

Regular Monthly Meeting
Caledonia Town Board
June 8, 2017

The Regular Monthly Meeting of the Town Board of the Town of Caledonia was held June 8, 2017, 7:00 P.M., at the Town Hall, 3109 Main Street, Caledonia, NY.

Supervisor Pangrazio called the meeting to order and led in the Pledge of Allegiance.

PRESENT: Supervisor Daniel Pangrazio
Councilman Todd Bickford
Councilwoman Pam Rychlicki

ABSENT: Councilman Mark Rothrock, Councilman Tim Anderson, Town Clerk Laurie Sattora

OTHERS: Highway Superintendent Mark Schroeder, Code Enforcement Officer Tom Perkins, and several residents. (See Attached Sign-In Sheet)

Councilwoman Rychlicki agreed to take the minutes until Town Clerk Laurie Sattora arrived.

RESOLUTION 91-2017

MAY 11, 2017 MINUTES

On motion of Councilman Bickford, seconded by Councilwoman Rychlicki the following resolution was

ADOPTED- Aye- Pangrazio, Rychlicki, Bickford Nay- 0 Absent- Rothrock, Anderson
RESOLVED, that the Board approves the May 11, 2017 minutes as presented.

OPEN FORUM

OLIVER & CHRISTINE MILLER – 139 FLINT HILL ROAD, LEROY NEW YORK

Oliver and Christine Miller addressed the Town Board with concerns over the SuitKote Asphalt Storage Facility and Truck Equipment Shop.

Town Clerk Laurie Sattora entered the meeting at 7:05 P.M.

Some of the concerns and questions that Mr. Miller stated were:

- They have health concerns and future health concerns for our children and grandchildren because of the location of the SuitKote Asphalt Facility.
Supervisor Pangrazio stated that SuitKote is not opening a Hot Asphalt Factory in the Town of Caledonia. SuitKote is opening an Asphalt Emulsion Storage Facility & Truck Equipment Shop. This operation will have no health impact on our community.
- The 1970 Train Derailment when trichloroethene (TCE) spilled onto the ground, contaminating soil and groundwater that happened before his time living on Flint Hill Road as they have only lived in the area for about 12 years. What is in the tanks and how are they cleaned?
Supervisor Pangrazio stated that SuitKote is not using tricolor to clean the tanks and that SuitKote is monitored by the DEC. residents should not be worried about ground contamination, spills or fumes. The tanks will contain the asphalt emulsion that is used on the roads. It is 65%

emulsion and 35% soap and water. Flint Hill Road was just resurfaced with the emulsion from SuitKote today.

- Concerns about noise and fumes and if a spill ever occurred and what it would do to the water supply.

Supervisor Pangrazio stated the tanks are closed and Suit-Kote has agreed to install an odor mitigation system if they receive complaints over smells. Asphalt emulsion is between 75° and 150 ° when cooled it becomes hard and doesn't penetrate the ground.

- This is a Tri County area and neighbors were not notified of the Public Hearings or the project.

Supervisor Pangrazio stated The Town followed proper procedure in rezoning the Property for the Suit-Kote Asphalt Storage Facility and Truck Equipment Shop. Certified mailings went out to the surrounding property owners who own property within 500 feet of the project along with the proper municipal notifications to NYS DOT, Genesee County Planning, and the Town of LeRoy.

- What are Suit-Kote's expansion plans and why did they purchase the surrounding properties?

Supervisor Pangrazio stated that the Suit-Kote Project was approved. They purchased the surrounding property as part of the site development for the project which is shown of the site plans that were approved by the Planning Board.

- Are mitigations plans in place in the event of smells?

Supervisor Pangrazio stated Suit-Kote has a mitigation Plan and is willing to install filters if they receive complaints about any fumes. Trichloroethene is not used to clean the tanks and residents should not be worried about ground contamination, spills or fumes.

Attorney Skivington entered the meeting at 7:08 P.M.

Mr. & Mrs. Oliver Miller further expressed more concerns:

- Who is JP Schepp of Chatfield and what is his role for the Town?

Supervisor Pangrazio stated that John Paul Schepp is the Town Engineer from Chatfield Engineering. Chatfield Engineers has been the Town of Caledonia's Engineer for over 20 years. JP has worked on many projects for the Town. JP has reviewed all the SuitKote plans and has worked closely with SuitKote and its Engineers on the project. Supervisor Pangrazio said that Mr. Miller is more than welcome to contact John Paul Schepp. Supervisor Pangrazio told Mr. Miller to contact Laurie Sattora the Town Clerk at the Town Hall to get John Paul Schepp's number at Chatfield Engineers.

- No surrounding Counties received notification.

Attorney Skivington explained the legalities of the notification process and that the Town followed the law and notified all surrounding property owners within the 500-foot radius along with Genesee County and the Town of LeRoy. Attorney Skivington also stated that it would be very costly to the Town to notify every home owner in the area.

Councilman Tim Anderson entered the meeting at 7:20 P.M.

A person in attendance made some rude comments and Supervisor Pangrazio asked the resident to please refrain from making comments every time he answers a question. Supervisor Pangrazio asked if they would like to speak please sign in and go to the podium.

Supervisor Pangrazio stated that he has been respectful to everyone in attendance and when Mr. & Mrs. Miller have been speaking and he expects the same respect when he or when anyone is speaking.

Mr. & Mrs. Miller stated that they are concerned that this is only Phase 1 of the project and worry about the children that visit Genesee country Museum, and the children that live in the area.

Supervisor Pangrazio stated that SuitKote is a well -respected company and will be a positive addition to our community.

Councilman Bickford asked Mr. & Mrs. Miller how close they live to the SuitKote facility.

Mr. Miller stated that they live 1.9 miles away from the Suit-Kote facility.

Councilman Bickford asked Mr. & Mrs. Miller if they were familiar with the Racetrack that is located out on Flint Hill Road that produces noise, dust and fumes when they hold events.

Mrs. Miller stated that they are not happy with the speedway there either.

At this time, Mr. & Mrs. Miller had no further comments or questions and Supervisor Pangrazio asked the next person who signed in to please speak.

MIKE PRIVITERA 2364 LEROY CALEDONIA ROAD, LEROY, NY 14482

Mr. Privitera addressed the Town Board with concerns over the SuitKote Asphalt Storage Facility and Truck Equipment Shop.

Some of the concerns and questions that Mr. Privitera stated were:

- He has lived in the area and never received notice and feels left out and railroaded that this went through without ever knowing about it.

Supervisor Pangrazio stated that notices were mailed out and that he is not sure as to why he did not receive a certified mailing. Notices were published in the paper and Public Hearings were held both for the rezoning and also for Site Plan Approval for the project.

- He does not want to live near an industrial site. Caledonia is a quiet nice community and he is worried this will change that. He has worked in the paving business for many years and is concerned about the hours of operation, traffic, noise, fumes and lights.

Supervisor Pangrazio stated that as part of the Site Plan SuitKote will plant trees around the site and the site will be well kept and neat. Noise and fumes and lights have all been addressed in the Site Plans that were approved in April by the Planning Board. Supervisor Pangrazio also stated that he would contact the SuitKote representatives to ask if they would be willing to meet with the people about the concerns that they have.

Mr. Miller asked Supervisor Pangrazio is he would consider using a different type of media notification in the future for any projects that are in the tri-county area such as Facebook, Twitter or other forms of social media that exist.

Supervisor Pangrazio stated that all Legal Notices are posted on the Town of Caledonia website.

At this time, no one else had any comments about the approved Suit-Kote Project.

ANNOUNCEMENTS/COMMUNICATIONS

Supervisor Pangrazio reviewed the following announcements and communications with the Board:

- Proposed Local Law T-1A-2017 Town of Avon- Moratorium Prohibiting Large Scale Solar.
- Letter was sent to Livingston County Water Authority Director Michelle Baines regarding the Sand Hill Road Water request on the costs associated with running water lines. Supervisor Pangrazio spoke with former Livingston County Water Authority Director Cathy VanHorne in February about the water request for Sand Hill Road. As of May 11th, no one from the Livingston County Water Authority had gotten in contact with the resident who submitted the letter. Director Baines stated she would look into this request and contact the homeowner.
- Letter received from Livingston County Development congratulating the Angry Rooster for successfully completing the Livingston County Sign and Façade Improvement Program.
- Letter from CRC about it upcoming open house on June 21st.
- Livingston county Planning Board Agenda for June 8th.
- Email that Attorney Skivington received from Pat Hickey regarding the Right of Way on Neale Road.
- Reports received from NYS Ag & Markets for Municipal Shelter Inspection Report and Dog Control Inspection Report. Both received a Satisfactory rating.

DEPARTMENTS/COMMITTEES

ATTORNEY -PETER SKIVINGTON

Attorney Skivington reviewed the following items with the Board:

- Neale Road Right-Of-Way – Pat Hickey.
- Amending Zoning for Rural Residential Districts- Vintage Barns for Weddings and Special Event Venue. Attorney Skivington is looking into some similar Zoning Amendments for Vintage Barns used for Weddings and Special Event Venues and will review these with Supervisor Pangrazio and the Board at a later date.

CODE ENFORCEMENT OFFICER- TOM PERKINS

Code Enforcement Officer Tom Perkins reported to the Town Board on the following items:

- C of O checklist for CRC prior to its Open House.
- He will be attending an upcoming Solar Class in Buffalo, New York.

PLANNING BOARD – COUNCILWOMAN PAM RYCHLICKI

Councilwoman Rychlicki reported on the May Planning Board Meeting.

BUILDING GROUNDS- SUPERVISOR DAN PANGRAZIO

Supervisor Pangrazio stated that he is working on completing the land acquisition for behind the Town Hall. This additional land will help with employee parking. It will also help in the future if the Town Building has any septic or water issues, then the additional land will be beneficial in case any improvements have to be made. Code Enforcement Officer Tom Perkins will be filing the paperwork with the Village to combine the land acquired with the existing Town Hall parcel.

HIGHWAY DEPARTMENT – MARK SCHROEDER

Highway Superintendent Mark Schroeder spoke on the recent projects that the Highway Department has been working on and future projects.

- Working for Livingston County.
- Mowing road sides.
- Stone & Oil on Flint Hill Road, Neale Road, and Maxwell Station Road.

- The job at the School is complete.
- Attended Highway School in Ithaca.
- We have received 8 applications for the open Highway position. Interviews will be held later this month.

TRAFFIC SAFETY – MARK SCHROEDER

No Meeting was held.

TOWN CLERK-LAURIE SATTORA

TOWN CLERK’S REPORT MAY 2017

Total State, County & Local Revenues for May 2017:

Total Local Shares Remitted to Town of Caledonia Town Supervisor	\$ 2,859.10
Amount paid to: NYS Ag. & Markets Animal Population Control Fund	\$ 72.00
Amount paid to: NYS Dept. of Health for Marriage Licenses	\$ 67.50
Amount paid to: NYS Dept. of Environmental Conservation – ACH(Electronically)	\$ 335.40
Total State, County & Local Revenues	\$ 3,334.00

RESOLUTION 92-2017

ACCEPT MAY 2017 TOWN CLERK’S MONTHLY REPORT

On motion of Councilman Bickford seconded by Councilwoman Rychlicki the following resolution was

ADOPTED- Aye- Pangrazio, Bickford, Anderson, Rychlicki Nay- 0 Absent- Rothrock
RESOLVED, that the May 2017 Town Clerk’s monthly report is approved as presented.

OLD BUSINESS

TAMI SNYDER – ASSESSOR- GRIEVANCE DAY REPORT

Assessor Tami Snyder reported to the Board on Grievance Day. The Grievance Board reviewed one Stipulation agreement, three corrections to the Assessment Roll, and five grievances.

485-N EXEMPTION

Assessor Tami Snyder discussed with the Board the 485-N Exemption. This Exemption works in partnership with the Downtown Revitalization Program. The Village passed this Local Law in 2015, and the Town and School have not yet participated in allowing the exemption on the Town and County Tax Bills or the School Tax Bills. The program offers Village Business Properties that are part of the Downtown Revitalization Program to be part of a 12-year program where they receive an exemption from taxation. The Village would like the Town, Village and School to all be on the same page in the allowing this exemption to Business owners. The Breakdown for the computation of the tax exemption is as follows:

Year of Exemption	Percentage of Exemption
1-8	100% of exemption base
9	80% of exemption base
10	60% of exemption base
11	40% of exemption base
12	20% of exemption base

RESOLUTION 93-2017

485-N EXPEMPTION

On motion of Councilwoman Rychlicki seconded by Councilman Bickford the following resolution was

ADOPTED- Aye- Pangrazio, Bickford, Anderson, Rychlicki Nay- 0 Absent- Rothrock

RESOLVED, that the Town Board move forward to introduce the 485-N Exemption as a Local Law for exemption purposes for Village Business properties. A sample of the Local Law that was passed by the Village of Caledonia in 2015 will be forwarded to Attorney Skivington for revision to be introduced at a later date.

NEW BUSINESS

RESOLUTION 94-2017

GRIEVANCE DAY ASSESSMENT BOARD OF REVIEW COMPENSATION

On motion of Councilman Anderson seconded by Councilman Bickford the following resolution was

ADOPTED- Aye- Pangrazio, Bickford, Anderson, Rychlicki Nay- 0 Absent- Rothrock

RESOLVED, that the members of the Assessment Board of Review be paid for Grievance Day.

RESOLUTION 95-2017

2017 DOWNTOWN PARTNERSHIP PROGRAM

On motion of Councilman Anderson seconded by Councilman Bickford the following resolution was

ADOPTED- Aye- Pangrazio, Bickford, Anderson, Rychlicki Nay- 0 Absent- Rothrock

RESOLVED, that Supervisor Pangrazio is authorized to sign the Memorandum of Understanding between the Town of Caledonia and the Livingston County Development Corporation for the 2017 Downtown Revitalization Program and remit \$2000.00 to the Livingston County Development Corporation to help support the program.

2018 BUDGET DISCUSSION-PROPERTY TAX CAP

Supervisor Pangrazio and the Board discussed the upcoming 2018 Budget. He will start reviewing all line items and expenditures in July for the upcoming year's Budget. Governor Cuomo will be implementing a 1.84% property tax cap this year. He will be meeting with the Health Care representatives later to review the packages they will be offering for 2018.

LARRY MUNT-ZONING CONCERN

Mr. Munt asked Supervisor Pangrazio and the Board about a zoning enforcement concern and wondered if the Code Enforcement Officer is working to get the owner to move the items on his property behind his fence. Supervisor Pangrazio stated that Code Enforcement Officer Tom Perkins has been working with the owner of the property.

REVIEW OF SUPERVISORS REPORT

All Board Members have received via e-mail prior to the board meeting copies of the Monthly Supervisor's Report which includes up to date Trial Balances and Budget to Actual revenues and expenditures and trial balances. All Board Members signed off on all the reports.

AUDIT OF ABSTRACT OF PAID VOUCHERS AND TRIAL BALANCES

The Board audited the Abstract of paid Vouchers and trial balances.

RESOLUTION 96-2017

PAYMENT OF BILLS

On motion of Councilwoman Rychlicki seconded by Councilman Bickford the following resolution was

ADOPTED- Aye- Pangrazio, Bickford, Anderson, Rychlicki Nay- 0 Absent- Rothrock

RESOLVED, that the bills be paid in the following amounts:

GENERAL FUND A – Voucher #'s 171- 195, 197	\$ 9,386.11
B FUND – Voucher # 196	\$ 10,200.00

HIGHWAY FUND DB – Voucher #'s 78 - 100	\$ 27,667.09
GRAND TOTALS	\$ 47,253.20

On motion to adjourn by Councilman Bickford seconded by Councilwoman Rychlicki and carried by all, the board meeting was adjourned.

Respectfully Submitted,

Laurie Sattora
Town Clerk