

**MINUTES  
REGULAR MEETING  
GORHAM TOWN BOARD  
MARCH 14, 2007**

The Gorham Town Board held a regular meeting on Wednesday, March 14, 2007 at 7:30 PM at the Town Hall, Gorham, NY. Present were Supervisor Calabrese, Councilmembers Lightfoote, Glitch, Busch and Adam-Anderson, Code Enforcement Officer Freida, Assessor Davey, Acting Chief Water/Waste Water Erb and Town Clerk Hollenbeck.

1. Call to Order/Pledge to the Flag:
2. Privilege of the floor:
3. Approval of minutes of the 2/14/07 and 2/28/07. On the motion by Councilmember Adam-Anderson seconded by Councilmember Glitch, the minutes were approved. Councilmember Lightfoote abstained, he was necessarily absent from the 2/28/07 meeting. Motion carried unanimously. (5-0) **028-2007**

4. Reports of Town Officials

a. Water/Waste Water Plants - Written report is on file. Water Treatment Plant Ultraviolet Disinfection System will be installed next Wednesday. We should be back up and running by 6-7 PM that night. Seneca and Canandaigua are on notice if we should need water, but we are not anticipating any problems.

The 1993 Ford F350 Dump Truck will be up for sale/bid. Bids to be opened on April 10<sup>th</sup> at 10:00 a.m.

b. Highway Superintendent - Written report is on file. Mr. Ayers was excused from tonight's meeting but asked if the Board would consider authorization to receive bids on a new pick up truck for the Highway Superintendent and two new road mowers. The pick up truck is four years old and due for replacement per the schedule the Town has maintained for the last few years. These items are budgeted and Mr. Ayers will be back before the Town Board with the bids for approval before any purchases are made.

On the motion by Councilmember Glitch, seconded by Councilmember Busch, Mr. Ayers is authorized to get bids on a new pick up truck and two road mowers. Motion carried unanimously. (5-0). **029-2007**

c. Zoning – Written report is on file.

d. Assessor – Written report is on file. Supervisor Calabrese handed out a copy of a resolution adopted by the Ontario County Board of Supervisors regarding condominium assessment. Condominiums are assessed differently than all other types of residential properties. All other types of properties we assess the units, we set the sale price, as the unit sells, we assess it at that price. Condominiums we cannot do that, by law we must assess condominiums for the amount that the whole building calls for. Usually there is a prescribed income approach to that. The resultant assessments for condominium owners, quite often they come in at a third the assessment of other residential properties. We

do have a few condominiums in town and they may sell for \$110,000 but they are assessed at maybe \$45,000 per unit, it is not fair. The Assessor's Association has had this topic on their agenda every year. Every year they go to Albany to complain about it. Many of our representatives live in condominiums, it is not likely that this will be changed.

Recently, in New York State there has been a new trend. An existing development could be turned into a "condominium", thus reducing the assessment and tax burden. This has happened a lot in the Buffalo area and could happen anywhere. The resolution adopted by Ontario County requires market-based assessments on real property owned or leased by a cooperative corporation or on a condominium basis constructed or converted to condominium ownership after January 1, 2008.

This item was discussed at length. It is hoped that there will be a change in the State law regarding this item.

A motion was made by Councilmember Busch, seconded by Councilmember Adam-Anderson to support Resolution #118-2007 of the Ontario County Board of Supervisors and reiterate and reaffirm said resolution and send it to the appropriate representatives. Motion carried unanimously. (5-0).

**030-2007**

Mr. Davey mentioned that the letter that will go out with the impact notices will be revised to make it more clear and concise. These must be mailed out by April 1<sup>st</sup> and will go to all property owners.

It was also mentioned that the Veteran's Exemptions have been increased by the County Board of Supervisors. Some would like to increase the exemptions further, but there wasn't time this year to accomplish that. It will be reviewed again for next year.

- e. Town Clerk – written report on file.
- f. Supervisor – written report on file.

On the motion by Councilmember Lightfoote, seconded by Councilmember Adam-Anderson, the reports of Town Officials were approved. Motion carried unanimously. (5-0)

**031-2007**

5. Communications: correspondence is on file. Debbie North has sent information regarding wind mills/wind farms. All information is in a file. This information is available by request.

6. Audit of Bills:

Abstract #3	A	70-113	\$17,229.11
	B	71-95	5,640.31
	SL	81	618.00
	DB	34-58	36,325.53
	SW1	29-47	10,200.74

SS	7-14	1,572.43
HM	23/24/27	12,955.25
HN	19/25	19,535.30
HO	26	1,980.00
HV	15-22	36,944.09

On the motion by Councilmember Adam-Anderson seconded by Councilmember Lightfoote, the bills were audited and approved for payment. Motion carried unanimously. (5-0). **032-2007**

7. Business:

a. AUD Review – The Annual Update Document (AUD) was available for review and discussion as were the Notes to the Financial Statements. These items were very briefly discussed, everything looks good.

b. Empire Pipeline – Resolution: There will be a public hearing on March 23<sup>rd</sup>, 2007 at 10:30 a.m. here at the Town Hall. When this was first proposed, there was no reduction in tax payments requested. Since then things have changed and they are looking for approval to be exempt from paying property taxes, etc. There seems to be little benefit to the County or Town to have this pipeline go through. Construction of the project stated that it will create jobs, but more often than not, the people who do this type of work have specialty skills and move with the projects. The only increase may be some added sales at local businesses. There really seems to be no benefit to this project

On the motion by Councilmember Lightfoote, seconded by Councilmember Adam-Anderson the following resolution was passed.

WHEREAS, Empire State Pipeline proposed to build a gas main to go from Niagara Falls to NYC in 2005; and

WHEREAS part of the pipeline runs through the Town of Gorham, and

WHEREAS, it was promised that there would be no grants, or federal, State or local tax abatements; and

WHEREAS, now they are applying to the IDA for tax abatements;

NOW THEREFORE BE IT RESOLVED, that the Town Board of the Town of Gorham hereby does oppose any tax abatements for this gas main.

Motion carried unanimously. (5-0).

**033-2007**

c. Adopt revised fee schedule – The Town's fee schedule needs to be revised to add the newly adopted Recreation Fee. A copy of the fee schedule was in the packets and shows the addition of the \$500 recreation fee. Councilmembers discussed deleting the fee for Demolition permits. The permit is free if it is included with a reconstruction permit. After a brief discussion, all agreed to waive the \$10 fee. A permit is still required, but there will be no cost.

On the motion by Councilmember Glitch, seconded by Councilmember Adam-Anderson the Fee Schedule is amended to add Recreation Fee of \$500 per housing unit payable at time of Building Permit issuance and delete the \$10 fee for Demolition permits. Motion carried unanimously. (5-0). **034-2007**

d. Chapman Water Line (this is a private line, out of district users) – NYSDOH has approved one more hook up on East Swamp Road (Dancause), provided a new meter pit and RPZ are installed. The residents have asked if it would be possible to put the Chapman Water Line into the Water District. Supervisor Calabrese is looking into the cost of doing this. The line will need to be inspected and approved by the Water Superintendent before any action can be taken by the Town.

e. BAR Interview – On the motion by Councilmember Adam-Anderson, seconded by Councilmember Glitch, the Board went into Executive Session to interview a candidate to fill a position on the Board of Assessment Review.

The Board returned to regular session. On the motion by Councilmember Glitch, seconded by Councilmember Lightfoote, Brenda Pease was appointed to complete a term on the Board of Assessment Review until 9/30/08. Motion carried unanimously. (5-0). **035-2007**

8. Other:

a. Councilmember Adam-Anderson stated that the signs, "Welcome to Gorham" are almost done and should be installed this spring. They look very nice. We will see how the first few look and will then make plans to further installations.

b. Windmills were discussed briefly. The intent of proposed regulations is to protect our residents, farm land, etc. If Board members think this is moving too fast they need to speak up. We have looked at various examples of regulations from other communities and are trying to develop regulations that will work in the Town of Gorham.

9. Privilege of the Floor: None requested.

10. Adjournment: On the motion of Councilmember Busch, seconded by Councilmember Glitch, the meeting was adjourned at 9:07 PM.

Respectfully submitted,

Nancy Hollenbeck  
Town Clerk