

**TOWN OF SULLIVAN
TOWN BOARD MEETING
APRIL 20, 2022 AT 6:00 P.M.**

A regular meeting of the Town Board of the Town of Sullivan was convened at 9:00 a.m. on April 20, 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 so the link and a passcode for the public to join the meeting were posted on the Town's website.

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

Also present were: Bruce Burke of PAC99; and Art Lelio, Waterbury Road resident

Pledge to the flag was led by Supervisor Becker.

APPROVAL OF APRIL 6, 2022 MEETING MINUTES

A motion was duly made by Councilor Montroy and seconded by Councilor Martin to approve the minutes of April 6, 2022. With no further discussion the following vote was recorded to adopt the Town Board meeting minutes of April 6, 2022:

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

REVISED APPLICATION/PERMIT FEE SCHEDULE FOR BUILDING AND PLANNING

Supervisor Becker reported that Councilors Brzuszkiewicz and Montroy had worked on revising the current fee schedule for building and planning applications and permits. Councilman Brzuszkiewicz reported that the process of review began in November 2021 when he and Councilor Montroy had spoken with several Town Departments about the current fees charged. They also reviewed fee schedules of nearby Townships. He briefly outlined the process undertaken for updating and streamlining the fee schedule for the Town. He explained he would like to see this proposed schedule approved today and use for a trial period and then adopt in June 2022 officially, and if modifications or corrections are needed then modifications could be made in November. Attorney for the Town Langey advised that the proposed schedule can be adopted by simple resolution and it can be re-visited at a later date for changes or amendments by simple resolution. No public hearing is required. Councilor Brzuszkiewicz advised that comments received at the March meeting were reviewed and reflected in the revised schedule; the comments from Building Inspector Larry Ball were included in the review. He further commented that the proposed schedule concept has been changed and has simplified what was in place. The deposits have been eliminated from the recommended changes with the exception of solar farm applications. The Board discussed the proposed fee schedule as shown below.

GENERAL PERMIT FEE SCHEDULE **COMMITTEE RECOMMENDATION**

Certificate of Occupancy		\$45
Certificate of Compliance		\$45
Sewer Hookup		\$500
Septic Repair/Replacement		\$100
Demolition		\$100
Single/Multiple Dwelling (new construct)		\$0.80 cost per sq. ft.
Alteration/Structure		\$0.80 cost per sq. ft.
Additions		\$0.80 cost per sq. ft.
Commercial Construction		\$1.00 cost per sq. ft.
Decks		\$0.80 cost per sq. ft.
Fence		\$100
Shed/Garage/Accessory Building		\$0.80 cost per sq. ft.
Pole Barn & Open Construction	<400 SF=	\$0.60 cost per sq. ft.
	>800 SF=	\$0.40 cost per sq. ft.
	>2400 SF=	\$0.20 cost per sq. ft.
Pools		
Above ground		\$100
In-ground		\$200
Signs		\$100
Generator(outdoor/direct connect)		\$100
Solid Fuel Burning Appliance		\$150
Flood Plain Permit		\$100
Work Started without permit		\$ double fees

Permit time extension-extended over 6 months, \$45 processing fee per renewal maximum to three (3) renew periods

Other Planning and Zoning Fees

Special Event		\$100
Special Use Permit		\$150 + L & E
ZBA Area/Use Variance		\$350 + L & E
Zone Change		\$250 + L& E
Subdivision/Plat		\$500 + L & E MAJOR
		\$250 + L & E MINOR
Site Plan Review		\$250 + L & E
Amended Site Plan & Special Use		\$250 + L & E
Home Occupation Review		\$50
Multi-family dwelling inspections		\$50 per unit
Solar		
Residential Ground Mount		\$200
Roof Mount		\$200
Windmill (non-commercial wind facility <i>i.e.</i> private uses)		\$200
Commercial Solar Farm (Commercial Solar Facility) Review		\$2,400 per, plus engineering, legal fees and site plan fees. Greater than 6MW fees Town Board review, approval and resolution required. DEPOSIT REQUIRED – Town Board Resolution.
Planned Development District		\$500 + L & E
Fire Inspection that apply to structure (additions)		\$100

Deposits- Requiring deposit with fee applications to be discontinued on May 1, 2022 with the exception of Solar Farm applications.

A letter will be sent out to contractors in regard to the changes in the fee schedule and the new schedule will also be posted on the Town's website. Highway Superintendent Busa asked if the concerns of Code Officer Larry Ball were all addressed. Councilor Brzuszkiewicz advised that the questions and concerns of Code Officer Larry Ball had been addressed.

Upon the motion made by Councilor Brzuszkiewicz, seconded by Councilor Montroy the Town Board unanimously approved the revised fee schedule outlined in detail above to become effective June 1, 2022 with review in November 2022 for possible adjustments.

BUDGET MODIFICATION

No budget modifications presented at the meeting.

FIREFIGHTER APPLICATIONS

There were no firefighter applications presented at the meeting.

SUPERVISOR UPDATES

Supervisor Becker reported that Ray Carney a Town resident who lives north of Route 31 visited his office today. Mr. Carney has a piece of land (approximately 17 acres) located off of Route 31 which he's been investigating for the installation of a solar farm. He currently has a PDD in place for his property. Supervisor Becker did a straw poll of the Board to determine if making an amendment to the PDD was something the Town Board would entertain. The Town Board responded positively to the suggestion. Attorney for the Town Langey advised the process for amendment of the PDD.

RESIDENT QUESTIONS

Art Lelio resident of the Town inquired as to why the Zoning Board of Appeals monthly meeting agenda is not posted on the Town website. He also mentioned that the Town Board agenda is not always on the Town website either. He'd like to see both these Board agendas posted so he can determine whether or not to attend a meeting. Supervisor Becker commented that these agendas will be put on the Town website. Generally, the Town agenda is on by the Friday before the meeting. Mr. Lelio thanked Supervisor Becker for addressing this issue.

BARTON & LOGUIDICE UPDATE – WHITELAW WATER DISTRICT

Supervisor Becker advised that new mapping for Whitelaw Water District has been received from Barton & Loguidice. Attorney for the Town Langey advised that petitions will be prepared based on this new map plan. Supervisor Becker commented that currently there is a great deal of funding available for these type projects. Letters will be sent to the residents in the area within the next few weeks in regard to the proposed project.

JEFF TAYLOR CONCERNS

Jeff Taylor spoke to the Board in regard to a concern he has for businesses trying to come to the Town and the difficulty some applicants are experiencing in dealing with the Town Planning Board. The Town is a great area for business, ideally located between Syracuse and Utica. He commented about a business owner whose experience in dealing with the Planning Board and put through a very rigorous and drawn-out process for a special use permit. Why do applicants need special use permits? Attorney for the Town Langey explained the process for site plan and special use applications. Special use address impacts to the community. Site plan would address the property; lighting, parking, water issues, etc. Jeff Taylor commented he doesn't feel that the Town Planning Board is friendly to business as they tend to draw out the review process and seem hung up on landscaping requirements. With these extended reviews and "laundry lists of more items" it drives the cost up for projects and delays start times for projects. He commented the Chairman and Planning Board members shouldn't hinder business coming to the Town but encourage and work with the businesses. Councilor Martin responded that in Jeff Taylor's project review, which has changed and morphed over time, the Planning Board has been working cooperatively with Mr. Taylor. There are a lot of reviews that need to take place because of the changes and the very large scope of the Taylor project. He understands that Mr. Taylor is not happy with the time frame for review. Mr. Taylor commented that it is all the new "laundry lists" that the Chairman and Board keep coming up with. These lists cost time and money and project delays. He also asked why he pays for Barton & Loguidice to review the engineering for the project and Chairman Frank Park is reviewing the same thing. Why is he paying for Barton & Loguidice? Mr. Parks is not an engineer.

Art Lelio, Town resident, disagreed with Mr. Taylor. The Town Planning Board is friendly to businesses and works with individuals in the review process. Councilor Martin commented that the Town wants all reviews to be professional. We need to continue to move forward, check off the items on the lists; and schedule special meetings if needed to keep the process moving forward. Jeff Taylor commented that with the continued delay by the Planning Board and the additional laundry list requests, project costs are mounting and delays in being able to begin are adding up as well. Business owners trying to start a business in the Town shouldn't be treated like Walmart and individuals shouldn't be put through unnecessary hoops. He'd like to see the Planning Board work with the business owner on proposed projects to save time and money. Jeff Taylor commented that he'd like to be considered to serve on the Planning Board for no fee, if an opening on the Board should arise as he is a business owner and understands from the business side. Highway Superintendent Busa commented he agreed with Jeff Taylor about the Planning Board. He asked about a phone call he'd received from a business owner in regard to a State approved road cut on Route 5. The caller asked why the Planning Board went on this private property and was painting lines on the property without permission and then was told that the road cut that was done by the NYSDOT on Route 5 couldn't be used. Jeff Taylor further commented that the Planning Board is hung up on landscaping – it doesn't make sense. Rules for landscaping should be applied the same across the board.

EXECUTIVE SESSION

Upon the motion made by Councilor Gibbons, seconded by Councilor Martin, the Board unanimously approved entering into Executive Session for advice of Counsel at 9:35 a.m.

A motion was made by Councilor Martin, seconded by Councilor Gibbons and unanimously approved by the Board to come out of Executive Session at 9:52 a.m. No action was taken.

ADJOURNMENT

With no further business and upon a motion made by Councilor Martin, seconded by Councilor Brzuszkiewicz and unanimously passed by the Board, the meeting was adjourned at 9:53 a.m.

Respectfully submitted,

Jill A. Doss
Deputy Town Clerk