

**TOWN OF SULLIVAN  
TOWN BOARD MEETING  
AUGUST 3, 2022 AT 6:00 P.M.**

A regular meeting of the Town Board of the Town of Sullivan was convened at 6:00 P.M. on August 3, 2022 by Supervisor John Becker.

The meeting was held at the Town Office Building located at 7507 Lakeport Road. The meeting was also streamed live via YouTube. The link and a passcode for the public to join the meeting were posted on the Town’s website.

Present were: Supervisor John Becker; Town Councilors Jeffrey Martin, David Montroy, John Brzuszkiewicz, and Daniel Gibbons; Attorney for the Town John Langey; Comptroller Beth Ellis; Clerk to Highway Department Mary Cate Voss; Receiver of Taxes Katy Vanderwerken; Highway Superintendent Andy Busa; and Deputy Town Clerk Jill Doss.

Also present were: Bruce Burke of PAC99; Taylor Bottar and an Associate from Barton & Loguidice Engineers; Ernie Hotaling; James Fredenburg; Gary Sternberg; Steve Nelepovitz; Jeff Taylor; Wendy & Matt Campbell; Jason & Shari Smith; Jenna Ranieri; Jason Forth; and two Madison County Sheriff Deputies.

Pledge to the flag was led by Supervisor Becker.

**BUILDING FEE SCHEDULE**

Supervisor Becker reported that the recently adopted new building and permit fee schedule for the Town will be temporarily put on hold in order to more thoroughly review the fees. The Town will be reverting back to the previously used fee schedule (prior to June 1, 2022). Any of the new fees paid from June 1 forward will be adjusted down and reimbursements given to any individual or company who paid under the new fee schedule. From this date forward, fees will be charged based on the old fee schedule. The Town Board will look into revising the schedule in 2023.

**APPROVAL OF JULY 6, 2022 MEETING MINUTES**

A motion was duly made by Councilor Gibbons and seconded by Councilor Martin to approve the minutes of July 6, 2022 and, with no further discussion, the following vote was recorded to adopt the draft Town Board meeting minutes of July 6, 2022, without amendment.

<b>David Montroy</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>Daniel Gibbons</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>John E. Brzuszkiewicz</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>Jeffrey Martin</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>John M. Becker</b>	<b>Supervisor</b>	<b>Voted</b>	<b>Yes</b>

**APPROVAL OF TRAVEL/ATTENDANCE ANNUAL COURT CLERK CONFERENCE  
IN ALBANY OCTOBER 16-19, 2022 FOR COURT CLERK KIM HOWARD**

Supervisor Becker advised that Court Clerk Kim Howard has requested permission to attend the annual Court Clerk Conference in Albany, NY October 16-19, 2022. Upon the motion made by Councilor Martin and seconded by Councilor Montroy, the Town Board unanimously approved attendance and travel to the Annual Court Clerk Conference in Albany, NY for Kim Howard October 16-19, 2022. Motion carried.

**VERONA TRUCK PURCHASE FOR TOWN HIGHWAY DEPARTMENT**

Supervisor Becker advised that the Town of Verona has a 2016 Mack Truck available for sale for \$130,000.00 with approximately 71,000 miles. Highway Superintendent Busa advised that truck availability is currently limited. This vehicle would be approximately one-half price of a new vehicle. He further commented that Verona takes excellent care of their vehicles. Upon the motion made by Councilor Martin, seconded by Councilor Montroy, the Town Board unanimously approves the purchase of a used 2016 Mack Truck (VIN# 1M2AX04C3GM030581) with approximately 71,000 miles from the Town of Verona. Motion carried.

**DISCUSSION REGARDING VRBO AND AIRbnb  
(SHORT TERM RENTALS)**

Supervisor Becker advised that the Town has received a letter of concern from Fox Road resident Mary Capling. She has expressed her concern about properties in the Town converting homes to short term rental units through VRBO and Airbnb. It was her understanding that individuals who operated this type of use had to either live at the property or live close by. This is not the case in this situation on Fox Road, where there is currently a property that is being rented. It is causing issues with parking on the very narrow road and lawn and the number of vehicles and noise. Ms. Capling is seeking help from the Town for preventing “hotel strips” for these types of uses. Attorney for the Town Langey advised that there are some communities that have adopted regulations for short term rentals. It was suggested that the Town form a small committee to study this issue and possibly create minimal regulations. With the creation of regulations it also impacts the County (collection of taxes), and Codes for creation of a registry, and insurance (perhaps the need for additional insurance for this type of use). Attorney for the Town Langey urged that before the Town Board considered taking action that this topic be researched carefully. James Fredenburg of 433 Fox Road commented that the house referred to in Ms. Capling’s letter is on one side of him. He has heard that the individual who owns that property has made an offer to purchase the property on the other side of him for this short term rental-type use. The street is short and he is concerned that he’d be between two rentals. There are only six houses in this portion of Fox Road. Concern was expressed of noise, trucks and emergency vehicles not being able to get through on the road, and vehicles parking on the lawns and being “party houses”. Attorney for the Town Langey advised that AIRbnb and VRBO have set regulations in their rental rules for certain restrictions and they can be called if those regulations are not being followed and then an owner is contacted to correct the situation. Supervisor Becker advised that Larry Ball, Code and Building Officer, will be contacted to look into the complaint received. Mr. Fredenburg asked where he could get a copy of the Town of Cazenovia law. Attorney for the Town Langey advised him to contact the Town Clerk for Cazenovia.

**SEQRA RESOLUTION AND NEGATIVE DECLARATION FOR  
THE ESTABLISHMENT OF THE WHITELAW WATER DISTRICT  
PURSUANT TO ARTICLE 12 OF THE TOWN LAW IN THE TOWN OF SULLIVAN**

Taylor Bottar from Barton & Loguidice reviewed the SEQRA report which was prepared for Whitelaw Water District with the Town Board. He advised that Part 1 of the Full Environmental Assessment Form had been completed and the appropriate notices to various agencies had been sent and the 30-day response for those notifications had passed. There were no objections submitted by any of the agencies that were notified. Taylor Bottar then reviewed Part 2 of the SEQRA form with the Town Board and explained the responses to the questions asked on the form. Thereafter, the following action was taken:

Councilor Martin moved and Councilor Brzuszkiewicz seconded the following resolution.

**WHEREAS**, a Map, Plan and Report has been duly prepared in such manner and in such detail as heretofore has been determined by request by the Town Board of the Town of Sullivan, New York (the "Town"), relating to the construction, pursuant to Town Law Article 12, of water improvements to be known and identified as the Town of Sullivan Whitelaw Water District (the "Water District"); and

**WHEREAS**, said Map, Plan and Report, dated April 2022, has been prepared by Barton & Loguidice, a competent engineering firm duly licensed by the State of New York, and has been filed in the office of the Town Clerk where it is available for public inspection; and

**WHEREAS**, the proposed improvements for the Water District consist generally of the improvements as more particularly set forth in the project description of the Map, Plan and Report, to wit:

the construction of four (4) connections to existing OCWA water mains to promote looping and interconnection of two pressure zones; 31,150 linear feet of 8-inch ductile iron pipe (DIP) water main; sixty-three (63) hydrants spaced no more than 500 feet apart; thirty-two (32) mainline valves spaced no more than 1,000 feet apart; one mainline PRV along Whitelaw Road to divide the existing two OCWA zones in the area; and eighty-five (85) long- and short-side water service laterals extended to the highway right-of-way or easement boundary, comprised of 3/4-inch copper pipe and a curb stop and curb box; and

**WHEREAS**, it had previously been determined by the Town Board on June 15, 2022 that for purposes of the New York State Environmental Quality Review Act ("SEQRA") that:

1. The action is Type 1 Action for purposes of SEQRA;
2. The Town of Sullivan Town Board shall act as lead agency;
3. New York State Department of Environmental Conservation - Region 7; New York State Environmental Facilities Corporation; New York State Department of Health; New York State Department of Agriculture & Markets; New York State Office of Parks, Recreation and Historic Preservation; Onondaga County Water Authority (OCWA); Madison County Health Department; U.S. Department of Agriculture Rural Development; U.S. Army Corps of Engineers and Barton & Loguidice have been found to be involved and/or interested agencies in connection with the SEQRA review;
4. This action will require the submission of a Full Environmental Assessment Form ("Full EAF") to provide information with regard to the environmental issues pertinent therein; and

**WHEREAS**, the Town of Sullivan Town Board previously scheduled a public hearing pursuant to Town Law to receive public input and comment upon the proposed action; and

**WHEREAS**, the Town of Sullivan Town Board has caused to be completed and submitted a Full EAF and the same has been carefully reviewed and considered by the Board; and

**WHEREAS**, the Town of Sullivan Town Board has considered and discussed fully the potential environmental impacts of the proposed action through investigation, study and review by the Town's Consulting Engineers.

**NOW, THEREFORE, BE IT RESOLVED** that the Town of Sullivan Town Board hereby determines that the proposed action will not have a significant adverse effect on the environment and this resolution hereby adopts a Negative Declaration for purposes of

Article 8 of the New York State Environmental Conservation Law, Volume 6 N.Y.C.R.R. Part 617 for the reasons contained herein and appended hereto; and be it further

**RESOLVED** that the Town’s Legal Counsel shall distribute and publish, as necessary, the attached Negative Declaration pursuant to the requirements of 6 N.Y.C.R.R. Part 617.

The question of the adoption of the foregoing resolution was duly put to a vote and upon roll call, the vote was as follows:

<b>David Montroy</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>Daniel Gibbons</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>John E. Brzuszkiewicz</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>Jeffrey Martin</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>John M. Becker</b>	<b>Supervisor</b>	<b>Voted</b>	<b>Yes</b>

The foregoing resolution was thereupon declared duly adopted.

**PUBLIC HEARING FOR THE ESTABLISHMENT OF  
THE WHITELAW WATER DISTRICT PURSUANT TO  
ARTICLE 12 OF THE TOWN LAW IN THE TOWN OF SULLIVAN**

Upon the motion made by Councilor Martin and seconded by Councilor Montroy, the Board unanimously approved the opening of the public hearing for formation of the Whitelaw Water District.

<b>David Montroy</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>Daniel Gibbons</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>John E. Brzuszkiewicz</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>Jeffrey Martin</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>John M. Becker</b>	<b>Supervisor</b>	<b>Voted</b>	<b>Yes</b>

Mr. & Mrs. Campbell spoke in favor of the formation of a water district for their area. Another resident asked why the District didn’t extend all the way to Route 31. There will be a few homes that will not be included in this proposed formation. Taylor Bottar spoke to the resident in regard to these homes. Possibly in the future these could be connected through an extension agreement or the Clark Road area district. Supervisor Becker explained that if these three properties wanted to request connection to a district, they would have to submit that request to the Board. The Board would then have to determine the cost for each property and go from that point. Jason Forth asked about the cost per property for the Whitelaw District. The cost that has been set forth is a fixed cost per property with the Grant money that is currently available to the Town. Taylor Bottar further explained the process for the creation of a district. With no further questions and upon the motion made by Councilor Martin, seconded by Councilor Brzuszkiewicz, the public hearing was closed.

<b>David Montroy</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>Daniel Gibbons</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>John E. Brzuszkiewicz</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>Jeffrey Martin</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>John M. Becker</b>	<b>Supervisor</b>	<b>Voted</b>	<b>Yes</b>

**RESOLUTION AND ORDER ESTABLISHING THE WHITELAW WATER DISTRICT  
PURSUANT TO ARTICLE 12 OF THE TOWN LAW IN THE TOWN OF SULLIVAN**

Councilor Martin moved and Councilor Montroy seconded the following resolution:

**WHEREAS**, the Town Board of the Town of Sullivan (the “Town Board” and the “Town”, respectively), in the County of Madison, State of New York, has received a petition, dated June 15, 2022, pursuant to Article 12 of the Town Law, for the formation and establishment of the **Whitelaw Water District** which petition is signed by the owners of taxable real property situate in the proposed District, owning in the aggregate at least one-half of the assessed valuation of all the taxable real property of the proposed District, as shown upon the latest completed assessment roll of said Town, and including the signatures of resident owners of taxable real property owning taxable real property aggregating at least one-half of the assessed valuation of all the taxable real property of the proposed District, owned by resident owners according to the latest completed assessment roll; and

**WHEREAS**, said petition purported to describe the boundaries of the proposed District in a manner sufficient to identify the lands included therein as in a deed of conveyance and was signed by the petitioners and acknowledged or proved in the same manner as a deed to be recorded; and

**WHEREAS**, the proposed District is bounded and described in the attached Schedule “A”; and

**WHEREAS**, the construction of water facilities within the proposed District, consist generally of: four (4) connections to existing OCWA water mains to promote looping and interconnection of two pressure zones; 31,150 linear feet of 8-inch ductile iron pipe (DIP) water main; sixty-three (63) hydrants spaced no more than 500 feet apart; thirty-two (32) mainline valves spaced no more than 1,000 feet apart; one mainline PRV along Whitelaw Road to divide the existing two OCWA zones in the area; and eighty-five (85) long- and short-side water service laterals extended to the highway right-of-way or easement boundary, comprised of 3/4-inch copper pipe and a curb stop and curb box, to be installed within the project area (the “water improvements”) in the Town of Sullivan, all as more fully set forth in the Map, Plan and Report dated April 2022, prepared by Barton & Loguidice, D.P.C., which is now on file in the Office of the Town Clerk; and

**WHEREAS**, the maximum amount proposed to be expended for the construction of the water improvements is estimated to be Five Million Nine Hundred Sixty Thousand and 00/100 Dollars (\$5,960,000.00) and the plan of financing includes the issuance of bonds of the Town to finance said cost and assessment, levy and collection of special assessments from the several lots and parcels of land within the District, which the Town Board shall determine and specify to be especially benefitted thereby, so much upon and from each as shall be in just proportion to the amount of benefit conferred upon the same, to pay the principal of and interest on said bonds as the same shall become due and payable, all as shown on the attached financing plan (Schedule “B”) as set forth in said Map, Plan and Report and further anticipates a Water Infrastructure Improvement Act (WIIA) Grant and other sources of funding and financing; and

**WHEREAS**, the estimated cost of the District to the “typical property” (as defined in the Town Law) is One Thousand One Hundred Thirty and 00/100 Dollars (\$1,130.00) (taking into account the capital/debt service, operation and maintenance, water use, user fees and county fees), annually; and that the Town Board has heretofore caused to be prepared and filed for public inspection with the Town Clerk, a detailed explanation of how such estimates were computed; and

**WHEREAS**, as applicable, the estimated cost of the District to a “two-family home” is Two Thousand Two Hundred Sixty and 00/100 Dollars (\$2,260.00); and

**WHEREAS**, the estimated cost of hook-up fees to the typical property in said District is Four Thousand Six Hundred Seventy and 00/100 Dollars (\$4,670.00); and

**WHEREAS**, the cost and expenses of operation and maintenance of said District, shall be a charge to the benefitted property owners and shall not be a general charge against the Town; and; and

**WHEREAS**, the Town Board has heretofore caused to be prepared and filed for public inspection with the Town Clerk a detailed explanation of how such estimates were computed; and

**WHEREAS**, the Town Board previously determined that the construction of the water improvements is a Type I action for purposes of environmental review under SEQRA, declared itself to be lead agency, directed that lead agency notices be sent to involved/interested agencies and issued a negative declaration.

**NOW THEREFORE, BE IT RESOLVED AND ORDERED** that pursuant to Article 12 of the Town Law, the Town Board of the Town of Sullivan hereby determines as follows:

1. The petition aforesaid is signed and acknowledge or proved as required by law and duly complies with the requirements of Article 12 of the Town Law as to sufficiency of signers with respect to the boundaries of the proposed District and it is otherwise sufficient;
2. That the Public Hearing Order and Resolution was published and posted as required by law, and is otherwise sufficient;
3. That all property and property owners within the proposed Water District are benefitted thereby;
4. That all property and property owners benefitted are included within the limits of the proposed Water District;
5. That it is in the public interest to establish the Water District; and be it further

**RESOLVED AND ORDERED** that the establishment of the proposed Water District, as set forth in the Map, Plan and Report, be approved as set forth below; that the water system herein above referred to shall be constructed at a cost not to exceed Five Million Nine Hundred Sixty Thousand and 00/100 Dollars (\$5,960,000.00) and the plan of financing includes the issuance of bonds of the Town to finance said cost and assessment, levy and collection of special assessments from the several lots and parcels of land within the District, which the Town Board shall determine and specify to be especially benefitted thereby, so much upon and from each as shall be in just proportion to the amount of benefit conferred upon the same, to pay the principal of and interest on said bonds as the same shall become due and payable, all as shown on the attached financing plan (Schedule "B") as set forth in said Map, Plan and Report and further anticipates a Water Infrastructure Improvement Act (WIIA) Grant and other sources of funding and financing; and be it further

**RESOLVED AND ORDERED** the estimated cost of the Water District to the "typical property" is One Thousand One Hundred Thirty and 00/100 Dollars (\$1,130.00); and be it further

**RESOLVED AND ORDERED** the estimated cost of the Water District to a "two-family home" is Two Thousand Two Hundred Sixty and 00/100 Dollars (\$2,260.00); and be it further

**RESOLVED AND ORDERED** the estimated hook-up costs are estimated to be Four Thousand Six Hundred Seventy and 00/100 Dollars (\$4,670.00); and be it further

**RESOLVED AND ORDERED** the cost and expenses of operation and maintenance of said Water District, shall be a charge to the benefitted property owners and shall not be a general charge against the Town; and be it further

**RESOLVED AND ORDERED** that within ten (10) days after the adoption of this Resolution and Order, the Town Clerk shall record with the Clerk of the County of Madison and file with the Office of the State Comptroller copies of this Order, certified by the Town Clerk; and be it further

**RESOLVED AND ORDERED** that the construction of the water facilities within said District shall be subject to approval of the New York State Comptroller as required pursuant to Article 12 of the Town Law.

The question of the adoption of the foregoing resolution was duly put to a vote and upon roll call, the vote was as follows:

<b>David Montroy</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>Daniel Gibbons</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>John E. Brzuszkiewicz</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>Jeffrey Martin</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>John M. Becker</b>	<b>Supervisor</b>	<b>Voted</b>	<b>Yes</b>

The foregoing resolution was thereupon declared duly adopted.

**SCHEDULE “A”**  
**Boundary Description**  
**Proposed Whitelaw Water District Boundary**

The Town of Sullivan Whitelaw Water District, situated in the Town of Sullivan, Madison County and State of New York, being more particularly described as follows:

Commencing at a point of beginning, said Point being the southwestern property corner of Parcel 11.-1-5; thence proceeding southwesterly across Clark Road along the projection of the western boundary of Parcel 11.-1-5 to a point along the northwestern boundary of Parcel 11.-12.11; thence proceeding southwesterly along the northwestern boundary of Parcel 11.-1-2.11 to the northwestern property corner of said Parcel; thence proceeding southerly along the western boundary of Parcel 11.-1-2.11 to a point where the offset of Clark Road ROW is 500 feet; thence proceeding northeasterly through the lands of Parcel 11.-1-2.11 and along the offset 500 feet south of the southern ROW boundary of Clark Road to a point where the offset of Whitelaw Road ROW is 500 feet; thence proceeding southeasterly through the lands of Parcel 11.-1-2.11 and along the offset 500 feet south of the southwesterly ROW of Whitelaw Road to a point along the northwestern boundary of Parcel 18.-1-1; thence continuing southeasterly through the lands of Parcel 18.-1-1 and along the offset 500 feet southwest of the southwesterly ROW boundary of Whitelaw Road to the southwestern property corner of Parcel 18.-1-3; thence continuing southwesterly along the southwestern boundary of Parcel 18.-1-3 to the southwestern property corner of Parcel 18.-1-4; thence continuing southeasterly along the southwestern boundary of Parcel 18.-1-4 to the southwestern property corner of Parcel 18.-15.1; thence proceeding southerly along the southwestern boundary of Parcel 18.-1-5.1 to a point where the offset of Whitelaw Road ROW is 500 feet; thence proceeding southeasterly through the lands of Parcel 18.-1-6 along the 500 feet southwest of the southwesterly ROW boundary of Whitelaw Road as it bends and turns to a point where the offset of Gee Road ROW is 500 feet; thence proceeding southerly through the lands of Parcel 18.-1-10 and along the offset 500 feet west of the westerly ROW boundary of Gee Road to a point along the northwestern boundary of Parcel 18.-1-17.12; thence proceeding southwesterly along the northwestern boundary of Parcel 18.-1-17.12 to the southwestern property corner of said Parcel; thence proceeding northeasterly along the southeastern boundary of Parcel 18.-1-17.12 to a point along the offset from Gee Road ROW is 500 feet; thence proceeding southerly through the lands of Parcel 18.-1-17.15 along the offset 500 feet west of the westerly ROW boundary of Gee Road to a point along the southwestern boundary of said Parcel; thence proceeding southeasterly along the southwestern boundary of Parcel 18.-1-17.15 to the northwestern

property corner of Parcel 18.-1-17.1; thence continuing southeasterly along the southwestern boundary of Parcel 18.-1-17.1 to the northwestern property corner of Parcel 18.1-9; thence proceeding southerly along the western boundary of Parcel 18.-1-9 to the southwestern property corner of said Parcel; thence proceeding easterly along the southern boundary of Parcel 18.-1-9 as it bends and turns to the southeastern property corner of said Parcel; thence continuing easterly along the projection of the southerly boundary of Parcel 18.1-9 across Gee Road to a point along the western boundary of Parcel 18.-2-36.2; thence proceeding southwesterly along the western boundary of Parcel 18.-2-36.2 to the southwestern property corner of said Parcel; thence proceeding southeasterly along the southern boundary of Parcel 18.-2-36.2 to the southwestern property corner of Parcel 18.-2-36.1; thence continuing easterly along the southern boundary of Parcel 18.-2-36.1 to a point along the northwestern boundary of Parcel 18.-2-37; thence proceeding southwesterly along the northwestern boundary of Parcel 18.-2-37 to the western property corner of said Parcel; thence proceeding southerly along the western boundary of Parcel 18.-2-37 to the southwestern property corner of said Parcel; thence proceeding easterly along the southern boundary of Parcel 18.-2-37 to the southwestern property corner of Parcel 18.-2-8.12; thence continuing easterly along the southern boundary of Parcel 18.-2-8.12 to the southeastern property corner of said Parcel; thence proceeding northerly along the eastern boundary of Parcel 18.-2-8.12 to the southwestern property corner of Parcel 18.-2-35; thence proceeding easterly along the southern boundary of Parcel 18.-2-35 to the southwestern property corner of said Parcel; thence proceeding northerly along the eastern boundary of Parcel 18.-2-35 to the northeastern property corner of said Parcel; thence proceeding easterly along the Pine Ridge Road ROW to the northwestern property corner of Parcel 18.-2-33.1; thence proceeding southerly along the western boundary of Parcel 18.-2-33.1 to the northwestern property corner of Parcel 18.-233.2; thence proceeding southerly along the western boundary of Parcel 18.-2-33.2 to the southwest property corner of said Parcel; thence proceeding easterly along the southern boundary of Parcel 18.-2-33.2 as it bends and turns to the southeastern property corner of said Parcel; thence proceeding northerly along the eastern boundary of Parcel 18.-2-33.2 to the southeastern property corner of Parcel 18.-2-27; thence proceeding northerly along the eastern boundary of Parcel 18.-2-27 to a point of 500 feet where the offset from the Pine Ridge Road ROW is 500 feet; thence proceeding easterly through the lands of Parcel 18.-2-23 along the offset 500 feet south of the southerly ROW boundary of Pine Ridge Road to a point along the western boundary of Parcel 18.-2-22.2; thence proceeding southerly along the western boundary of Parcel 18.-2-22.2 to the southwestern property corner of said Parcel; thence proceeding easterly along the southern boundary of Parcel 18.-2-22.2 to a point along the western boundary of Parcel 18.-2-20; thence proceeding southerly along the western boundary of Parcel 18.-2-20 to the southwestern property corner of said Parcel; thence proceeding easterly along the southern boundary of Parcel 18.-2-20 to the southeastern property corner of said Parcel; thence proceeding northerly along the western boundary of Parcel 18.-2-20 to a point offset 500 feet of Pine Ridge Road ROW; thence proceeding southeasterly through the lands of Parcel 18.-2-19 along the offset 500 feet south of the southerly ROW boundary of Pine Ridge Road to a point offset 500 feet of Pine Ridge Road ROW; thence continuing easterly through the lands of Parcel 18.-2-18 along the offset 500 feet south of the southerly ROW boundary of Pine Ridge Road to a point offset 500 feet of Pine Ridge Road ROW; thence proceeding northeasterly along the eastern boundary of Parcel 18.-2-18 as it bends and turns to the northeastern property corner of said Parcel; thence continuing northerly along the eastern boundary of Parcel 18.-2-18 to the northeastern property corner of said Parcel; thence continuing northerly across Pine Ridge Road along the projection of the eastern boundary of Parcel 18.-2-18 to the southeastern property corner of Parcel 18.-2-6.2; thence continuing northerly along the eastern boundary of Parcel 18.-2-6.2 to the eastern property corner of Parcel 18.-2-6.31; thence continuing northerly along the eastern boundary of Parcel 18.-2-6.31 to the northeastern property corner of said Parcel; thence proceeding southwesterly along the northwestern boundary of Parcel 18.-2-6.31 as it bends and turns to the northeastern property corner of Parcel 18.-2-6.32; thence proceeding westerly along the northern boundary of Parcel 18.-2-6.32 to the southeastern property corner of Parcel 18.-2-6.12; thence proceeding northwesterly along the northeastern boundary of Parcel 18.-2-6.12 to the southwestern property corner of Parcel 18.-2-4; thence proceeding northeasterly



along the southeastern boundary of Parcel 18.-2-4 to the eastern property corner of said Parcel; thence proceeding southeasterly along the south easternmost boundary of Parcel 18.-2-4 to the southeastern property corner of said Parcel; thence proceeding northerly along the eastern boundary of Parcel 18.-2-4 to the northeastern property corner of said Parcel; thence continuing northerly across Whitelaw Road along the projection of the eastern boundary of Parcel 18.-2-4 to the southeastern property corner of Parcel 18.-2-2; thence continuing northerly along the eastern boundary of Parcel 18.-2-2 to a point offset 500 feet of the Whitelaw Road ROW; thence proceeding westerly through the lands of Parcel 18.-2-2 along the offset 500 feet north of the southern boundary of Parcel 18.-2-2 to a point along the eastern boundary of Parcel 18.-2-3.1; thence proceeding northwesterly along the northeastern boundary of Parcel 18.-2-3.1 to the southern property corner of Parcel 11.-1-59; thence proceeding northeasterly along the southeastern boundary of Parcel 11.-1-59 to the southeastern property corner of said Parcel; thence proceeding northerly along the eastern boundary of Parcel 11.-1-59 to the southern property corner of Parcel 11.-1-61; thence continuing northerly along the eastern boundary of Parcel 11.-1-61 to the southern property corner of Parcel 11.-1-62; thence proceeding westerly along the northern boundary of Parcel 11.-1-62 to the point of intersection with the projection of the along the eastern boundary of Parcel 11.-2-45; thence proceeding northerly along the projection of the eastern boundary of Parcel 11.-2-45 across Waterbury Road to the southeastern property corner of said Parcel; thence proceeding northerly along the eastern boundary of Parcel 11.-2-45 to a point along the southern boundary of Parcel 11.-2-43.1; thence proceeding easterly along the southern boundary of Parcel 11.-2-43.1 to the southeastern property corner of said Parcel; thence proceeding northerly along the eastern boundary of Parcel 11.-2-43.1 to the northeastern corner of said Parcel; thence proceeding southwesterly along the northwestern boundary of Parcel 11.-2-43.1 to a point along the northeastern boundary of Parcel 11.-2-47.11; thence proceeding northwesterly along the northeastern boundary of Parcel 11.-2-47.11 to the eastern property corner of Parcel 11.-247.12; thence continuing northwesterly along the northeastern boundary of Parcel 11.-2-47.12 to a point along the southeastern boundary of Parcel 11.-2-42.2; thence proceeding northeasterly along the southeastern boundary of Parcel 11.-2-42.2 to the northeastern property corner of said Parcel; thence proceeding northwesterly along the northeastern boundary of Parcel 11.-2-42.2 to the eastern property corner of Parcel 11.-2-42.1; thence continuing to northwesterly along the northeastern boundary of Parcel 11.-2-42.1 to the northwestern property corner of said Parcel; thence proceeding southwesterly along the northwestern boundary of Parcel 11.-2-42.1 to the western property corner of said Parcel; thence continuing southwesterly across Eddy Road along the projection of the northwestern boundary to the northeastern property corner of Parcel 11.-1-53.1; thence continuing southwesterly along the northwestern boundary of Parcel 11.-1-53.1 to the northwestern property corner of said Parcel; thence proceeding southerly along the western boundary of Parcel 11.-1-53.1 to the northwestern property corner of Parcel 11.-1-53.3; thence proceeding southerly along the western boundary of Parcel 11.-1-53.3 to a point offset of the southern boundary of Parcel 11.-1-53.4; thence proceeding westerly through the lands of Parcel 11.-153.4 along the 500 feet northeast of the northern ROW boundary of Waterbury Road as it bends and turns to a point offset 500 feet from the southwesterly boundary of Parcel 11.-154.1; thence proceeding southwesterly through the lands of Parcel 11.-1-54.1 along the 500 feet northwestern of the northern ROW boundary of Waterbury Road as it bends and turns to a point offset 500 feet from the southwestern boundary of Parcel 11.-1-6.2; thence continuing northwesterly through the lands of Parcel 11.-1-6.2 along the offset 500 feet northeast of the northeasterly ROW boundary of Whitelaw Road to a point along the southeastern boundary of Parcel 11.-1-6.1; thence proceeding northeasterly along the southeastern boundary of Parcel 11.-1-6.1 to the northeastern property corner of said Parcel; thence proceeding northwesterly along the northeastern boundary of Parcel 11.-1-6.1 to the northern property corner of said Parcel; thence proceeding southwesterly along the northwestern boundary of Parcel 11.-1-6.1 to a point offset 500 feet from Whitelaw Road ROW; thence proceeding northeasterly through the lands of Parcel 11.-1-6.2 and along the offset 500 feet northeast of the northeasterly ROW boundary of Whitelaw Road as it bends and turns to a point offset 500 feet southeast of the southeasterly ROW boundary of Clark Road of said Parcel; thence proceeding northwesterly along the northeastern boundary of Parcel 11.-1-6.2 to the northern

property corner of said Parcel; thence proceeding northeasterly along the Clark Road ROW to the western property corner of Parcel 11.-1-7.12; thence proceeding southeasterly along the southwestern boundary of Parcel 11.-1-7.12 as it bends and turns to the southern property corner of said Parcel; thence proceeding northeasterly along the southeastern boundary of Parcel 11.-1-7.12 to the eastern property corner of said Parcel; thence proceeding northwesterly along the northeastern boundary of Parcel 11.-1-7.12 to a point along the southeastern boundary of Parcel 11.-1-7.13; thence proceeding easterly along the southeastern boundary of Parcel 11.-1-7.13 to the eastern property corner of said Parcel; thence proceeding northwesterly along the northeastern boundary of Parcel 11.-1-7.13 to the northern property corner of said Parcel; thence proceeding southwesterly along the northwestern boundary of Parcel 11.-1-7.13 to the northwestern property corner of said Parcel; thence continuing southwesterly across Clark Road along the projection of the northwestern boundary of Parcel 11.-1-7.13 to a point along the northeastern boundary of Parcel 11.-1-7.2; thence proceeding northwesterly along the northeastern boundary of Parcel 11.-1-7.2 to the northern property corner of said Parcel; thence proceeding southwesterly along the northwestern boundary of Parcel 11.-1-7.2 to the northeastern property corner of Parcel 11.-1-7; thence continuing southwesterly along the northwestern boundary of Parcel 11.-1-7 to the northeastern property corner of Parcel 11.-1-5; thence continuing southwesterly along the northwestern boundary of Parcel 11.-1-5 to the central property corner of said Parcel; thence proceeding northwesterly along the northeastern boundary of Parcel 11.-1-5 to the northern property corner of said Parcel; thence proceeding southwesterly along the northwestern boundary of Parcel 11.-1-5 to the western property corner of said Parcel; thence proceeding southeasterly along the southwestern boundary of Parcel 11.-1-5 to the southwestern property corner of said Parcel, said point being the Point of Beginning, encompassing all parcels between said boundary.

**SCHEDULE “B”**  
**Whitelaw Water District**  
*Financing Plan/Budget*

**Estimated First Year User Cost for (T) Sullivan Whitelaw Water District Project**

Description	USDA RD - 38 year, 2.5% Interest Rate
Total Estimated Capital Project Cost (2024 Dollars)	\$5,960,000
Additional Grant Funding Targeted (EFC WIIA, max. grant award)	\$3,000,000
Additional Grant Funding Targeted (RD WEP Grant)	\$993,812
Total Estimated Capital Project	\$1,966,188
Annualized Project Cost (50% Rule)*	\$64,601
Number of EDUs	92
Capital Debt per EDU (50% Rule)	\$702
Estimated Annual OCWA Water Bill	\$428
<b>Total Annual Cost per EDU (50% Rule)</b>	<b>\$1,130</b>
*Assumes USDA Rural Development market rate financing (2.5%, 38 years), as of April 1, 2022.	

**SEQRA RESOLUTION AND NEGATIVE DECLARATION FOR THE EXTENSION OF THE TOWN OF SULLIVAN BRIDGEPORT SEWER DISTRICT (EXTENSION NO. 1) PURSUANT TO ARTICLE 12-A OF THE TOWN LAW IN THE TOWN OF SULLIVAN**

Taylor Bottar from Barton & Loguidice reviewed the SEQRA report which was prepared for Whitelaw Water District with the Town Board. He advised that Part 1 had been completed and the appropriate notices to various agencies had been sent and the 30-day

response for those notifications had passed. There were no objections submitted for any of the agencies that were notified. Taylor Bottar then reviewed Part 2 of the SEQRA form and explained the responses to the questions asked on the form. Thereafter, the following action was taken:

Councilor Gibbons moved and Councilor Martin seconded the following resolution.

**WHEREAS**, a Map, Plan and Report has been duly prepared in such manner and in such detail as heretofore has been determined by request by the Town Board of the Town of Sullivan, New York (the “Town”), relating to the extension and construction, pursuant to Town Law Article 12-A, of sewer system improvements to be known and identified as the Town of Sullivan Bridgeport Sewer District Extension No. 1 (the “Sewer District Extension”); and

**WHEREAS**, said Map, Plan and Report, dated June 2022, has been prepared by Barton & Loguidice, a competent engineering firm duly licensed by the State of New York, and has been filed in the office of the Town Clerk where it is available for public inspection; and

**WHEREAS**, the proposed improvements for the Sewer District Extension consist generally of the improvements as more particularly set forth in the project description of the Map, Plan and Report, to wit:

the construction of: (1) approximately 17,500 LF of 8-inch PVC gravity sewer main; (2) 242 gravity sewer lateral connections; (3) three (3) sewer pump stations – serving gravity sewer main areas; (4) approximately 8,000 LF of 4-inch HDPE force main; (5) three (3) 4-inch HDPE force main connections to existing 12-inch force main; (6); eighteen (18) residential grinder pumps – installation for parcels not served by gravity sewer main; (7) 1,300 LF of 2-inch HDPE low-pressure force main; (8) two (2) 2-inch HDPE low-pressure force main connections to existing 12-inch force main; and (9) a 200,000 gallon equalization tank – located at the West Sullivan Pump Station site; and

**WHEREAS**, it had previously been determined by the Town Board on June 15, 2022 that for purposes of the New York State Environmental Quality Review Act (“SEQRA”) that:

1. The action is Type 1 Action for purposes of SEQRA;
2. The Town of Sullivan Town Board shall act as lead agency;
3. Village of Sylvan Beach; East Oneida Lake Wastewater Treatment Plant; New York State Environmental Facilities Corporation; New York State Department of Environmental Conservation - Region 7; New York State Department of Transportation – Region 2; Madison County Health Department; Town of Lenox; Town of Verona; New York State Department of Health; New York State Department of Agriculture & Markets; U.S. Army Corps of Engineers; U.S. Department of Agriculture Rural Development and Barton & Loguidice have been found to be involved and/or interested agencies in connection with the SEQRA review;
4. This action will require the submission of a Full Environmental Assessment Form (“Full EAF”) to provide information with regard to the environmental issues pertinent therein; and

**WHEREAS**, the Town of Sullivan Town Board previously scheduled a public hearing pursuant to Town Law to receive public input and comment upon the proposed action; and

**WHEREAS**, the Town of Sullivan Town Board has caused to be completed and submitted a Full EAF and the same has been carefully reviewed and considered by the Board; and

**WHEREAS**, the Town of Sullivan Town Board has considered and discussed fully the potential environmental impacts of the proposed action through investigation, study and review by the Town’s Consulting Engineers.

**NOW, THEREFORE, BE IT RESOLVED** that the Town of Sullivan Town Board hereby determines that the proposed action will not have a significant adverse effect on the environment and this resolution hereby adopts a Negative Declaration for purposes of Article 8 of the New York State Environmental Conservation Law, Volume 6 N.Y.C.R.R. Part 617 for the reasons contained herein and appended hereto; and be it further

**RESOLVED** that the Town’s Legal Counsel shall distribute and publish, as necessary, the attached Negative Declaration pursuant to the requirements of 6 N.Y.C.R.R. Part 617.

The question of the adoption of the foregoing resolution was duly put to a vote and upon roll call, the vote was as follows:

<b>David Montroy</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>Daniel Gibbons</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>John E. Brzuszkiewicz</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>Jeffrey Martin</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>John M. Becker</b>	<b>Supervisor</b>	<b>Voted</b>	<b>Yes</b>

The foregoing resolution was thereupon declared duly adopted.

**PUBLIC HEARING FOR THE EXTENSION OF**  
**THE TOWN OF SULLIVAN**  
**BRIDGEPORT SEWER DISTRICT (EXTENSION NO. 1) PURSUANT TO**  
**ARTICLE 12-A OF THE TOWN LAW IN THE TOWN OF SULLIVAN**

Upon the motion made by Councilor Brzuszkiewicz seconded by Councilor Martin, the public hearing was called to order for the extension of the Town of Sullivan Bridgeport Sewer District (Extension No. 1) pursuant to Article 12-A of the Town Law in the Town of Sullivan.

<b>David Montroy</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>Daniel Gibbons</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>John E. Brzuszkiewicz</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>Jeffrey Martin</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>John M. Becker</b>	<b>Supervisor</b>	<b>Voted</b>	<b>Yes</b>

Edward Sternberg asked if the entire lakeshore area is covered with a sewer district. Supervisor Becker responded yes. With no further questions or comments and upon the motion made by Councilor Martin, seconded by Councilor Montroy, the public hearing was closed.

<b>David Montroy</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>Daniel Gibbons</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>John E. Brzuszkiewicz</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>Jeffrey Martin</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>John M. Becker</b>	<b>Supervisor</b>	<b>Voted</b>	<b>Yes</b>

**RESOLUTION AND ORDER FOR THE EXTENSION OF THE TOWN OF SULLIVAN  
BRIDGEPORT SEWER DISTRICT (EXTENSION NO. 1) PURSUANT TO  
ARTICLE 12 OF THE TOWN LAW IN THE TOWN OF SULLIVAN**

Councilor Brzuszkiewicz moved and Councilor Gibbons seconded the following resolution:

**WHEREAS**, a Map, Plan and Report has been duly prepared in such manner and in such detail as heretofore has been determined by request by the Town Board of the Town of Sullivan, New York (the “Town”), relating to the extension and construction, pursuant to Town Law Article 12-A, of sewer system improvements to be known and identified as the Town of Sullivan Bridgeport Sewer District Extension No. 1 (the “Sewer District Extension”); and

**WHEREAS**, said Map, Plan and Report, dated June 2022, has been prepared by Barton & Loguidice, a competent engineering firm duly licensed by the State of New York, and has been filed in the office of the Town Clerk where it is available for public inspection; and

**WHEREAS**, the boundaries of the proposed Sewer District Extension consist of those areas within the Town of Sullivan as set forth in Schedule “A” attached hereto and made a part hereof; and

**WHEREAS**, the Sewer District Extension improvements include those described in the Map, Plan and Report and consist generally of the construction of: (1) approximately 17,500 LF of 8-inch PVC gravity sewer main; (2) 242 gravity sewer lateral connections; (3) three (3) sewer pump stations – serving gravity sewer main areas; (4) approximately 8,000 LF of 4-inch HDPE force main; (5) three (3) 4-inch HDPE force main connections to existing 12-inch force main; (6); eighteen (18) residential grinder pumps – installation for parcels not served by gravity sewer main; (7) 1,300 LF of 2-inch HDPE low-pressure force main; (8) two (2) 2-inch HDPE low-pressure force main connections to existing 12-inch force main; and (9) a 200,000 gallon equalization tank – located at the West Sullivan Pump Station site; and

**WHEREAS**, the maximum amount proposed to be expended for the creation and construction of the Sewer District Extension is estimated to be Twenty-Two Million Five Hundred Thirty Thousand and 00/100 Dollars (\$22,530,000.00) and the plan of financing includes the issuance of bonds of the Town to finance said cost and the assessment, levy and collection of special assessments shall be borne entirely by the properties located within the described benefitted areas including the several lots and parcels of land within said benefitted areas as associated with the Sewer District Extension, which the Town Board shall determine and specify to be especially benefitted thereby, so much upon and from each as shall be in just proportion to the amount of benefit conferred upon the same, to pay the principal of and interest on said bonds as the same shall become due and payable, as generally described in Schedule “B” and as set forth more fully in the Map, Plan and Report, and further that the Town of Sullivan has determined to seek and obtain public sources of funding and financing through the New York State Environmental Facilities Corporation (“NYSEFC”), the United States Department of Agriculture – Rural Development (“USDA-RD”) and the New York State Department of Environmental Conservation (“DEC”), as well as other sources, for the construction and administrative costs associated with the creation and construction of the Sewer District Extension; and

**WHEREAS**, the estimated cost of the Sewer District Extension to the “typical property” is One Thousand One Hundred Thirty and 00/100 Dollars (\$1,130.00); and

**WHEREAS**, the estimated cost of the Sewer District Extension to the “typical one-family home” is One Thousand One Hundred Thirty and 00/100 Dollars (\$1,130.00); and

**WHEREAS**, the estimated cost of the Sewer District Extension to a “two-family home” is Two Thousand Two Hundred Sixty and 00/100 Dollars (\$2,260.00); and

**WHEREAS**, the estimated hook-up costs are estimated to be Five Thousand and 00/100 Dollars (\$5,000.00); and

**WHEREAS**, the cost and expenses of operation and maintenance of said Sewer District Extension, shall be a function of charges to the benefitted property owners and shall not be a general charge against the Town; and

**WHEREAS**, the Town Board has heretofore caused to be prepared and filed for public inspection with the Town Clerk, a detailed explanation of how such estimates were computed; and

**WHEREAS**, the Town Board previously determined that the construction of the sewer improvements is a Type I action for purposes of environmental review under SEQRA, declared itself to be lead agency, directed that lead agency notices be sent to involved/interested agencies and issued a negative declaration.

**NOW THEREFORE, BE IT RESOLVED AND ORDERED** that pursuant to Article 12-A of the Town Law, the Town Board of the Town of Sullivan hereby determines as follows:

1. That the Public Hearing Order and Resolution was published and posted as required by law, and is otherwise sufficient;
2. That all property and property owners within the proposed Sewer District Extension are benefitted thereby;
3. That all property and property owners benefitted are included within the limits of the proposed Sewer District Extension;
4. That it is in the public interest to establish the Sewer District Extension; and be it further

**RESOLVED AND ORDERED** that the establishment of the proposed Sewer District Extension, as set forth in the Map, Plan and Report, be approved as set forth below; that the sewer system herein above referred to shall be constructed at a cost not to exceed Twenty-Two Million Five Hundred Thirty Thousand and 00/100 Dollars (\$22,530,000.00), which cost will be financed as more particularly described in the financing plan on file with the Town of Sullivan Town Clerk and as further described in Schedule "B" and in the Map, Plan and Report; and that said Sewer District Extension shall be known as the "Bridgeport Sewer District Ext. No. 1" situated wholly outside of any incorporated village or city, and shall be bounded and described as set forth in Schedule "A" attached hereto; and be it further

**RESOLVED AND ORDERED** the estimated cost of the Sewer District Extension to the "typical property" is One Thousand One Hundred Thirty and 00/100 Dollars (\$1,130.00); and be it further

**RESOLVED AND ORDERED** the estimated cost of the Sewer District Extension to the "typical one-family home" is One Thousand One Hundred Thirty and 00/100 Dollars (\$1,130.00); and be it further

**RESOLVED AND ORDERED** the estimated cost of the Sewer District Extension to a "two-family home" is Two Thousand Two Hundred Sixty and 00/100 Dollars (\$2,260.00); and be it further

**RESOLVED AND ORDERED** the estimated hook-up costs are estimated to be Five Thousand and 00/100 Dollars (\$5,000.00); and be it further

**RESOLVED AND ORDERED** the cost and expenses of operation and maintenance of said Sewer District Extension, shall be a charge to the benefitted property owners and shall not be a general charge against the Town; and be it further

**RESOLVED AND ORDERED** that within ten (10) days after the adoption of this Resolution and Order, the Town Clerk shall record with the Clerk of the County of Madison and file with the Office of the State Comptroller copies of this Order, certified by the Town Clerk; and be it further

**RESOLVED AND ORDERED** that the Town Clerk, within ten (10) days from the date of the adoption of this Resolution and Order shall post and publish a notice which shall set forth the date of the adoption of this Resolution and Order and shall set forth concisely the purpose and effect thereof, and shall specify that this Resolution and Order is adopted subject to permissive referendum; and be it further

**RESOLVED AND ORDERED** that this Resolution and Order is subject to permissive referendum as provided in Section 209-e of the Town Law; and be it further

**RESOLVED AND ORDERED** that the construction of the sewer facilities within said District extension shall be subject to approval of the New York State Comptroller as required pursuant to Article 12-A of the Town Law.

The question of the adoption of the foregoing resolution was duly put to a vote and upon roll call, the vote was as follows:

<b>David Montroy</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>Daniel Gibbons</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>John E. Brzuszkiewicz</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>Jeffrey Martin</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>John M. Becker</b>	<b>Supervisor</b>	<b>Voted</b>	<b>Yes</b>

The foregoing resolution was thereupon declared duly adopted.

**SCHEDULE “A”**  
**Written Boundary Description**  
**Bridgeport Sewer District Extension No. 1**  
**Madison County, New York**

The Proposed Bridgeport Sewer District Extension No. 1, situated in the Town of Sullivan, County of Madison, State of New York, being more particularly described as follows:

Commencing at Point of Beginning 1; said point being the southeastern property corner of Parcel 9.-3-8.42; thence proceeding westerly along the projection of the southern boundary of Parcel 9.-3-8.42; thence continuing westerly across Bushnell Shore Road to the northeastern property corner of Parcel 9.12-1-9; thence proceeding southerly along the eastern boundary of Parcel 9.12-1-9 to the south eastern property corner of said Parcel; thence proceeding westerly along the southern boundary of Parcel 9.12-1-9 to the southwestern property corner of said Parcel; thence proceeding northerly along the western boundary of Parcel 9.12-1-9 to the southeastern property corner of Parcel 9.-3-8.12; thence continuing northerly along the western boundary of Parcel 9.3-8.12 to the southwestern property corner of Parcel 9.-3-8.11; thence continuing northerly along the western boundary of Parcel 9.3-8.11 to the southwestern property corner of Parcel 9.-3-8.7; thence continuing northerly along the western boundary of Parcel 9.-3-8.7 to the southwestern property corner of Parcel 9.-3-8.6; thence continuing northerly along the western boundary of Parcel 9.-3-8.6 to the southwestern property corner of Parcel 9.-3-8.51; thence continuing northerly along the western boundary of Parcel 9.-3-8.51 to the southeastern property corner of Parcel 9.36-1-3; thence proceeding westerly along the southern boundary of Parcel 9.36-1-3 to the southwestern property corner of said Parcel; thence proceeding northerly along the western boundary of Parcel 9.36-1-3 as it bends

and turns to the southwestern property corner of Parcel 9.36-1-1.1; thence continuing westerly along the southern boundary of Parcel 9.36-1-1.1 to the southwestern property corner of Parcel 9.35-1-48 and the northwestern property corner of Parcel 9.-3-2.1; thence proceeding southerly along the western boundary of Parcel 9.-3-2.1 to the northwestern property corner of Parcel 9.-3-2.2; thence continuing southerly along the western boundary of Parcel 9.-3-2.2 to the northwestern property corner of Parcel 9.-3-2.12; thence continuing southerly along the western boundary of Parcel 9.-3-2.12 to the southeastern property corner of said Parcel; thence proceeding westerly along the southern boundary of Parcel 9.-3-2.12 to the southwestern property corner of said Parcel; thence proceeding northerly along the western boundary of Parcel 9.-3-2.12 to the northwestern property corner of said Parcel; thence proceeding westerly across the Lestina Road right-of-way to the northeastern property corner of Parcel 9.35-1-51; thence continuing southerly along the eastern boundary of Parcel 9.35-1-51 to the southeastern property corner of said Parcel; thence proceeding westerly along the southern property boundary of Parcel 9.35-1-51 to the southwestern property corner of said Parcel; thence proceeding northerly along the western property boundary of Parcel 9.35-1-51 to the southwestern property corner of Parcel 9.35-1-49.1; thence continuing northerly along the western boundary of Parcel 9.35-1-49.1 to the southwestern property corner of Parcel 9.35-1-49.2; then continuing northerly along the western boundary of Parcel 9.35-1-49.2 to the southwestern property corner of Parcel 9.35-1-42.1 and the southeastern property corner of Parcel 9.35-1-40; thence proceeding westerly along the southern boundary of Parcel 9.35-1-40 to the southeastern property corner of Parcel 9.35-1-37; thence continuing westerly along the southern property boundary of Parcel 9.35-1-37 to the southeastern property corner of Parcel 9.35-1-36; thence continuing westerly along the southern boundary of Parcel 9.35-1-36 to the southeastern property corner of 9.35-1-57; thence proceeding westerly across the Taylor Road right-of-way to the northeastern property corner of Parcel 9.35-1-34; thence proceeding southerly along the eastern property boundary of Parcel 9.35-1-34 to the northeastern property corner of Parcel 9.35-1-33; thence proceeding southerly along the eastern boundary of Parcel 9.35-1-33 to the northeastern property corner of Parcel 9.35-1-35; thence continuing southerly along the eastern boundary of Parcel 9.35-1-35 to the northeastern property corner of Parcel 9.35-1-53; thence continuing southerly along the eastern boundary of Parcel 9.35-1-53 to the northwestern property corner of Parcel 9.-3-5.13; thence continuing southerly along the eastern boundary of Parcel 9.-3-5.13 to the southeastern property corner of said Parcel; thence proceeding westerly along the southern boundary of Parcel 9.3-5.13 to the southeastern property corner of Parcel 9.-3-5.11; thence proceeding westerly along the southern boundary of Parcel 9.-3-5.11 to the southwestern property corner of said Parcel; thence proceeding northerly along the western boundary of Parcel 9.-3-5.11 to the southwestern property corner of Parcel 9.35-1-56; thence proceeding northerly along the western boundary of Parcel 9.35-1-56 to the southwestern property corner of Parcel 9.35-1-29; thence continuing northerly along the western boundary of Parcel 9.35-1-29 to the southwestern property corner of Parcel 9.26-1-46; thence proceeding westerly along the southern boundary of Parcel 9.26-1-46 to the southeastern property corner of Parcel 9.26-1-15; thence continuing westerly along the southerly boundary of Parcel 9.26-1-15 to the southeastern property corner of Parcel 9.26-1-43; thence continuing westerly along the southern boundary of Parcel 9.26-1-43 to the southeastern property corner of Parcel 9.26-1-42; thence continuing westerly along the southern boundary of Parcel 9.26-1-2-42 to the southeastern property corner of Parcel 9.26-1-41; thence continuing westerly along the southern boundary of Parcel 9.26-1-41 to the southeastern property corner of Parcel 9.26-1-40; thence continuing westerly along the southern boundary of Parcel 9.26-1-40 to the southwestern property corner of said Parcel; thence proceeding westerly across the Tyler Road right-of-way to the southeastern property corner of Parcel 9.26-1-39; thence continuing westerly along the southern boundary of Parcel 9.26-1-39 to the southwestern property corner of Parcel 9.26-1-38; thence proceeding westerly along the southern boundary of Parcel 9.26-1-38 to the southeastern property corner of Parcel 9.26-1-36; thence continuing westerly along the southern boundary of Parcel 9.26-1-36 to the southeastern property corner of Parcel 9.26-1-23; thence proceeding southerly along the eastern boundary of Parcel 9.26-1-23 to the northeastern property corner of Parcel 9.26-1-24; thence continuing southerly along the eastern boundary of Parcel 9.26-1-24 across the Tyler Road right-of-way to the northeastern property corner of



Parcel 9.26-1-35; thence continuing southerly along the eastern boundary of Parcel 9.26-1-35 to the northeastern property corner of Parcel 9.7-1-33; thence continuing southerly along the eastern boundary of Parcel 9.7-1-33 to the northeastern property corner of Parcel 9.7-1-34; thence continuing southerly along the eastern boundary of Parcel 9.7-1-34 to the northeastern property corner of Parcel 9.7-1-35; thence continuing southerly along the eastern boundary of Parcel 9.7-1-35 to the northeastern property corner of Parcel 9.7-1-36; thence continuing southerly along the eastern boundary of Parcel 9.7-1-36 to the northeastern property corner of Parcel 9.7-1-37; thence continuing southerly along the eastern boundary of Parcel 9.7-1-37 to the northeastern property corner of 9.7-1-38; thence continuing southerly along the eastern boundary of Parcel 9.7-1-38 to the northeastern property corner of Parcel 9.7-1-39; thence continuing southerly along the eastern boundary of Parcel 9.7-1-39 to the northeastern property corner of Parcel 9.7-1-40; thence continuing southerly along the eastern boundary of Parcel 9.7-1-40 to the northeastern property corner of Parcel 9.7-1-42; thence continuing southerly along the eastern boundary of Parcel 9.7-1-40 to the northeastern property corner of Parcel 9.11-1-21; thence continuing southerly along the eastern boundary of Parcel 9.11-1-21 to the northeastern property corner of Parcel 9.11-1-22; thence continuing southerly along the eastern boundary of Parcel 9.11-1-22 to the northeastern property corner of Parcel 9.11-1-23; thence continuing southerly along the eastern boundary of Parcel 9.11-1-23 to the northeastern property corner of Parcel 9.11-1-24; thence continuing southerly along the eastern boundary of Parcel of Parcel 9.11-1-24; thence proceeding westerly along the southern boundary of Parcel 9.11-1-24 as it bends and turns to southeastern property corner of said Parcel; thence proceeding westerly across the Tyler Road right-of-way to the southeastern property corner of Parcel 9.11-1-16; thence continuing westerly along the southern boundary of Parcel 9.11-1-16 as it bends and turns to southwestern property corner of said Parcel; thence proceeding northerly along the western boundary of Parcel 9.11-1-16 to the southwestern property corner of Parcel 9.11-1-18; proceeding westerly along the southern boundary of Parcel 9.11-1-18 to the southeastern property corner of Parcel 9.11-1-12; thence continuing westerly along the southern boundary of Parcel 9.11-1-12 across the Ash Lane right-of-way to the southeastern property corner of Parcel 9.11-1-5; thence continuing westerly along the southern boundary of Parcel 9.11-1-5 to the southwestern property corner of said Parcel; thence proceeding northerly along the western boundary of Parcel 9.11-1-5 to the southwestern property corner of Parcel 9.11-1-3; thence proceeding northerly along the western boundary of Parcel 9.11-1-3 to the southwestern property corner of Parcel 9.11-1-1; thence continuing northerly along the western boundary of Parcel 9.11-1-1 to the southwestern property corner of Parcel 9.7-1-2; thence proceeding westerly across the Oak Lane right-of-way to the eastern property boundary of Parcel 9.6-1-14.4; thence proceeding southerly along the eastern property boundary of Parcel 9.6-1-14.4 to the southeastern property corner of said Parcel; thence proceeding westerly along the southern boundary of Parcel 9.6-1-14.4 to the southwestern property corner of said Parcel; thence proceeding northerly along the western property boundary of Parcel 9.6-1-14.4 to the southern property boundary of Parcel 9.6-1-13; thence proceeding westerly along the southern property boundary of Parcel 9.6-1-13 as it bends and turns to the southeastern property corner of Parcel 9.6-1-11.1; thence continuing westerly along the southern property boundary of Parcel 9.6-1-11.1 to the southwestern property corner of said Parcel; thence proceeding northerly along the western property boundary of Parcel 9.6-1-11.1 to the southeastern property corner of Parcel 9.6-1-5; thence proceeding westerly along the southern boundary of Parcel 9.6-1-5 as it bends and turns across the Walnut Grove right-of-way to the southeastern property corner of Parcel 9.6-1-1; thence continuing westerly along the southern boundary of Parcel 9.6-1-1 across the Lucas Road right-of-way to the southeastern property corner of Parcel 9.5-1-9; thence proceeding westerly along the southern boundary of Parcel 9.5-1-9 to the southwestern property corner of said Parcel; thence proceeding northerly along the western boundary Parcel 9.5-1-9 to the southwestern property corner of Parcel 9.5-1-10; thence proceeding northerly along the western boundary of Parcel 9.5-1-10 to the southwestern property corner of Parcel 9.5-1-12; thence continuing northerly along the western boundary of Parcel 9.5-1-12 to the southwestern property corner of Parcel 9.5-1-13; thence continuing northerly along the western boundary of Parcel 9.5-1-13 to the southwestern property corner of Parcel 9.5-1-13.1; thence continuing northerly along the western boundary of Parcel 9.5-1-13.1 to

[illegible]

[illegible]

[illegible]

9.36-1-3; thence continuing easterly along the northern boundary of Parcel 9.36-1-3 to the northwestern property corner of Parcel 9.36-1-4; thence continuing easterly along the northern boundary of Parcel 9.36-1-4 to the northwestern property corner of Parcel 9.36-1-5; thence continuing easterly along the northern boundary of Parcel 9.36-1-5 to the northwestern property corner of Parcel 9.36-1-6; thence continuing easterly along the northern boundary of Parcel 9.36-1-6 to the northwestern property corner of Parcel 9.36-1-7; thence continuing easterly along the northern boundary of Parcel 9.36-1-7 to the northwestern property corner of Parcel 9.36-1-8; thence continuing easterly along the northern boundary of Parcel 9.36-1-8 to the northwestern property corner of Parcel 9.36-1-10; thence continuing easterly along the northern boundary of Parcel 9.36-1-10 to the northwestern property corner of Parcel 9.36-1-11.1; thence continuing easterly along the northern boundary of Parcel 9.36-1-11.1 to the northwestern property corner of Parcel 9.36-1-24; thence continuing easterly along the northern boundary of Parcel 9.36-1-24 to the northwestern property corner of Parcel 9.36-1-13.1; thence continuing easterly along the northern boundary of Parcel 9.36-1-13.1 to the northwestern property corner of Parcel 9.36-1-14; thence continuing easterly along the northern boundary of Parcel 9.36-1-14 to the northwestern property corner of Parcel 9.36-1-15; thence continuing easterly along the northern boundary of Parcel 9.36-1-15 to the northwestern property corner of Parcel 9.36-1-16; thence continuing easterly along the northern boundary of Parcel 9.36-1-16 to the northwestern property corner of Parcel 9.36-1-17; thence continuing easterly along the northern boundary of Parcel 9.36-1-17 to the northwestern property corner of Parcel 9.36-1-18; thence continuing easterly along the northern boundary of Parcel 9.36-1-18 to the northwestern property corner of Parcel 9.36-1-19; thence continuing easterly along the northern boundary of Parcel 9.36-1-19 to the northwestern property corner of Parcel 9.36-1-20; thence continuing easterly along the northern boundary of Parcel 9.36-1-20 to the northwestern property corner of Parcel 9.36-1-21; thence continuing easterly along the northern boundary of Parcel 9.36-1-21 to the northwestern property corner of Parcel 9.36-1-22; thence continuing easterly along the northern boundary of Parcel 9.36-1-22 to the northwestern property corner of Parcel 9.36-1-23; thence continuing easterly along the northern boundary of Parcel 9.36-1-23 to the northeastern property corner of said Parcel; thence proceeding southerly along the eastern boundary of Parcel 9.36-1-23 to the northeastern property corner of Parcel 9.36-1-31; thence continuing southerly along the eastern boundary of Parcel 9.36-1-31 to the northeastern property corner of Parcel 9.36-1-33; thence continuing southerly along the eastern boundary of Parcel 9.36-1-33 to the northeastern property corner of Parcel 9.36-1-33.1; thence continuing southerly along the eastern boundary of Parcel 9.36-1-33.1 to the northeastern property corner of Parcel 9.-3-8.9; thence continuing southerly along the eastern boundary of Parcel 9.-3-8.9 to the southeastern property corner of said Parcel; thence proceeding westerly along the southern boundary of Parcel 9.-3-8.9 across the Bushnell Shore Road right-of-way to the northeastern property corner of Parcel 9.-3-8.51; thence proceeding southerly along the eastern boundary of Parcel 9.-3-8.51 to the northeastern property corner of Parcel 9.-3-8.6; thence continuing southerly along the eastern boundary of Parcel 9.-3-8.6 to the northeastern property corner of Parcel 9.-3-8.7; thence continuing southerly along the eastern boundary of Parcel 9.-3-8.7 to the northeastern property corner of Parcel 9.-3-8.11; thence continuing southerly along the eastern boundary of Parcel 9.-3-8.11 to the southeastern property corner of said Parcel; thence proceeding easterly across the Bushnell Shore Road right-of-way to the northwestern property corner of Parcel 9.-3-8.42; thence continuing easterly along the northern boundary of Parcel 9.-3-8.42 to the northeastern property corner of said Parcel; thence proceeding southerly along the eastern boundary of Parcel 9.-3-8.42 to the southeastern property corner of said Parcel, said point also being Point of Beginning 1, encompassing all parcels between said Boundary.

And

Commencing at Point of Beginning 2; said point being the southeastern property corner of Parcel 9.11-1-48; thence proceeding westerly along the projection of the southern boundary of Parcel 9.11-1-48 to the southwestern property corner of said Parcel; thence proceeding northerly along the western boundary of Parcel 9.11-1-48 to the southwestern property corner of Parcel 9.11-1-37; thence continuing northerly along the western

boundary of Parcel 9.11-1-37 to northwestern property corner of said Parcel; thence proceeding westerly across the Midlake Meadows Drive right-of-way to the northeastern property corner of Parcel 9.11-1-36; thence proceeding southerly along the eastern boundary of Parcel 9.11-1-36 to the southeastern property corner of said Parcel; thence proceeding westerly along the southern boundary of Parcel 9.11-1-36 to the southwestern property corner of said Parcel; thence proceeding northerly along the western boundary of said Parcel to the southwestern property corner of Parcel 9.11-1-47; thence continuing northerly along the western boundary of Parcel 9.11-1-47 to the southwestern property corner of Parcel 9.11-1-35; thence continuing northerly along the western boundary of Parcel 9.11-1-35 to the southwestern property corner of Parcel 9.11-1-34; thence continuing northerly along the western boundary of Parcel 9.11-1-34 to the northwestern property corner of said Parcel; thence proceeding easterly along the northern boundary of Parcel 9.11-1-34 and across the Midlake Meadows Drive right-of-way to the northwestern property corner of Parcel 9.11-1-41; thence continuing easterly along the northern boundary of Parcel 9.11-1-41 to the northeastern property corner of said Parcel; thence proceeding southerly along the eastern boundary of Parcel 9.11-1-41 to the northeastern property corner of Parcel 9.11-1-40; thence continuing southerly along the eastern boundary of Parcel 9.11-1-40 to the northeastern property corner of Parcel 9.11-1-39; thence continuing southerly along the eastern boundary of Parcel 9.11-1-39 to the northeastern property corner of Parcel 9.11-1-38; thence continuing southerly along the eastern boundary of Parcel 9.11-1-38 to the northeastern property corner of Parcel 9.11-1-37; thence continuing southerly along the eastern boundary of Parcel 9.11-1-37 to the northeastern property corner of Parcel 9.11-1-48; thence proceeding southerly along the eastern boundary of Parcel 9.11-1-48 to the southeastern property corner of said Parcel, said point also being Point of Beginning 2, encompassing all parcels between said Boundary.

And

Commencing at Point of Beginning 3 located at the southeastern property corner of Parcel 9.-1-5 as shown on the Proposed Bridgeport Sewer District Extension No. 1 Map; thence proceeding westerly along the southern boundary of Parcel 9.-1-5 to the southeastern property corner of Parcel 9.10-1-6.3; thence continuing westerly along the southern boundary of Parcel 9.10-1-6.3 to the southeastern property corner of Parcel 9.10-1-6.2; thence continuing westerly along the southern boundary of Parcel 9.10-1-6.2 to the southwestern property corner of said Parcel; thence proceeding northerly along the western boundary of Parcel 9.10-1-6.2 as it bends and turns to the southeastern property corner of Parcel 9.10-1-9; thence proceeding westerly along the southern boundary of Parcel 9.10-1-9 to the southwestern property corner of said Parcel; thence proceeding northerly along the western boundary of Parcel 9.10-1-9 to the northwestern property corner of said Parcel; thence proceeding easterly along the northern boundary of Parcel 9.10-1-9 to the southwestern property corner of Parcel 9.10-1-5; thence continuing northerly along the western boundary of Parcel 9.10-1-5 to the southwestern property corner of Parcel 9.10-1-4; thence continuing northerly along the western boundary of Parcel 9.10-1-4 to the northwestern property corner of said Parcel; thence proceeding easterly along the northern boundary of Parcel 9.10-1-4 to the northeastern property corner of said Parcel; thence proceeding southerly along the eastern boundary of Parcel 9.10-1-4 to the northeastern property corner of Parcel 9.10-1-5; thence continuing southerly along the eastern boundary of Parcel 9.10-1-5 to the northern property boundary of Parcel 9.10-1-6.2; thence proceeding easterly along the northern boundary of Parcel 9.10-1-6.2 to the northwestern property corner of Parcel 9.-1-5; thence continuing easterly along the property boundary of Parcel 9.-1-5 as it bends and turns to the southeastern property corner of said Parcel, said point also being Point of Beginning 3, encompassing all parcels between said Boundary.

The above-described boundary is in accordance with the map entitled "Proposed Bridgeport Sewer District Extension No. 1 Boundary" prepared by Barton & Loguidice, D.P.C. dated June 2021 and having Project No. 148.168.001.

**SCHEDULE “B”**  
Bridgeport Sewer District  
**Extension No. 1**  
*Financing Plan/Budget*

**Estimated User Cost for Sewer District Extension Customers**

Description	USDA RD - 38 year, 2.0% Interest Rate
Total Estimated Capital Project Cost (2025 dollars)	\$22,530,000
Assumed Rural Development Grant	\$4,237,000
Assumed WIIA Grant	\$2,074,000
Assumed WQIP Grant	\$10,000,000
Annualized Project Cost	\$235,000
Equivalent Dwelling Units (EDUs)	278
Capital Debt per EDU (50% Rule)	\$676
Town of Sullivan O&M per EDU	\$130
Estimated EOLWPAP Treatment/Transmission Charge per EDU	\$325
<b>Total Annual Cost per EDU (50% Rule)</b>	<b>\$1,130</b>

**BUSINESS PARK – DISCUSSION REGARDING POSSIBLE SENIOR HOUSING  
DEVELOPMENT**

Supervisor Becker spoke to the Board in regard to possible development of senior housing in the area of the Business Park off Route 31. He has been in informal discussion with Stoneleigh Housing about a possible 34-unit facility. There is some adjacent unused land in the Park owned by the Town Development Corporation that could possibly be subdivided to create sufficient space for development of the housing development. There is some concern about a possible wetland area( in the area of 10 acres) which has not been clearly delineated by the Army Corps of Engineers in the Park land area. Further comments are being gathered about this possibility for development. The hope would be to use the ARPA money to develop this project which would need to be committed by 2023. The thought would be this would be a great project if the issue of the wetlands can be addressed.

**MIKE MASTRIANO QUESTION ON ROAD**

Supervisor Becker reported that he has been contacted by Mike Mastriano to get the Town to “bless” a road longer than 1,000 feet to be allowed. He is proposing a 1,400 ft. road which exceeds regulations for fire safety. He is asking for the Town to sign off for the waiver of this length requirement. If he doesn’t receive a waiver, he will be required to construct a bridge with an estimated cost of \$700,000.00. He is looking for help in order to complete his proposed project. Supervisor Becker will meet with Larry Ball and Mike Mastriano to discuss the request and bring information back to the Town Board for further discussion.

**BUDGET MODIFICATIONS**

There are no budget modifications this evening.

### **FIREFIGHTER APPLICATIONS**

There are no firefighter applications this evening.

### **HITCHCOCK POINT ROAD -SPEED**

Highway Superintendent Busa reported that the State only reviewed a portion of Hitchcock Point Road. It has been determined that the speed limit for the entire length of Hitchcock Point Road will be 40 mph.

### **NORTH ROAD -DITCH CLEANING QUESTION**

Gary Sternberg from North Road inquired the status of his request in May for some assistance in cleaning a ditch on his property. He hasn't heard anything and the ditch is overgrown and needs attention. He is no longer physically able to clean/clear it out. Highway Superintendent Busa commented that his crew could go in with a small backhoe and clear the ditch but would only pile the dirt on the ditch banks. Mr. Sternberg says piling the dirt like that will cause problems with water flow and that won't work. He has a place to pile the dirt away from the ditch. The Highway Superintendent responded he can only pile the dirt on the bank of the ditch. Further discussion and review of the situation will continue.

### **ERNIE HOTALING**

Mr. Hotaling expressed a concern about the building code and the fees applied currently. He commented that when he applies for a permit to build something that he hopes he will be treated fairly and the same as others.

### **EXECUTIVE SESSION**

Upon the motion made by Councilor Martin, seconded by Councilor Gibbons, the Board unanimously approved entering into Executive Session for advice of Counsel at 6:54 P.M. No action will be taken.

A motion was made by Councilor Gibbons, seconded by Councilor Montroy and unanimously approved by the Board to come out of Executive Session at 8:15 P.M.

### **ADJOURNMENT**

With no further business and upon a motion made by Councilor Brzuszkiewicz, seconded by Councilor Montroy and unanimously passed by the Board, the meeting was adjourned at 8:16 P.M.

Respectfully submitted,

Jill A. Doss  
Deputy Town Clerk