temperatures. Some of the old insulation will be replaced and they are also looking at the possibility of heat tape.

**Water Use Law – Development Section Draft** has been provided to the Town Board for their review. There is also a draft of an application for a potential development. Please get back to Marsha with any questions or concerns so she can forward to Mark Gebo for his review.

***RESOLUTION 2015 - 101: MOTION BY Councilman Bourquin and seconded by Councilwoman Harris approving the connection in Water District #1 for Andy Barbour; new home built on the Old Town Springs Road. Five ayes. Motion carried.***

***RESOLUTION 2015 - 102: Motion by Councilman Bourquin and seconded by Councilwoman Harris authorizing Supervisor Aubertine to withdraw \$312.56 from the Water Reserve Fund and have it moved to the General Fund Disbursement Account. Five ayes. Motion carried.***

## **New Business**

### **Request for the Use of the Morris Tract Ball Field**

***RESOLUTION 2015 - 103: Motion by Councilwoman Harris and seconded by Councilman Villa authorizing the use of the Morris Tract Ball Field for the Willie Putnam Baseball Tournament and the CanAm Girls Softball Tournament both being held in July 2015. Five ayes. Motion carried.***

### **Bicycle and Helmet Purchase for the Willie Putnam Tournament**

***RESOLUTION 2015 - 104: Motion by Councilwoman Harris and seconded by Councilman Villa approving the purchase of 2 bicycles and helmets for the Willie Putnam Tournament in the amount of \$200.00 to be charged to the Town Development Fund. Five ayes. Motion carried.***

**Apiary Zoning Law** – Mr. and Mrs. Hetzler have once again approached the Town Board in regard to the proximity of approximately 60 bee hives that have been placed on the Cheever Road.

Mr. and Mrs. Hetzler feel that the bee hives are just too close for comfort and they would like to see what the Town might be able to do about having them moved.

Between the NYS Department of Agriculture and Markets and the “Right to Farm Law” in Jefferson County the Town does not have the right to direct beekeepers as to where to place their hives.

The Town Board would like to direct the Planning Board to work on a Local Law that could be sent to NYS Agriculture and Markets regarding apiary setbacks.

***RESOLUTION 2015 - 105: Motion by Supervisor Aubertine and seconded by Councilman Henderson directing the Town Planning Board to develop an Apiary Zoning Law for the Town of Lyme specific to setbacks of neighboring properties. Five ayes. Motion carried.***

Mr. Hetzler asked that when the Law went to the NYS Agriculture Department if the Town would specify the safety and health issues that relate to a residential area.

### **Penalty for Failure to Obtain A Building Permit**

***RESOLUTION 2015 - 106: Motion by Supervisor Aubertine and seconded by Councilman Villa directing the Town Planning Board to revise the Town Zoning Law for language pertaining to the failure of obtaining a Building Permit. Five ayes. Motion carried.***

### **Proposed Planning Board By-Laws Revisions**

Councilman Bourquin feels that the proposed By-Laws Revisions are a little extreme and they should be designed to apply to all the Boards; Planning, Water and Zoning Boards alike.

Councilman Bourquin also questioned the idea of a Planning Board holding an executive session during their meetings.

He thought it would be a good idea to have one person from each of the Boards take a look at the By-Laws and come up with something that will work for everyone.

Councilwoman Harris sees no problems with the Planning Board By-Laws.

Supervisor Aubertine would like to see a few additions along with some things to remove.

Councilman Henderson feels all three boards should take a look to see whether or not there is common ground.

***RESOLUTION 2015 - 107: Motion by Supervisor Aubertine and seconded by Councilman Henderson approving that one member from the Town Planning, Water and Zoning Boards schedule a meeting to review the Planning Boards Proposal for the By-Laws Revisions and also take the initiative to look into the Special Use Permitting process. Five ayes. Motion carried.***

***The Town Board took a five minutes recess from 7:55 p.m. to 8:00 p.m.***

### **Cohen Campground Project**

The Town Board had a lengthy discussion regarding the process and stages that must be followed in regard to the “Floating Plan Development” process. There has been much confusion thus far as to the procedural process. Attorney Gebo and the Jefferson County Planning Department have been very helpful in explaining the progression stages and the Town Board and ZBA are on track and ready to get started.

The “Floating Plan Development” comes with other concerns from residents who will be in the general proximity to the proposed Campground and RV Park. During a Public Hearing at a recent ZBA Meeting there were several neighbors who have been put on public record voicing their opposition to the park.

Mr. and Mrs. Cohen were present for the discussion at tonight’s meeting. They have concerns with the lengthiness of the process; they were hoping to be ready for business this season.

Dave Detweiler provided a copy of an advertisement taken from the Thousand Island Sun indicating that the RV Park and Campground is “now open”. The ad specified that it was on the Chaumont River in the Town of Lyme; deep water dockage, extra-large sites, spectacular views of the Chaumont River.

***RESOLUTION 2015 - 108: Motion by Supervisor Aubertine and seconded by Councilman Villa scheduling a Special Meeting to review the Cohen Campground and RV Park Application July 20, 2015 at 6:30 p.m. The Town Board will meet to either approve or disapprove the Cohen Application. A public notice for the meeting will be submitted to the Watertown Daily Times. Five ayes. Motion carried.***

### **Planning Board Proposal – Special Use Permits**

***RESOLUTION 2015 - 109: Motion by Supervisor Aubertine and seconded by Councilman Villa directing the Town Planning Board to draft an Apiary Law,***

***revise the Town Zoning Law concerning the Floating Plan Development District and a new draft of the By-Laws. The Town Board will expect these issues to be addressed and finalized by the end of October. Five ayes. Motion carried.***

### **Privilege of the Floor**

**Julia Gosier** – Mr. and Mrs. Cohen have been involved in development projects before this; why didn't they know this would be a lengthy project? By pushing this through the Town is greatly increasing the property value for the Cohens. It is extremely important to get good feedback from all of the neighbors.

Julie also commented on the idea of fining residents who do not acquire a Zoning Permit. She feels that there are many cases where residents just are not aware or sure they need a permit.

**Marsha Barton** – The Cohens have been advertising publically for a mobile home park. She saw the advertisement and called the number that was posted out of curiosity and spoke to Jeff Cohen himself.

***A Motion was offered by Councilman Bourquin and seconded by Councilwoman Harris adjourning tonight's meeting at 9:50 p.m. Five ayes. Motion carried.***

***The Minutes of tonight's Town Board Meeting are respectfully submitted by,***

***Kim Wallace  
Town Clerk***