

DECEMBER 10, 2015 – REGULAR MEETING

Minutes of a regular meeting of the Town Board of the Town of Somers held on Thursday evening December 10, 2015 at 7:00 PM at the Town House, 335 Route 202, Somers, New York.

ROLL CALL:

PRESENT: Supervisor Rick Morrissey
 Councilman Richard G. Clinchy
 Councilman Anthony J. Cirieco
 Councilman William G. Faulkner

ABSENT: Councilman Thomas A. Garrity, Jr.

Also present were Kathleen R. Pacella, Town Clerk, Patricia Kalba, Deputy Town Clerk and Roland A. Baroni, Jr., Town Attorney.

The Supervisor said that it was in order for the Board to open a public hearing with regard to a proposed Local Law for a minor text amendment to MFR-BP District, Section 170-13, Multifamily Residence MFR District, needed due to change for Hidden Meadow.

7:02 PM – hearing open
7:05 PM – meeting reconvened

The Supervisor said that it was in order for the Board to adopt a Negative declaration with regard to the proposed Local Law for a minor text amendment to MFR-BP District, Section 170-13, Multifamily Residence MFR District, needed due to change for Hidden Meadow.

Thereupon motion of Supervisor Morrissey, seconded by Councilman Cirieco, it was unanimously,

RESOLVED, that the Town Board does hereby adopt a Negative declaration with regard to the proposed Local Law for a minor text amendment to MFR-BP District, Section 170-13, Multifamily Residence MFR District, needed due to change for Hidden Meadow.

The Supervisor said the it was in order for the Board to adopt Local Law for a minor text amendment to MFR-BP District, Section 170-13, Multifamily Residence MFR District, needed due to change for Hidden Meadow.

Thereupon motion of Supervisor Morrissey, seconded by Councilman Clinchy, it was unanimously,

RESOLVED, that the Town Board does hereby to adopt Local Law for a minor text amendment to MFR-BP District, Section 170-13, Multifamily Residence MFR District, needed due to change for Hidden Meadow as follows:

A Local Law to amend the Code of
the Town of Somers Chapter 170
entitled Zoning:

Be It Enacted by the Town Board of the Town of Somers as follows:

1. Section 170-13 Multifamily Residence MFR Districts is hereby amended as follows:

Multifamily residence districts are hereby established in order to provide suitable opportunities within the Town for the development of housing designed to satisfy the needs of households maintained by the young, the elderly and families earning less than 80% of the county's median income, and to permit a

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broad array of housing types, dwelling unit sizes and forms of ownership/occupancy. These districts are intended to provide for the construction of multifamily housing on sites determined to be appropriate based upon criteria established in the Town Development Plan and in conformance with the standards recommended therein, which standards are designed to promote the public health, safety and general welfare and to require the development of housing which is responsive to the variety of special size, design, locational and affordability needs of present and future residents of the Town. To help assure the achievement of this goal with proper protection for existing and future neighboring development and infrastructure, all multifamily residence districts shall be established on a floating-zone basis, subject to approval by the Town Board and in accordance with any approved preliminary development concept plan, as described and defined herein.

A. Multi Family Residence Baldwin Place MFR-BP District. It is the specific purpose and intent of the multifamily Residence Baldwin Place MFR-BP District to provide the opportunity for the development of medium-density, as defined herein, multifamily housing in and adjacent to the Baldwin Place business center area on sites within an existing, expanded or new sanitary sewer district, capable of being served with a central water system, and with convenient access to major roads, regional shopping and community facilities and services. It is the Town's further objective that the Multifamily Residence Baldwin Place MFR-BP District include affordable housing. The following basic planning standards will be used as a general guide by the Town Board in determining and establishing the specific site and building development controls applicable within each individual Multifamily Residence Baldwin Place MFR-BP District established pursuant to this section.

- (1) Minimum site area. In order to receive consideration for designation within the Multifamily Residence Baldwin Place MFR-BP District, a tract shall have an area of not less than 10 acres. No minimum is required for each individual building lot within a development which is subdivided in accordance with a preliminary development concept plan approved by the Town Board and a final site development plan approved by the Planning Board pursuant to the planning standards of this section of this chapter as applied by the Town Board. Site location shall conform to the policies set forth in the Town Development Plan.
- (2) Underlying Zoning. In order to receive consideration for designation within the Multifamily Residence Baldwin Place MFR-BP District, a tract shall have an underlying zoning designation of R40 Residence District or R80 Residence District.
- (3) Adjacency to Baldwin Place Business Center Area. In order to receive consideration for designation of the Multifamily Residence Baldwin Place MFR-BP District floating zone, a tract shall have frontage on Route 6 and be located no further than 2,000 linear feet, measured along Route 6, from the centerline of the intersection of Route 6 and Mahopac Avenue as measured to its property line closest to that intersection.
- (4) Development density.

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- (a) The average gross density within a Multifamily Residence Baldwin Place MFR-BP District shall not exceed three density units, as defined in §170-12D(1)(a) of this chapter, per acre of net land area, except as provided in Subsection A(3) below. Net land area shall be calculated as set forth in Article XA. At least 15% of the basic permitted density shall consist of affordable dwelling units.

 - (b) In addition, the Town Board shall consider other planning and zoning policy considerations and criteria in making its determination of the appropriate number of basic density units and the suitability of the tract for multifamily development. These considerations and criteria include but are not limited to the following:
 - [1] Lot area.
 - [2] Compatibility with officially adopted Town, county, regional and state plans.
 - [3] Availability and adequacy of sanitary sewer and water systems to be provided on a central basis.
 - [4] Adequacy of adjacent and nearby public roads to accommodate traffic generated from the multifamily development or, if not presently adequate, that necessary improvements can and will be made prior to project occupancy.
 - [5] Availability and proximity of public transportation facilities.
 - [6] Availability and proximity of existing or planned employment facilities.
 - [7] Availability and proximity of shopping and other community services.
 - [8] The degree to which the proposed development is designed to achieve the planning and housing goals as set forth in this chapter and in the Town Development Plan.

 - (c) The Planning Board shall be responsible for determining the number of bedrooms in each dwelling unit in connection with its review of site development plans, taking into consideration the floor plans proposed by the applicant and such other information as said Board may determine appropriate.
- (5) Incentive density. The permitted density on a multifamily development site in a Multifamily Residence Baldwin Place MFR-BP District may be increased by not more than 50% beyond the basic permitted density for the provision of dwelling units designated for low/moderate income families, specifically restricted as follows:
- (a) Affordable dwelling units: one additional market-rate unit for each affordable unit in excess of the required 15% of the base permitted density, but not to exceed a maximum increase of 20% in the number of market-rate units.

 - (b) As a condition of the granting of any density increase for specifically restricted dwelling units as set forth in Subsection A(3)(a) above,

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initial and continued eligibility priority shall be in accordance with Article XIA.

(6) Coverage.

- (a) The maximum permitted building coverage within a Multifamily Residence Baldwin Place MFR-BP District shall be 20%, and the maximum permitted combined coverage of buildings and paved surfaces (roads, driveways and parking areas) shall be 40%. These percentages shall relate to net land area as set forth in Article XA.
- (b) Underground or under-building parking shall be excluded from building coverage for the purpose of these calculations.

(7) Maximum building height. The maximum permitted height of buildings within a Multifamily Residence Baldwin Place MFR-BP District shall be 2 ½ stories or 30-feet, whichever requirement is more restrictive.

(8) Setbacks.

- (a) All buildings within a Multifamily Residence Baldwin Place MFR-BP District shall be set back at least 75 feet from any street line and 50 feet from any other lot line, except that the minimum setback from a common property line shared with land in an adjoining single-family residence district shall be at least 100 feet. Where the Planning Board determines that the objectives of such setbacks can be appropriately met with lesser distances, taking into consideration the nature of neighboring land uses, topographic conditions, existing vegetation, or other such similar factors, it may permit a reduction in such setback requirements.
- (b) Within such setbacks, a buffer area shall be required along all property lines of a multifamily development which abut or are directly across a local street from any property in a residence district. Such buffer area shall comply with at least the following minimum standards:

[1] It shall be at least 30 feet in width.

[2] It shall remain in its natural state with no construction, grade, alteration or clearing permitted except as approved by the Planning Board to meet site access, drainage, recreation and landscaping requirements.

[3] Evergreen planting shall be provided of such type, height, spacing and arrangement as, in the judgment of the Planning Board, will effectively screen the activity on the lot from the neighboring residential area. Non-evergreen planting may be included to supplement evergreen planting, but not to take its place.

[4] Where the existing topography and/or landscaping provides adequate screening, the Planning Board may modify the planting and/or buffer area requirements.

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(9) Traffic access.

- (a) Properties within a Multifamily Residence Baldwin Place MFR-BP District shall have either direct frontage on a major or collector road, as shown on the Town Development Plan, or safe and convenient access to such a road without passing through a single-family residence neighborhood. Traffic access to Multifamily Residence Baldwin Place MFR-BP District sites shall be adequate to accommodate the anticipated traffic generation resulting from the multifamily development proposed thereon, or, if not presently adequate, that necessary improvements can and will be made prior to project occupancy.
- (b) No application for a multifamily development in a Multifamily Residence Baldwin Place MFR-BP District shall be granted until and unless the Town Board determines that the Town, county or state road upon which the site has frontage and/or access to is capable of accommodating the additional traffic generation or, if not, that the necessary improvements will be made prior to the occupancy of any dwelling units on the Multifamily Residence Baldwin Place MFR-BP District site.

(10) Water and sewerage facilities.

- (a) Multifamily Residence Baldwin Place MFR-BP Districts intended to be established only on lands located within public water and sewer districts. If land being considered for inclusion in a Multifamily Residence Baldwin Place MFR-BP District is not presently within such utility district(s), the establishment of the zoning district shall be contingent upon the creation or expansion of such utility district(s) to include the entire area of the land so zoned, in accordance with the standards and subject to the approval of the Westchester County Department of Health and the New York State Department of Environmental Conservation.
- (b) No certificate of occupancy shall be issued until all dwelling units are connected to approved and functioning central water and sewage treatment systems.
- (c) Where future service by off-site water and/or sewerage systems are planned, all on-site water and sewer facilities shall be designed and located in such a way as to readily permit their connection and/or conversion to the off-site systems at such time as they are constructed.
- (d) Where, in the opinion of the Town Board, the geology of an area is such that wells of large capacity may adversely impact existing wells on nearby properties, individual water meters for each dwelling unit shall be installed; the impact will be studied in any environmental impact statement. The applicant shall provide for a monitoring program, satisfactory to the Planning Board, to measure the impact on existing wells on nearby properties, and sufficient measures, as directed by the Town Board, shall be taken by the applicant to prevent and/or correct such adverse impact or to

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indemnify the owner of such impacted wells; and/or, where feasible, an alternate source of water supply shall be developed.

- (11) Drainage. Stormwater drainage systems serving any multifamily development shall be designed so that the rate of runoff from the site during a one-hundred-year storm will not exceed that which would have occurred prior to its construction, unless another rate of runoff shall be approved by the Planning Board. The calculation of such runoff rate and the design of the drainage system shall be subject to the approval of the Town Engineer.
- (12) Refuse collection, storage and disposal. Plans for the collection, storage and disposal of refuse within any multifamily development shall be subject to Planning Board approval as part of its review of detailed site development plans. The outside storage of refuse, if permitted, shall be in rodentproof containers conveniently located and enclosed or otherwise screened from view. Such facilities shall comply with all setback requirements applicable to principal buildings.
- (13) Underground utilities. All utilities within any multifamily development, including electric, telephone and cable television service, shall be placed underground.
- (14) Fire protection. All site plans for multifamily development shall provide proper access for fire-fighting equipment and personnel and shall provide hydrants in such number and location and with such water supply and pressure as shall be determined adequate by the Bureau of Fire Prevention and approved by the Planning Board as part of its review of final site development plans. Interior fire separation is required. After review and recommendation of the Planning Board, the Town Board may designate a Multifamily Residence Baldwin Place MFR-BP Zone as within fire limits at the time of creation of such zone.
- (15) Off-street parking. Off-street parking spaces shall be provided in accordance with the requirements of § **170-12D(5)**. In addition, the following special standards shall apply in the Multifamily Residence MFR-BP District:
 - (a) At least 1/3 but no more than 2/3 of the minimum number of parking spaces required to serve residential dwelling units shall be enclosed within garages.
 - (b) At least 20% of the minimum number of required parking spaces shall be designed and reserved for the use of visitors and guests.
 - (c) The Planning Board may require, if deemed appropriate, the provision of suitably screened and located parking areas for the storage of recreational vehicles belonging to residents of the development.
 - (d) All maintenance vehicles or equipment shall be stored in enclosed structures only, which structures shall conform in architectural theme to the residential buildings of the development.
- (16) Recreation area and open space.

- (a) Recreation area. Each multifamily development shall include a recreation area which is designed, improved and maintained for the use of the residents of the development and their guests on a not-for profit basis. The recreation area shall contain at least 300 square feet of lot area per density unit and provide common active recreational facilities, such as swimming pools, playing courts (tennis, basketball, volleyball), playground equipment, etc. The plan for the recreation area shall be subject to Planning Board approval as to location, design and adequacy, taking into consideration the size of the development and the anticipated occupancy of the units. Where special recreational considerations must be met, such as for senior citizens or handicapped persons, the site plan shall contain elements encompassing and satisfying these needs.
- (b) Open space. All portions of any multifamily development, including required setback areas, which are not used for one or more of the purposes permitted above shall be designed and maintained as permanent open space, free of buildings and parking areas, and shall be landscaped or preserved in a natural state in accordance with plans approved by the Planning Board.
- (c) Preservation of common areas.

[1]Permanent preservation of such recreation areas and open space shall be legally assured, to the satisfaction of the Planning Board and the Town Attorney, by the filing of appropriate covenants, deed restrictions, easements or other forms of agreements. It shall be the property owner's responsibility to maintain all open space and recreation areas and such other common areas within the owner's control, including but not limited to streets, driveways, curbs, sidewalks, landscaping, lighting and public highways, in a safe, clean and orderly condition. Such maintenance shall include removal of snow from internal streets, driveways and walks. In the event that the maintenance, preservation and/or use of the conserved land areas and common facilities ceases to be in compliance with any of the requirements of this section or any other requirements specified by the Planning Board when approving the site plan, the Town shall be granted the right to take all necessary action to assure such compliance and to assess against the property owner all costs incurred by the Town for such purposes.

[2] It is the intent of this section that the responsibilities and obligations of the property owner which continue after any multifamily development has been constructed will be assumed in their entirety by a property owners' association if Planning Board approval of the final site development plan allows for the ownership of all common areas to be divided proportionately among all property owners within the development. In such an event, membership in the property owner's association shall be mandatory for all property owners in the development. Such association shall be incorporated, shall be responsible for maintenance, liability insurance and local taxes and shall be empowered to levy

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assessments against property owners to defray the cost of maintenance and to acquire liens, where necessary, against property owners for unpaid charges or assessments. In the event that the property owners' association fails to perform the necessary maintenance operations, the Town of Somers shall be authorized to enter upon such premises for the purpose of performing such operations and to assess the cost of so doing against the association and/or each individual property owner equally.

(17) Other requirements.

(a) Individual unit access. In general, each individual dwelling unit within any multifamily development shall have its own separate entrance/exit leading directly to the outside. The Planning Board may waive this requirement as a part of final site development plan approval where said Board determines that the basic intent in terms of safety and the avoidance of common hallway areas can be met, through other elements of the building design.

(b) Central antenna system. If cable television service is not available to serve a proposed multifamily development, a central radio/television antenna system shall be provided for each such development or for each grouping of attached dwelling units within it. Separate exterior antennas for individual multifamily dwelling units shall not be permitted.

(c) Minimum floor area. Minimum gross floor area per dwelling unit shall not be less than the following:

Type of Unit	Minimum Gross Floor Area (Square Feet)
Efficiency	300
One-Bedroom	500
Two-Bedroom	700
Three-Bedroom	900, including at least 2 full baths
Four-Bedroom	1,100, including at least 2 full baths

(d) Exterior lighting shall be provided according to a lighting plan approved by the Planning Board.

(18) Affordable dwelling units.

(a) Quantity. Not less than 15% of the permitted basic density in each approved multifamily development shall be affordable dwelling units as defined in § 170-3 of this chapter.

(b) All other standards as discussed in Article XIA, Affordable Housing, shall apply.

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2. Effective Date: This Local Law shall be effective immediately upon filing of same with the Secretary of State of the State of New York.

The Supervisor said that it was in order for the Board to open a public hearing with regard to a proposed amendment to the Town of Somers Zoning Map.

7:06 PM – hearing open
7:08 PM – meeting reconvened

The Supervisor said that it was in order for the Board to adopt a Negative Declaration with regard to the proposed amended Town of Somers Zoning Map.

Thereupon motion of Supervisor Morrissey, seconded by Councilman Cirieco, it was unanimously,

RESOLVED, that the Town Board does hereby adopt Negative Declaration with regard to the proposed amended Town of Somers Zoning Map.

The Supervisor said that it was in order for the Board to adopt the amended Town of Somers Zoning Map as it was presented.

Thereupon motion of Supervisor Morrissey, seconded by Councilman Cirieco, it was unanimously,

RESOLVED, that the Town Board does hereby adopt amended Town of Somers Zoning Map as it was presented.

The Supervisor said that it was in order for the Board to open a public hearing with regard to the Draft Comprehensive Plan Update 2015.

7:10 PM – hearing open
8:05 PM – meeting reconvened

PUBLIC COMMENT:

Ms. Eileen Pagkos, Richard Somers Road, said that she was a resident of West Somers Park for over 30 years and she wanted to point out that everyone in the neighborhood had their own recreational equipment in their yards. She said that there was no need for the Town to build something in that area.

There being no one else to be heard on motion of Supervisor Morrissey, seconded by Councilman Cirieco, public comment session was declared closed.

Monthly reports

The Town Clerk presented monthly reports from the Town Clerk, Building Inspector, Parks and Recreation, Tax Receiver, Planning and Engineering, Zoning, Plumbing, Bureau of Fire Prevention and Director of Finance.

Adoption of 2016 Budget

The next item on the agenda was with regard to the adoption of the 2016 Budget. The Supervisor pointed out there were some changes to the Library Budget and there had been zero change to the bottom line of the budget. He said that this kept the Town under the Tax Cap. He said that he wanted to thank the Director of Finance for all of his hard work on the budget.

Thereupon motion of Supervisor Morrissey, seconded by Councilman Faulkner, it was unanimously,

RESOLVED, that the Town Board does hereby adopt the Preliminary Budget as presented on December 10, 2015 as the 2016 Budget.

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Execute a letter of support for Stuarts Farm for the Westchester Land Trust Grant application

The Supervisor said that the next item on the agenda was to authorize the Supervisor to execute a letter of support for Stuarts Farm for the Westchester Land Trust Grant application to New York State.

Thereupon motion of Supervisor Morrissey, seconded by Councilman Faulkner, it was unanimously,

RESOLVED, that the Town Board does hereby authorize the Supervisor to execute a letter of support for Stuarts Farm for the Westchester Land Trust Grant application to New York State.

PERSONNEL:

Current Vacancies:

Somers Energy Environmental Committee
Affordable Housing Board (3 – unexpired 2 year terms ending July 11, 2017)

Upcoming Vacancies:

Planning Board (1 – 7 year term ending December 31, 2022)
Zoning Board of Appeals (1 – unexpired term ending December 31, 2020)

Hiring of Mr. J. Miira as Road Maintainer - Highway Dept

The Supervisor said that it was in order to announce the hiring of Mr. Joseph Miira as Road Maintainer for the Somers Highway Department.

Thereupon motion of Supervisor Morrissey, seconded by Councilman Cirieco, it was unanimously,

RESOLVED, that the Town Board does hereby announce the hiring of Joseph Mirra Full-time as Road Maintainer for the Somers Highway Department effective Monday, November 23, 2015 at an annual salary of \$49,439.00 which he will receive 90% of it for the first six months at an hourly rate of (\$21.3919.) Then after the 26 week 95%, upon completion of one year of service the employee shall receive the full salary rate of pay, per memo dated November 20, 2015 from Thomas E. Chiaverini, Superintendent of Highways.

Promotion of C. Dufner- Highway Dept

The Supervisor said that it was in order to announce the promotion of two Highway employees.

Thereupon motion of Supervisor Morrissey, seconded by Councilman Cirieco, it was unanimously,

RESOLVED, that the Town Board does hereby announce that Craig Dufner is promoted to Heavy Motor Equipment Operator effective December 2, 2015 at the hourly pay rate of \$33.276, per memo dated December 2, 2015 from Thomas E. Chiaverini, Superintendent of Highways..

Promotion of M. Phaffenbach- Highway Dept

Thereupon motion of Supervisor Morrissey, seconded by Councilman Cirieco, it was unanimously,

RESOLVED, that the Town Board does hereby announce that Matthew Phaffenbach is promoted to Motor Equipment Operator effective December 2, 2015 at the hourly pay rate of \$32.2197, per memo dated December 2, 2015 from Thomas E. Chiaverini, Superintendent of Highways.

The Supervisor said that it was in order to announce the hiring of Mr. Charles Huber, III as Road Maintainer for the Somers Highway Department.

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Hiring C.
Huber, III
Road
Maintainer -
Highway Dept

Thereupon motion of Supervisor Morrissey, seconded by Councilman Cirieco, it was unanimously,

RESOLVED, that the Town Board does hereby announce the hiring of Charles Huber, III as Road Maintainer effective December 8, 2015 at an annual salary of \$49,439.00 which he will receive 90% of it for the first six months at an hourly rate of (\$21.3919). Then after the 26th week 95%, upon completion of one year of service the employee shall receive the full salary rate of pay, per memo dated December 8, 2015 from Thomas E. Chiaverini, Superintendent of Highways.

Hire R.
Mudock -
PT Clerk in
Town
Clerk's
Office

The Supervisor said that it was in order to announce the hiring of Ms. Regina C. Murdock, Intermediate Clerk, Part-time in the Town Clerk's Office.

Thereupon motion of Supervisor Morrissey, seconded by Councilman Cirieco, it was unanimously,

RESOLVED, that the Town Board does hereby announce the hiring of Regina C. Murdock, as Intermediate Clerk-Part time in the Town Clerk's office effective December 7, 2015 at the hourly pay rate of \$17.00 , per memo from Kathleen R. Pacella, Town Clerk.

The next item was the consensus agenda.

Thereupon motion of Supervisor Morrissey, seconded by Councilman Faulkner, it was unanimously,

Release
Maintenance
Bond

1. RESOLVED, that the Town Board does hereby authorize the release of \$63,272.00 Maintenance Bond for the Wooded Acres Subdivision, per memo dated November 19, 2015 from Steven Woelfle, Principal Engineering Technician.

Alfant
Corporation
renewing
their liquor
license

2. RESOLVED, that the Town Clerk announces Alfant Corporation aka/LeFontane Restaurant is renewing their liquor license for liquor, wine and beer, per memo dated November 20, 2015 from Kathleen R. Pacella, Town Clerk.

Budget
modifications

3. RESOLVED, that the Town Board does hereby authorize the following budget modification per memo dated November 23, 2015 from Rick Morrissey, Supervisor:

RESOLVED, that the Town Board does hereby authorize a budget modification for Repairs and Replacement of Transmission & Distribution System expenses that were higher than anticipated per memo dated November 18, 2015 from Adam Smith, Sewer & Water Superintendent:

From:	<u>050 – Amawalk Heights Water District</u>	
	8310.0410 – Water Administration -	\$4,000.00
	8310.0400 – Water Administration -	\$1,200.00
	8340.0410 – Transmission Distribution	
	Interfund	\$1,000.00
To:	<u>050 – Amawalk Heights Water District</u>	
	340.0400 – Transmission & Distribution	
	Contractual	\$62,000.00

Bad Weather
Adjustment
payment to Louis
Noto, Deputy
Highway
Superintendent

4. RESOLVED, that the Town Board does hereby authorize \$6,000.00 Bad Weather Adjustment payment to Louis Noto, Deputy Highway Superintendent per memo dated November 24, 2015 from Thomas E. Chiaverini, Superintendent of Highways.

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MOA with Local 456, International Brotherhood of Teamsters

5. RESOLVED, that the Town Board does hereby authorize the Supervisor to execute the Memorandum of Agreement (MOA) with Local 456, International Brotherhood of Teamsters.

Accept Erosion Control Bond

6. RESOLVED, that the Town Board does hereby accept the following Erosion Control Bond per memo dated December 1, 2015 from Wendy Getting:

- a. \$500.00 – Capone – Stormwater Management & Erosion & Sediment Control Permit 27.11-1-16.

SEQRA Refund

7. RESOLVED, that the Town Board does hereby authorize \$274.01 SEQRA refund to John Zadjelovitch for the Gerlach/Zadjelovich (Stuarts Farm) Subdivision per memo dated December 4, 2015 from Syrette Dym, AICP, Director of Planning.

RFP's for gutter cleaning and window washing of the Town House and Annex Buildings

8. RESOLVED, that the Town Board does hereby authorize Request for Proposals (RFP's) for gutter cleaning and window washing of the Town House and Annex Buildings per memo dated December 7, 2015 from Efreem Citarella, Building Inspector.

Execute Application for Vision Insurance with Shelter Point

9. RESOLVED, that the Town Board does hereby authorize the Supervisor to execute Application for Vision Insurance with Shelter Point (formerly First Rehabilitation Life Insurance Company of America) effective January 1, 2016.

The Supervisor pointed out the special meeting was going to be held on December 22, 2015 at 10:00 AM. He said that the special meeting was to award a bid for the Highway Department and to review and adopt the Community Choice Aggregation Resolution.

The Supervisor said that the Food Pantry at St. Luke's was open on Fridays from 2:00 PM to 6:00 PM to serve the community.

The Supervisor said that Saturday, December 12th from 1:00 PM to 4:00 PM was Holidays at the Homestead and Gingerbread Festival at the Wright Reis Homestead.

The Supervisor said that Sunday December 13th, the Knights of Columbus would be lighting the Nativity at the Town House at 3:00 PM.

The Supervisor said that he wanted to thank Kathleen R. Pacella, Town Clerk for her years of service and dedication to the Town. He said that she had been the angel on his shoulder and had always kept him on track during the meetings. He said on behalf of himself and the Town Board they had appreciated all that she had done.

Kathleen R. Pacella, Town Clerk said that she also wanted to thank the Town Board it was a pleasure to work with them. She said that she had worked under 4 Supervisors, 3 Building Inspectors, 2 Fire Inspectors and 2 Town Attorneys and it had been a pleasure. She said that she was going to miss everyone and she enjoyed working for the Town.

The Supervisor wished everyone a Merry Christmas and Seasons Greetings.

Claims for the payment of all Town Bills in the amount of \$571,937.08 were presented and allowed for payment as shown on the Abstract of Audited Claims on file in the office of the Town Clerk.

Thereupon motion of Supervisor Morrissey, seconded by Councilman Faulkner, the meeting was adjourned at 8:25 PM.

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Town Clerk