



Minutes

Town of Cairo

Monday September 9th, 2019

Town Board Meeting @ 7:00 pm

Location: Town Hall Meeting Room

The Town Board of the Town of Cairo met for a Town Board Meeting on Monday September 9th, 2019, at the Town Hall, Main Street, Cairo, New York.

Supervisor Benoit called the meeting to order @ 7:05 and asked the attendees to Pledge Allegiance to the Flag.

Attendance: Supervisor Benoit, Council Member Cords, Council Member Joyce, Council Member Warner

Absent: Council Member Watts

Review and Approval of Minutes:

June 3rd, 2019: Tabled till October Meeting.

July 1st, 2019: Offered by Council Member Warner and seconded by Supervisor Benoit.

Supervisor Benoit – Aye, Council Member Cords – Aye, Council Member Joyce – Aye, Council Member Warner – Aye. Council Member Watts – Absent. Motion Carried.

August 12th, 2019: Offered by Council Member Joyce and seconded by Supervisor Benoit.

Supervisor Benoit – Aye, Council Member Cords – Aye, Council Member Joyce – Aye, Council Member Warner – Aye. Council Member Watts – Absent. Motion Carried.

September 3rd, 2019: Offered by Supervisor Benoit and seconded by Council Member Cords.

Supervisor Benoit – Aye, Council Member Cords – Aye, Council Member Joyce – Aye, Council Member Warner – Aye. Council Member Watts – Absent. Motion Carried.

Existing Business:

1. Public Hearing on Local Law #2 of 2019 – Subdivision Law Amendment

Motion to Close the Public Hearing: (Resolution No. 2019-115)

Offered by Council Member Cords and seconded by Council Member Warner.

Supervisor Benoit – Aye, Council Member Cords – Aye, Council Member Joyce – Aye, Council Member Warner – Aye. Council Member Watts – Absent. Motion Carried.

2. Public Hearing on Local Law #3 of 2019 – RPTL Tax Exempt Law #421-f – Exemption of Capital Improvements to Residential Buildings

Motion to Close the Public Hearing: (Resolution No. 2019-116)

Offered by Council Member Warner and seconded by Council Member Joyce.

Supervisor Benoit – Aye, Council Member Cords – Aye, Council Member Joyce – Aye, Council Member Warner – Aye. Council Member Watts – Absent. Motion Carried.

3. Property Acquisition Update
 - a. The Town Board of the Town of Cairo is looking to purchase a 4 acre lot that is up for auction in Greene County that is adjacent to the old dump on Joel Austin. This will add to the 28 acre plot of the dump for the possibility of a solar farm.
4. Water Infrastructure Project Update
 - a. All water lines are in, last few meters to be installed, unsure of the timeframe for the new software updates, starting to update the water tower & the next phase (new well) should be done before the snow falls.

New Business:

1. Renaming Thomas Drive to Ridgeline Drive
 - a. Need to talk with residents on the drive to see if they all agree with the change.
2. Renew Acra Community Center with Greene County Dept. of Aging
 - a. Supervisor Benoit will have the contract all set for October Board Meeting.
3. Harvest Festival (October 12th – 10:00AM Start)
 - a. The Cairo Chamber of Commerce request for the Town Board to be present during the opening ceremony.
4. Approve Ambulance Chassis Order
 - a. Reay Mahler is asking for the approval of a new ambulance. The ambulance will take about a year to come in.

Resolution No. 2019-115 “A Proposed Amendment to Town of Cairo Local Law Number 2 of 1990, known as the Town of Cairo Local Law Regulating the Subdivision of Land, as Amended 2/27/06 and 11/15/06.”

Offered by Council Member Cords and seconded by Council Member Warner.

Statement of Purpose: The Cairo Town Board believes the current subdivision law does not provide a simplified process for lot line adjustments between parcels and that one should be incorporated into the law. The board further believes that town residents wishing to subdivide property may be faced with exorbitant and unnecessary survey costs when subdividing a small parcel of land from a large, parent parcel where it is not necessary to survey the entire, parent parcel to accomplish the intended subdivision. Therefore, the town board acts to amend the town’s subdivision law as follows:

1. Town of Cairo Subdivision Law, Article V, Section 2 shall be amended to add paragraph “F” as follows:

F. An applicant proposing a minor subdivision shall not be required to provide the planning board with a survey of the entire parent parcel when the surveyor who prepared the applicant’s subdivision plat can certify to the board that the subdivided parcel(s) location can be accurately determined without an overall survey of the parent parcel, and that the subdivision will not create a nonconforming parcel, or cause any other parcel to become nonconforming.

For purposes of this paragraph “F”, the term “Parent Parcel” shall mean the currently existing parcel from which the proposed, subdivided parcel(s) is/are proposed.

2. The Town of Cairo Subdivision Law shall be amended to add Article VI as follows:

Article VI (New Part of the Law)

Section 1. Lot Line Adjustments

- A. Notwithstanding any other provision of this law, an applicant may request that the subdivision review process be waived when a proposed subdivision is a lot line adjustment that meets the following criteria:
 - 1. The adjustment of the current boundary lines would not create an additional lot;
 - 2. It is a minor modification of one or more existing boundary lines between two parcels, or the merger and conveyance of a portion of one parcel to an adjoining parcel;
 - 3. It would not create a nonconforming parcel or cause any other parcel to become nonconforming; and
 - 4. It would comply with all applicable zoning requirements and applicable New York State Health Department regulations pertaining to well and septic system distance from parcel boundaries.
- B. Document Submission Requirements
 - 1. To request a waiver of the subdivision review process for a line adjustment, the applicant shall submit the usual subdivision application with a notation that the subdivision consists solely of a lot line adjustment and that a waiver of the review process is requested. The application with waiver request shall be signed by the owners or duly authorized agents of both affected parcels.
 - 2. The applicant shall submit a plat or map of the parcels, or portions thereof, affected by the proposed adjustment, showing all existing buildings, the location of existing utility or other easements or right-of-way, wells and septic systems. The map shall show all existing, affected lot lines and location of the proposed new lot line(s) and the existing and new setback distances to any existing buildings.
 - 3. The map shall have the title, "LOT LINE ADJUSTMENT between the properties of (name) and (name)" and shall include a restriction to the effect that the land added to the existing parcel, and the existing parcel are combined to form a single undivided lot.
- C. Actions by Planning Board on Waiver Request.
 - 1. When the Planning Board determines the Applicant's submissions conform with the provisions of this Article, it may grant the applicant's request and waive any and all further subdivision review requirements and immediately approve the application and sign the subdivision maps.

Supervisor Benoit – Aye, Council Member Cords – Aye, Council Member Joyce – Aye, Council Member Warner – Aye. Council Member Watts – Absent. Motion Carried.

Resolution No. 2019-116 "Local Law #3 of 2019 – Exemption of Capital Improvements to Residential Buildings"

TABLED TILL OCTOBER'S MEETING

Resolution No. 2019-117 "Accept Water Penalties"

Offered by Supervisor Benoit and seconded by Council Member Warner.

Whereas, it is necessary for the Water Penalties be authorized by the Town Board and documented in the minutes; therefore, be it

Resolved, that the Town Board does hereby accept the Water Penalties from the Water Administrator in the amount of \$1,208.21 dated August 14th, 2019.

Supervisor Benoit – Aye, Council Member Cords – Aye, Council Member Joyce – Aye, Council Member Warner – Aye. Council Member Watts – Absent. Motion Carried.

Resolution No. 2019-118 "Accept Sewer Penalties"

Offered by Council Member Cords and seconded by Council Member Joyce.

Whereas, it is necessary for the Sewer Penalties be authorized by the Town Board and documented in the minutes; therefore, be it

Resolved, that the Town Board does hereby accept the Sewer Penalties from the Sewer Administrator in the amount of \$2,286.24 dated September 5th, 2019.

Supervisor Benoit – Aye, Council Member Cords – Aye, Council Member Joyce – Aye, Council Member Warner – Aye. Council Member Watts – Absent. Motion Carried.

Resolution No. 2019-119 “Accept EDU Billing”

Offered by Council Member Warner and seconded by Council Member Cords.

Whereas, it is necessary for the EDU Billing be authorized by the Town Board and documented in the minutes, therefore, be it

Resolved, that the Town Board does hereby accept the EDU billing from the Sewer Administrator in the amount of \$67,936.25 dated September 2nd, 2019.

Supervisor Benoit – Aye, Council Member Cords – Aye, Council Member Joyce – Aye, Council Member Warner – Aye. Council Member Watts – Absent. Motion Carried.

Resolution No. 2019-120 “Bid Trucks”

Offered by Council Member Warner and seconded by Council Joyce.

Be it Resolved, that the Town Board of the Town of Cairo does hereby approve the Highway Superintendent putting out bids for One 4x4 Ford F350 and One Medium Duty 4x4 Truck.

Supervisor Benoit – Nay, Council Member Cords – Aye, Council Member Joyce – Aye, Council Member Warner – Aye. Council Member Watts – Absent. Motion Carried.

Resolution No. 2019-121 “Budget Amendments and Payment of Bills on Abstract #309”

Offered by Council Member Cords and seconded by Council Member Joyce.

Whereas, town law requires that no fund or appropriation account may be overdraw; and

Whereas, payment of bills should be properly authorized and documented in the minutes; therefore be it

Resolved, the Town Board does hereby authorize the following budget amendments:

From	A1990.4	Contingent	-662.12
To	A1220.4	Supervisor – Contractual	+662.12
From	A1990.4	Contingent	-137.01
To	A1330.4	Tax Collection – Contractual	+137.01
From	A1990.4	Contingent	-2,068.80
To	A1620.410	Bldgs Police –Contractual	+2,068.80
From	A1990.4	Contingent	-1,311.77
To	A1910.4	Unallocated Insurance	+1,311.77
From	A3610.150	ZBA – Persl Services	-276.25
To	A3610.107	ZBA – Persl Services	+276.25
From	A5132.4	Highway Garage – Contractual	-132.94
To	A5010.4	H’way Admin – Contractual	+132.94
From	A7310.4	Youth Programs – Contractual	-744.96
To	A7310.150	Youth Programs – Persl Services	+744.96

And be it further **Resolved**, the Town Board does hereby authorize that Abstract #309, consisting of 2019 Vouchers #104740 through #104857 in the amount of \$169,154.06 is approved for payment; The total amount to be paid from the:

General Fund -	\$56,661.89	Hydrant -	
Highway Fund -	\$93,892.40	Capital Water-	
Street Lighting -	\$2,620.07	Sidewalk -	
Sewer Fund -	\$11,993.07	Trust & Agency -	\$23.30
Water Fund -	\$3,963.33	Special Fire -	

Supervisor Benoit – Aye, Council Member Cords – Aye, Council Member Joyce – Aye, Council Member Warner – Aye. Council Member Watts – Absent. Motion Carried.

Resolution No. 2019-122 “Receipt of Monthly Supervisor’s Report”

Offered by Council Member Cords and seconded by Council Member Warner.

Whereas, it has been recommended by the NYS Comptroller’s Office in the Town of Cairo Report of Examination 2008M-175, that the Supervisor should present a Monthly Report to the Town Board members consisting of cash receipts, cash disbursements, and a budget versus actual report for expenses and revenues, and it be documented in the minutes; therefore;

Be It Resolved, that the Town Board Members accept the monthly Supervisor’s Report for July 2019.

Supervisor Benoit – Aye, Council Member Cords – Aye, Council Member Joyce – Aye, Council Member Warner – Aye. Council Member Watts – Absent. Motion Carried.

Resolution No. 2019-123 “Police Officer Employment”

Offered by Council Member Warner and seconded by Council Member Cords.

Whereas, the Town of Cairo Police Department has lost four part time police officers in the year 2019 due to resignations on good terms and expresses that need to start the process of filling the vacant positions.

Whereas, Cairo Police Sergeant Busch has proposed hiring and sponsoring Preston Jacob to attend the 2019-2020 Zone 14 Law Enforcement Academy.

Be It Resolved that the Town Board of the Town of Cairo hereby approves the hiring and sponsorship of Preston Jacob as title of Police Officer within the Town of Cairo Police department.

Supervisor Benoit – Aye, Council Member Cords – Aye, Council Member Joyce – Aye, Council Member Warner – Aye. Council Member Watts – Absent. Motion Carried.

Adjourn Town Board Meeting @ 9:28PM

Offered by Supervisor Benoit and seconded by Council Member Cords.

Supervisor Benoit – Aye, Council Member Cords – Aye, Council Member Joyce – Aye, Council Member Warner – Aye. Council Member Watts – Absent. Motion Carried. Meeting Adjourned.

Respectfully Submitted

Kayla L. Warner
Town Clerk