

MINUTES
REGULAR MEETING and PUBLIC HEARING
THE GORHAM TOWN BOARD
November 4, 2020 7:00pm

The Gorham Town Board held a Regular Meeting and Public Hearing on November 4, 2020 at 7:00 pm.

Present were Supervisor Fred Lightfoote, Councilmembers; William Glitch and Brian S. Case. Water/Wastewater Chief Operator Greg Coston, Highway Superintendent Zach Eddinger, Building/Code Enforcement Officer Jim Morse, Assessor Enza Mineo, Billing Clerk Brenda Jones and Town Clerk Darby Perrotte.

Councilmembers Richard Malcolm and Jake Chard were necessarily absent. (Mr. Malcolm tried to join via video but could not get a good connection)

Other Guests in attendance; Lynn Klotz, Susan Carpenter and Meg Brewin.

Others guests joining via video conference; Town of Gorham Planning Board Chairman Thomas Harvey and Sally Napolitano.

1. Call to Order/Pledge to the Flag. Supervisor Lightfoote called the meeting to order and led the pledge to the flag.

2. Privilege of the Floor –none requested

3. Public Hearing 2021 Budget –Supervisor Lightfoote re-opened the public hearing that was adjourned from October 14, 2020.

Councilmember Glitch said "I just have the things I brought up last time. The water issue with churches, everybody should be paying the water bill, some are only going to be paying the minimum or less. As much as I don't like a tax, I think we should raise the tax rate another nickel to give the hourly employees at least a one percent raise, a little something, I think it would be good for moral. I think we should raise the dump fees. I think we should put in the budget cameras for the whole Highway Department. I think we need to look at the cost of the bookkeeper plus Brenda, it seems like it's a lot higher than we thought it would be, or more than I thought it would be."

Supervisor Lightfoote said "Let's take them one at a time." Do you want to make it a motion, regarding the churches?"

Councilmember Glitch said "I think the churches should pay their water bill, times have changed."

On the motion by Councilmember Glitch, for churches in the Town of Gorham to pay their bill for water. Motion Failed.

Councilmember Glitch recommended increasing the Town Tax another five cents to give the hourly workers a raise.

Supervisor Lightfoote said "I would recommend not increasing the Town Tax but go ahead with a one percent raise, we can do that without much of any pain."

Councilmember Glitch said "a month ago we were wetting our pants worrying about making the ends meet."

Supervisor Lightfoote said "We still are."

Councilmember Glitch said "Then let's do something to be a little proactive and get a little bit ahead."

On the motion by Councilmember Glitch, to give the hourly Town Employees a one percent raise increase in 2021, seconded by Councilmember Case, motion carried. (2-1 Ayes Glitch, Case, Nay, Lightfoote)

Councilmember Case said "I think everyone works hard and we can squeeze that in."

082-2020

Supervisor Lightfoote asked Councilmember Glitch what made him think we are paying more for bookkeeping than they initially thought.

Councilmember Glitch said "We are. It wasn't that long ago we were paying significantly less, I know there's more to do, I've been unimpressed with our out-of-house bookkeeper, I think it's expensive. I'm not knocking Brenda, I don't know what her title is, I apologize, we're spending significantly more than we were led to believe."

Supervisor Lightfoote said "She's a Clerk. There is a lot more. There is a lot more reporting we have to do to the State. There is more that can happen if we're wrong, we can get penalties assessed. With the bookkeeper we're using now they assume the risk with all their work. I didn't have time to work up a summary. We are still getting a bargain by utilizing that service. We can put it to a vote if you'd like. I suggest you come in, we'll get them (EFPR Solutions) on the phone and we'll go over the things that are being done that weren't a couple years ago so you better understand it. If you want to make a motion we can do it right now."

Highway Superintendent Eddinger said "I will say from when I first took over as Highway Superintendent, 'til now, Tina and Shelby have cleaned so much of our bookkeeping, it's unreal what we've had to change, do things and make things go forward, on my end of it I feel they're phenomenal."

Councilmember Glitch said "It's about the money, I think the cost is a lot higher than we thought it was going to be, from when Barb was here doing what she did to what it is now, and I know you're going to tell me it's time and money and it's changed and the big boogie man is scaring us. That's my concern, I guess I'm the only one that's concerned, let's not worry about it, let's move on."

Councilmember Case said "If we're truly concerned about it then we should sit down and go over the figures."

Supervisor Lightfoote said "I want to do that whether we're concerned or not. It's obvious that everyone doesn't completely understand what's going on and I don't feel comfortable with that."

Supervisor Lightfoote said "That brings up the cameras, Zack, do you remember roughly what that quote is?"

Highway Superintendent Eddinger said "Thirty-five to forty sticks out in my mind. That's computers to cameras, different internet. We have to have Wi-Fi go to the Transfer Station and salt barn."

Superintendent Eddinger said he's worried about the security of the shop. They have found some people in the shop that are not salesmen. They try to lock it up as much as they can. The Transfer Station illegal dumping is an issue.

Meg Brewin asked Superintendent Eddinger what kind of figure he is looking at as far as loss. Superintendent Eddinger said he hasn't sat down and figured that out.

Supervisor Lightfoote said "It's nowhere near thirty thousand. When we looked at this once before we had different quotes, it's been over a year."

Councilmember Glitch said thirty thousand is ridiculous but agrees it is going to get worse. He said "People can take you to court for anything so it would be good to have cameras to protect ourselves from lawsuits."

Susan Carpenter suggested a better gate. Something like a more secure sliding gate, one that you can't crawl under, would keep people out.

Supervisor Lightfoote said another thing to consider would be to put alarms on the shop and the cold storage building. An automatic alarm could connect right to the Sheriff's Department.

Supervisor Lightfoote suggested Highway Superintendent Eddinger get up to date quotes on a security system as well as to look at other options and have them at the next meeting.

With no other comments, Supervisor Lightfoote closed the public hearing.

4. Approval of Minutes - 10/14/2020 Regular & Public Hearing Meeting Minutes

On the motion by Councilmember Case, seconded by Councilmember Glitch, the meeting minutes were approved as submitted. Motion carried unanimously. (3-0)

083-2020

5. Audit of Bills -

Abstract #11

A	789-851	\$53,044.83
B	789-851	3,274.18
DB	789-843	16,636.83
SS	789-852	1,141.53
SW1	786-849	14,475.86

On the motion by Councilmember Case, seconded by Councilmember Glitch, the bills were approved for payment. Motion carried unanimously. (3-0)

084-2020

6. Reports of Town Officials –

A. Chief Operator Water/Wastewater Plants – written report on file. Chief Operator Coston asked where they are at with the longevity pay. He presented the Board with paperwork he had in his office, from the previous secretary, stating it is five, ten, fifteen and twenty year increments for employees to get an hourly increase in pay. There is confusion on it being twenty or twenty-five years, although the paperwork from two thousand fourteen through two thousand eighteen says twenty years.

Supervisor Lightfoote said he will table this and look at all the paperwork and make a decision at the next meeting.

Chief Operator Coston said he needs a letter from the Town Lawyer to give the Department of Transportation regarding a garage that was built on top of a water main. The letter would state that the Town is not responsible for any damage if there is a water main break under or near the garage.

- B. Highway Superintendent – written report on file.
- C. Zoning/Building Officer – written report on file.
- D. Assessor – written report on file.
- E. Town Clerk – written report on file.
- F. Town Supervisor – financial report on file.

On the motion by Councilmember Glitch, seconded by Councilmember Chard, the reports of Town Officials were approved. Motion carried unanimously. (3-0)

085-2020

7. Business –

a. Tom Harvey, Town of Gorham Planning Board Chairman, spoke about information pertaining to a potential housing development on Route 364.

Chairman Harvey wanted to clarify Incentive Zoning in the Town of Gorham. He said Mr. Doug Eldred came into the Town Board and talked about incentive zoning regarding property he is interested in developing on Route 364 in the Town of Gorham.

Chairman Harvey said "Per the Comprehensive Plan, and the discussion with the Planning Board, that parcel is located in a spot where we want to encourage development. The Town Board needs to appreciate the way incentive zoning works in New York State. There is a statute out there that basically says the Town can allow incentive zoning in exchange for some public benefit to the Town. The statute goes on to say the town can implement incentive zoning through its zoning regulations. You have a specific section of the zoning code that's entitled to incentive zoning and it says the only public benefits that the Town is interested in accepting in exchange for incentive zoning has to do with conservation easements, additional open space, parks and recreation, things of that nature".

Chairman Harvey wanted to make the Town Board aware that everything Mr. Eldred proposed regarding a benefit such as participation with a road, storm water infrastructure, none of those things is on the list of what the town would take.

Chairman Harvey said "It's certainly up to the Town Board, it's within your purview, to go ahead and amend that zoning to allow something else. That's not what's on the books right

now. I wanted you to know where I am and where the Planning Board is coming from on that particular project.”

Councilmember Glitch asked if Mr. Eldred owned the property. He said it seems silly to negotiate with someone before they own the property.

Chairman Harvey said when he looked at the roll he is not listed as the owner. When somebody comes forward with an application, to the Planning Board, they have to be the property owner or they have to have the consent of the property owner.

Supervisor Lightfoote said “However, he wants to understand whether or not the Town will allow what he wants to do before he bothers to buy the property, before he sinks a lot of money into the property.”

Code Enforcement Officer Morse said “Fred and I talked with him. He’s working on an actual plan. He keeps giving us generic plans so we said, you have to bring something to the table with a proposal.”

Chairman Harvey said “Our zoning code is very clear about options. One of the things he hasn’t done is establish the number of lots or dwelling units he would be allowed to have in a conventional subdivision under the Town’s rules. We keep trying to tell him, he says I don’t want to sink a lot of money into this until I know where I’m going with the Town. He can either spend a lot of effort coming up with a conventional subdivision and going through that whole process, just like any other applicant, or he can look at the property and use the formula that’s in the code and have a quick answer, and for whatever reason he doesn’t want to believe us that the answer is going to come out the same at the end of the day, that’s on him. If he wants to spend a lot of money, he chooses that path, he has to go through preliminary subdivision approval to establish that conventional number of lots or dwellings units he would be allowed before we can even talk about incentive zoning. He has to get over the hurdle of the Town’s Access Management Amendment to the Comprehensive Plan as well as the Access Management Local Law that we have in place. Even if that wasn’t in place he has the same issue with DOT. There are only a certain number of dwelling units that are going to be supportable by the access road location on 364.”

Supervisor Lightfoote recommends the Board look up the Town’s zoning laws, and statute on incentive zoning, to refresh themselves on it.

b. Appoint the Steering Committee for the Comprehensive Plan Update –

On the motion by Councilmember Case, seconded by Councilmember Glitch, to approve and appoint the list of participants for the Steering Committee for the Comprehensive Plan Update. Motion carried unanimously. (3-0)

086-2020

c. Deep Run Drainage District - tabled so Supervisor Lightfoote can get the needed information to Assessor Mineo.

d. 2021 Budget -

On the motion by Councilmember Glitch, seconded by Councilmember Case, the 2021 Town Budget was adopted. Motion carried unanimously (3-0)

087-2020

e. Village of Rushville Comprehensive Plan –

The Board held a discussion in regards to allowing the Village of Rushville to share in the Update of the Comprehensive Plan. Rushville would pay their fair share but would be allowed to participate, which would help them update their own Plan.

The Board also discussed the Village residents that live on the Yates County side of the Village to be able to use our Transfer Station.

Supervisor Lightfoote said they will discuss it more at next month's meeting.

8. Privilege of the Floor – none requested

9. Set Next Meeting Date – The next meeting will be held on Wednesday December 9, 2020 at 7:00pm at the Gorham Town Hall.

088-2020

10. Adjournment – with no further business on the motion by Supervisor Lightfoote, seconded by Councilmember Glitch, the meeting was adjourned at 9:20pm. Motion carried unanimously. (3-0)

089-2020

Respectfully Submitted,

Darby L. Perrotte
Town Clerk

