

June 5, 2017– WORK SESSION

The Work Session of the Town of Dickinson Town Board was called to order by Supervisor Michael A. Marinaccio at 5:30 PM on Monday, June 5, 2017 in the Town Hall, 531 Old Front St., Binghamton, NY.

The members of the Town Board present were:

**Michael A. Marinaccio, Supervisor
Stephen M. Gardner, Councilman
Sharon M. Exley, Councilwoman
Danny F. Morabito, Councilman
Thomas J. Burns, Councilman**

Also attending:

**Oliver Blaise III, Esq., Attorney for the Town
Susan Cerretani, Town Clerk**

Also in attendance:

**Public Works Commissioner Joel Kie, Town Code Enforcement Officer
Stephen Rafferty, Town Engineer Ron Lake, Planning Board Chairman and
Town Historian David Wasser, Administrative Assistant Beverly Wike,
Prospect Terrace Fire Chief Jason Delanoy, Sarah Campbell, Esq., and 4
members of the general public.**

CHAIR

REQUEST TO CHANGE AUGUST 14, 2017 MEETING TO AUGUST 21, 2017

Supervisor Marinaccio made a request to change the August 14, 2017 town board meeting to August 21, 2017. We will put forth a resolution authorizing the date change at next week's meeting.

GAS COMPRESSOR STATION

Supervisor Marinaccio stated that he met with the Village of Port Dickinson Mayor Burke regarding the proposed gas compression station site on the East Service Rd. in an effort to stop it. The Supervisor reported that the plan was passed by a super majority vote by the Town of Fenton planning board and zoning board. Mr. Marinaccio stated that the 239 review did not pass the County. Councilwoman Exley remarked that there is a petition being circulated by residents who are fighting the plan and are making phone calls to the Town of Fenton Supervisor David Hamlin. There are several concerns such as increase in traffic and noise, congestion at the Route 12A intersection, the affect on the school bus routes and the fact that it will be located in the flood plain & over the Port Dickinson Park septic system. The jobs that would be created would be predominately truck driver positions. It is estimated that 50-100 trucks per day would pass through the facility, 7 days a week/ 24 hours a day.

SUPERVISOR'S TRIP TO WASHINGTON, DC

Supervisor Marinaccio reported that he met with senators and congress people during his recent trip to Washington, DC and found that all of the towns representing different parts of the country seem to share the same issues and concerns.

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STATE GRANT UPDATE

Supervisor Marinaccio stated that the state grant that he applied for 2 years ago is still open. The Dormitory Authority is now asking that we get new bids for the items we will be requesting. These items include automatic doors for the town hall and 2 marquee signs – one at Sunrise Terrace Community Center and one at Prospect Terrace Fire Station.

ST. STAN'S

St. Stan's School and Church are going up for auction in July. It is zoned R-1, R-2. \$10,000 down is required to submit a bid.

FAIRVIEW RECOVERY SERVICES PROJECT 340 PROSPECT STREET

Sarah Campbell Esq., representing **Fairview Recovery Services**, 340 Prospect St., as attorney and agent, addressed the board regarding the property and its proposed use as a **Recovery Community and Outreach Center (RCOC)** on the ground floor and a re-integration supportive living residential program on the upper two floors.

Ms. Campbell stated that she is coming to the board for an amended **PUD** change. The variance request is for office/educational use on the ground floor. The parking variance has been obtained. There are 7 dedicated parking spaces. There will be no exterior modifications. The interior space will be renovated and upgraded. The facility will house no more than 18 residents at a time.

Ms. Campbell distributed copies of a letter of reference from Office of the Mayor of Binghamton. Attorney Campbell stated that the facility is the last stage in the recovery process for individuals and families experiencing substance abuse related issues. These residents will have already been through several other steps in the recovery process prior to this living situation. It will provide for independent living with services available.

The board will put forth a resolution at next week's meeting for **SEQR & PUD** approval.

ATTORNEY

LOT SIZE FOR RURAL AREAS

Code Enforcement Officer Rafferty was told by the County that there are too many variables in establishing a standardized lot size for rural areas. Mr. Rafferty recommended that we make the lot size an acre. This will cover any lots not served by sewer and water. Anything other would require a variance. Minimum lot size is driven by the need for a septic system. Attorney Blaise will follow up.

FENCING LAW

Attorney Blaise requested that the board members bring any changes to the proposed fencing law to next week's meeting.

We will schedule a public hearing for the July meeting.

SOLAR LAW

Attorney Blaise submitted the **Solar** Committee's final draft subject to review of the proposed local law. Attorney Blaise will have to submit it to the county for a 239 review. Our moratorium expires in September. Attorney Blaise asked the board to take the time to study the handout. Next week we will schedule a public hearing for the July meeting. The town would be eligible for a \$2,500 grant if the law is put in place by the end of July.

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KNOX BOX

Attorney Blaise supplied the board members with a handout regarding the **Knox Box** program. Mr. Blaise explained that it is basically a lock box put on commercial properties so that if the alarm sounds the fire department can get into the building without wasting time trying to track down someone with a key or breaking into the building.

Fire Chief Jason Delanoy commented that **Prospect Terrace Fire Department** started the program approximately 3-4 years ago and right now has around 8 properties participating in the program.

Additional cost to the property owners is approximately \$300 - \$700. Chief Delanoy stated that the system is very secure. The fire department is issued a key code, the 911 service releases the key and it is reported.

The **Knox Box** can only be mandated for new construction and in the circumstance that if two or three false calls are made within a year and the fire department is unable to gain access to the building; the property owner can be compelled to participate. The fire chief can assess fines for false alarms and can require those properties to have a **Knox Box** installed. Chief Delanoy would like to see large scale residences, businesses and gas stations participate.

Prospect Terrace Fire Chief Jason Delanoy agreed to speak to **Port Dickinson** and **Chenango Fire Departments** about this program.

Next week Attorney Blaise will be at trial out of town. Attorney Keegan Coughlin will be sitting in on behalf of Mr. Blaise.

CREDIT CARDS

Supervisor Marinaccio stated that Town Clerk Cerretani and Administrative Assistant Wike recently met with credit card vendor **Pay GOV.US**. Ms. Wike explained the specifics of the credit card payment system to the board members. Supervisor Marinaccio remarked that our residents have been asking for this service for quite some time. Residents would be able to pay water and sewer bills online, in person or via a mobile app with a credit card. Clerk fees (dog licenses, building permits, etc.) could be paid in person by credit card at the Town Clerk Office. The cardholder would be charged a 3% convenience fee for each transaction. There would be a minimum convenience fee of \$1.00 for all transactions under \$33.00. The service agreement would be a month to month agreement with **PayGOV.US**. The system is user friendly and is compatible with the town's programs. The Town of Dickinson website will have a link to the service.

Next week we will put forth a resolution authorizing the Supervisor to sign the service agreement with **PayGOV.US** to provide electronic payment credit card services.

PUBLIC WORKS

Public Works Commissioner Kie suggested several changes be made to the proposed fence law:

- Resolution to set the fee for a fence permit at \$10.00 and the penalty at \$25.00 for failure to obtain a permit.
- Supervisor Marinaccio stated that once the law is passed it is important that we publish on the town website that a fence permit is now required.

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- Any fence over 8ft. would require a building permit
- (7C) placement – Attorney Blaise will revise to read that **any fence** in the right of way needs approval (take out split rail)
- Per Attorney Blaise - change §122-5 to §5
- Retaining wall section – Attorney Blaise will revise to read: provisions of §5 and §7 shall apply to such walls.

On a motion was called for a special meeting by Councilman Morabito seconded by Councilman Gardner.

All in favor

SPECIAL MEETING

NEW SUNY BROOME WATER LINE

The resolution to authorize the **Memorandum of Understanding** was put forth this evening by special meeting in order to expedite the progress of the ongoing construction project on **SUNY BROOME** property beneath the proposed parking lot of the **Broome County Industrial Development Agency** building.

RESOLUTION 2017- 9

The following Resolution was offered by Councilwoman Morabito, who moved its adoption, seconded by Councilman Burns to wit:

BE IT RESOLVED, by the Town Board of the Town of Dickinson, Broome County, New York as follows:

RESOLUTION AUTHORIZING SUPERVISOR MARINACCIO TO SIGN MEMORANDUM OF UNDERSTANDING BY AND BETWEEN THE COUNTY OF BROOME, SUNY BCC AND THE TOWN OF DICKINSON TO SHARE THE COST OF REPLACEMENT AND RELOCATION OF A SECTION OF A WATER MAIN THAT IS CURRENTLY LOCATED PARTIALLY ON SUNY BROOME PROPERTY BENEATH THE PROPOSED PARKING LOT OF THE BROOME COUNTY INDUSTRIAL DEVELOPMENT AGENCY BUILDING.

All in favor

Supervisor Marinaccio to sign the agreement. Broome County will prepare the paperwork agreement.

This would qualify as a shared service.

On a motion to adjourn special meeting offered by Councilman Burns and seconded by Councilman Gardner.

All in favor

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COMMENTS:

Resident Jim Love had a question about the number of garage/yard sales permitted. Neighborhood/Community garage sales are separate from the 2 allowed.

On motion by Supervisor Marinaccio, the work session was adjourned by motion from Councilman Morabito and seconded by Councilman Burns at 6:49PM.

Respectfully submitted,

Susan M. Cerretani
Town Clerk