

## **CAIRO TOWN BOARD**

### **November 7, 2022**

#### **PLEDGE OF ALLEGIANCE**

**MINUTES:** September 12, 2022 Board Meeting Minutes  
October 3, 2022 Board Meeting Minutes

#### **New Business:**

1. Public Hearing – Final 2023 Town of Cairo Budget
2. Purchasing a Christmas Tree for the Town Hall Front Yard
3. Planning board cell phone or land line
4. Town Clerks Office Closed November 25<sup>th</sup>, 2022
5. Roof Repair Estimates
6. Audit for the Bookkeeper's Accounts
7. Ray Hotaling – Wood Tree with Lights at the Fountain

#### **Old Business:**

1. William Dinger Road – Carole Jones

#### **Resolutions:**

- 2022-216 Approve to Hire Part Time Highway Laborer – Christopher Franchi
- 2022-217 Approve to Hire Part Time Highway Laborer – Joseph OConnor
- 2022-218 Accept Budget Amendments and Payment of Bills – Oct 2022
- 2022-219 Receipt of Monthly Supervisor's Report – October 2022
- 2022-220 Adoption of Town of Cairo 2023 Budget
- 2022-221 Accept Water Use Billing – July 2022
- 2022-222 Accept Water Billing Adjustments
- 2022-223 Accept Appointment of the Greene County Planning Board Member
- 2022-224 Approve to Hire Part Time Highway Laborer – Raymond Krom
- 2022-225 Approve United Healthcare Medicare Complete Choice Plan 4
- 2022-226 Approve to Close the Town Clerks' Office November 25<sup>th</sup> 2022
- 2022-227 Authorize Culvert Project – NYSDOT Design and Construct – Polly Rock Road

## **Resolutions continued:**

- 2022-228 Funds Transfer from Contingency Funds to Installment Bonds – Principal
- 2022-229 Funds Transfer from Contingency Funds to Installment Bonds – Interest
- 2022-230 Funds Transfer from Contingency Funds to Unallocated Insurance
- 2022-231 Funds Transfer from Sanitary Contractual to Sewer Admin Per Serv
- 2022-232 Funds Transfer from Water Fund Balance (Savings) to Water Clerk Per Serv
- 2022-233 Funds Transfer from Snow Removal Payroll to Workers Comp
- 2022-234 Funds Transfer from Machinery Equipment to Permanent Improvements - CHIPS
- 2022-235 Inter-Fund Transfer from General Funds to Street Lighting Funds
- 2022-236 Funds Transfer from Water Funds to Water Principal on Indebtedness
- 2022-237 Funds Transfer from Water Fund Balance (Savings) to Water Source Supply Contractual
- 2022-238 Funds Transfer from Contingency Funds to Supervisor - Contractual
- 2022-239 Funds Transfer from Contingency Funds to Tax Collection Clerk – Per Serv
- 2022-240 Funds Transfer from Contingency Funds to Town Clerk Contractual
- 2022-241 Funds Transfer from Contingency Funds to Buildings Contractual
- 2022-242 Funds Transfer from Contingency Funds to Buildings Contractual – Ambulance
- 2022-243 Funds Transfer from Contingency Funds to Central Data Processing – Contract - Comp
- 2022-244 Funds Transfer from Contingency Funds to 911 Signs
- 2022-245 Funds Transfer from Contingency Funds to Police Vehicle Lease
- 2022-246 Funds Transfer from Contingency Funds to Ambulance – Equipment – Lease
- 2022-247 Funds Transfer from Contingency Funds to Ambulance – Contractual
- 2022-248 Funds Transfer from Contingency Funds to Cemeteries Per Serv
- 2022-249 Funds Transfer from Installment Bonds – Interest to Installment Bonds – Principal
- 2022-250 Accept Water Billing Adjustments – Oct 2022
- 2022-251 Approve to Hire an Auditor to Audit the Bookkeepers Accounts
- 2022-252 Approve to Hire Water/Sewer/Ambulance Clerk
- 2022-253 Approve to Hire Local Contractor to Repair the Town Hall Heating System

## **Monthly Reports:**

1. Ambulance Report
2. Animal Control October Report
3. Assessor October Report
4. Building and Code October Report
5. Highway October Report
6. Library October Report
7. Zoning Report for October 2022

## Report of Committees –

Jason Watts -	Code/Building/Zoning Planning Board Parks, Buildings & Grounds
Mary-Jo Cords -	Assessor Insurance/Health Insurance Library Community Center
Debra Bogins -	Courts Water/Sewer
Tim Powers -	Ambulance Animal Control Greene County EMS
Michael Flaherty –	Highway Police Festivals/Parades/Youth Fair



Town of Cairo  
**Ambulance Service**  
PO Box 728  
512 Main Street  
Cairo, NY 12413  
518-622-3120

## **Monthly Report**

November 7, 2022

Total calls for September.....83

Total Transported calls.....57

### Miscellaneous items of Interest:

1. Billing company has suggested we raise out transport fees by \$ 50.00 per transport. This is to offset the rising costs of Diesel fuel, payroll expenses etc. I would high suggest we follow their suggestion to keep in line with surrounding agencies. I will compile a resolution with the details for a board vote.
2. Rick Vanderbeck will be retiring this month. This will open up a fulltime position which will need to be filled as soon as possible, due to severe manpower shortages. I have no new applicants at this time and have lost a number of AEMT's who have taken other jobs. I have one employee who would be interested in the position when it opens up the middle of November. I can have a resolution for the December meeting if approved.

3. Still having problems with the furnace in the truck bay. I have contacted Main Care to come and fix it, but it seems as though the pump is losing the prime after the furnace does not run for a few hours. If we are going to be remaining in our current location for another year or two, it may be advisable to replace the furnace which is at least 25 years old.
4. Carpet needs to be deep cleaned or replaced. Mold is once again an issue due to the damp conditions in the basement, and throughout the building, as well as general wear from the sand and gravel from the highway garage and constant use.

# Town of Cairo Animal Control

Date	Start Mileage	End Mileage	Fuel	Total Incidents	Total Violations Written	Dogs In Kennel
OCTOBER						
2022	—	—	—	23	—	—

Name	Type of Concern	Location	Disposition
10/1 CAIRO PD	CHECK WELFARE OF DOG	BLACK HEND MTN ROAD	DOG IN GOOD HEALTH
10/3 PHYLLIS	CHICKENS IN YARD	410 RT 145	WENT TO HOME OWNER NO ONE HOME - HAVE TO DO FOLLOWUP
10/4 FRANK	RACCOONS	WHITE FARM LOOPS	GAVE INFO, AND #10 ENCOIN OFFICER
10/6 TOWN PARK	LOOSE DOGS	TOWN PARK	CHECKED PARK - 2 SMALL DOGS IN DOG RUN
10/7 DONNA	LOOSE DOGS	CO RD 39	PICKED UP DOGS - TOOK TO OWNER - GAVE WARNING
10/9 CARLA	LOOSE DOGS	CO RT 31	GERMAN SHEPARD RUNNING IN ROAD FOUND OWNER ALL OK
10/10 PHYLLIS	CHICKENS	RT 145	SPOKE TO OWNER ON WAY TO PROPERTY
10/11 EMMA	DOG	29 JEROME AVE	CALLED ABOUT DOG BITE - OWNER W/ DOG PUT DOWN - MADE CALLS TO US & HUMANE SOCIETY - OWNER GOT NA.
10/12 SUE	FOUND PUPPY	CAIRO, GEORGIA	SPOKE TO SET BUSCH - TOLD TO LEAD LET OWNER DEAL WITH PROBLEM

PERSON CALLED FOR FOUND PUPPY - ~~THE~~ SHE LIVED IN STATE OF GEORGIA

# Town of Cairo Animal Control

October Date	Start Mileage	End Mileage	Fuel	Total Incidents	Total Violations Written	Dogs In Kennel
2022	—	—	—	23	—	—

Name	Type of Concern	Location	Disposition
10/12 ADAM	LOOSE DOG	843 MTN AVE.	LOOSE DOG COMPLAINT - STAKE TO OWNER - DOG BROKE LINE ALL OK
10/14 TOWN PARK	LOOSE DOGS	TOWN PARK	4 DOGS IN PARK - ALL ON LEASH
10/16 ADAM	LOOSE DOG	MTN AVE	FOUND DOGS OWNER - GAVE WARNING - NEXT TIME SOLVE TICKETS
10/19 OFF. ORSO	LOOSE DOG	230 JOEL AUSTIN RD	PERSON CALLED ABOUT LOOSE DOG - BOLO AREA - ALL DOGS BACK HOME WITH OWNER
10/20 SUSAN	CHICKENS	1320 R409 WEIR ROAD	NEIGHBOR CAME ON LADYS PROPERTY - THREATENED TO DIS ARM TO CHICKENS - TURNED OVER CAIRO
10/20 SGT BUSH	BEAR	BROSS ST.	BEAR IN GARBAGE - TURNED OVER TO ENCON
10/23 PATRICIA	LOOSE DOG	CENA LANE	BOLO AREA GONE UPON ARR.
10/24 SGT BUSH	CHICKENS	1320 R409 WEIR RD	DID FOLLOWUP ON NOISE COMPLAINT ABOUT CHICKENS ALL OK
10/25 WENDY	DEAD DEER	946 MAHE LANE	PERSON CALLED ABOUT DEAD DEER ON FRONT LAWN - CALLED ART-TOWN HIGHWAY WILL TIDUP

# Town of Cairo Animal Control

October Date	Start Mileage	End Mileage	Fuel	Total Incidents	Total Violations Written	Dogs In Kennel
10/22	—	—	—	23	—	—

Name	Type of Concern	Location	Disposition
10/26 Jim	LOOSE DOG	LAKE VIEW DRIVE	BOLO AREA - NO ONE HOME MUST DO FOLLOWUP
10/26 SP CATEKILL	LOOSE DOG	ROSS HILAND ROAD	BOLO AREA - NOTHING FOUND
10/29 JOHN	CHICKEN	BUDY WEIR ROAD	FOLLOWUP ON CHICKENS - COMPLAINANT NOT HAPPY WITH EAT CONDE
10/30 SP CATEKILL	LOOSE DOG	RT 23 & 23B	LOOSE DOG SITINGS ABOUT LOST DOG
10/31 ELLEN	LOOSE DOG	SADUE ST	BOLO AREA - NOTHING FOUND WILL DO FOLLOWUP WITH OWNER



TOWN OF CAIRO BOARD MEETING
-----------------------------

ASSESSOR'S MONTHLY REPORT
---------------------------

November 7, 2022
------------------

RPS files to County for processing 2023 January property tax bills

Cairo Taxable Value \$420,892,701

19 sales/transfers for the month of August: 14 valid sales

72 sales/transfers for the month of September: 15 valid sales

26 County Foreclosure Tax sales

On-line class for assessor continuing education 10-21-2022 Assessment Tax Roll Corrections  
& Tax Bill Apportionments

On-line class for assessor continuing education 10-24-2022 Partial Property Tax Exemptions

SCARS Hearing Settlement tax map 99.00-1-48 Cote 115 Goth Road

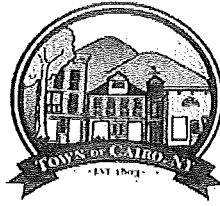
Data collection sites visited in October: 106 inspections

132 valid sales Town of Cairo: NYS RPTS Arm's Length (valid) Sales 7-1-2021 to 7-1-2022

Janice Hull

Sole Assessor





**TOWN OF CAIRO**  
**BUILDING & CODE ENFORCEMENT**  
**MONTHLY REPORT**  
**October 2022**

- (10)** Building Permits Issued
- (04)** Certificates of Occupancy Issued
- (14)** Certificates of Compliance Issued
- (09)** Municipal Searches
- (02)** New Violations & Complaints
- (01)** Court Cases for trial
- (02)** Cases in court
- (27)** Total Inspections were performed on current projects, complaints and violations.
- (00)** Unsafe Building rectified
- (01)** 576 Main Street (Fountain House) was Violated and Condemned for unsafe living conditions. Property owner is deceased and violation order went unanswered. Tenants evacuated building and the by order of the Town the structure was to be boarded up and all exterior junk and debris will be removed. All expenses are to be relieved to taxes.

**Status:** Buildings & Grounds has boarded up all accessible windows and doors and a dumpster has been requested from Greene County Solid Waste to dispose of all junk and debris on the exterior of the property.

**Monthly Fees for September \$3602.66**

**Year to Date Total \$104,048.69**

Printed : November 02, 2022

## The Town of Cairo Permit Monthly Report

From : October 01, 2022 To : October 31, 2022

Pursuant to Section 27, Subd. 1, of Town Law, I hereby make the following statement of all fees and monies received by me during the month indicated, in connection with my office, excepting only such fees and monies the application and payment of which are

<u>Document #</u>	<u>Issue Date</u>	<u>Owner</u>	<u>Document Type</u>	<u>Property Location</u> <u>SBL</u>	<u>Valuation</u>	<u>Amount</u>
<b>October</b>						
	10/3/2022	Real Property Abstract & T	Misc. Transaction		\$0.00	\$125.00
	10/3/2022	SMPR Title Agency, Inc.	Misc. Transaction		\$0.00	\$125.00
	10/6/2022	SMPR Title Agency, Inc.	Misc. Transaction		\$0.00	\$125.00
	10/6/2022	SMPR Title Agency, Inc.	Misc. Transaction		\$0.00	\$125.00
	10/6/2022	Integrity Land Services LLC	Misc. Transaction		\$0.00	\$125.00
	10/11/2022	Coforge BPS America, Inc.	Misc. Transaction		\$0.00	\$125.00
	10/11/2022	SMPR Title Agency, Inc.	Misc. Transaction		\$0.00	\$125.00
	10/24/2022	Universal Land Abstract, Inc.	Misc. Transaction		\$0.00	\$125.00
	10/31/2022	Jon Kosich	Misc. Transaction		\$0.00	\$125.00
006450	8/4/2022	Thomas F McCullough III	Garage	2545 Cr 23B 119.01-1-7	\$0.00	\$50.00
006512	10/26/2022	Christ & Rachel Tripsas	SFD	343 Joseph D. Kollar Rd. 84.00-3-43	\$0.00	\$50.00
006587	4/12/2021	Egale Lake Holdings, LLC	SFD	133 Nys 145 65.00-4-19	\$0.00	\$50.00
006588	4/12/2021	John Wennstrom	Septic	133 Nys 145 65.00-4-19	\$0.00	\$50.00
006902	9/14/2022	Wilson Martine	SFD	2433 Cr 67 67.00-2-26	\$0.00	\$544.06
006903	9/14/2022	Wilson Martine	Septic	2433 Cr 67 67.00-2-26	\$0.00	\$100.00
006912	10/11/2022	Darrell O'Neal	Repair	447 Silver Spur Rd 118.00-1-4	\$0.00	\$50.00

<u>Document #</u>	<u>Issue Date</u>	<u>Owner</u>	<u>Document Type</u>	<u>Property Location</u> <u>SBL</u>	<u>Valuation</u>	<u>Amount</u>
006913	10/11/2022	Darrell O'Neal	Shed	447 Silver Spur Rd 118.00-1-4	\$0.00	\$84.00
006914	10/11/2022	James Perkins	Remodel Basement	292 Bald Hill Rd N 116.00-1-36	\$0.00	\$540.00
006915	10/11/2022	James Perkins	Shed	292 Bald Hill Rd N 116.00-1-36	\$0.00	\$96.00
006916	10/11/2022	Erica Jobe	Addition & Alterations	549 Cr 24 100.20-2-6	\$0.00	\$105.00
006917	10/13/2022	Danielle Gardella	Deck	184 Woodland Dr 117.07-1-5	\$0.00	\$54.00
006918	10/13/2022	Lance Pagliuca	HVAC	430 Cr 24 101.17-1-9	\$0.00	\$50.00
006919	10/13/2022	Jane Alloway Ryce	Deck	907 Indian Ridge Rd 85.00-3-28	\$0.00	\$130.80
006920	10/13/2022	Nicholas Thompson	SFD	94 Elizabeth Ter 83.00-5-5.12	\$0.00	\$223.20
006921	10/20/2022	Grace Assembly Of God	Commercial REPAIR	Cr 23B 101.05-7-4	\$0.00	\$150.00
006922	10/20/2022	T & J Property Enterprises	Demolition	963-965 Nys 145 66.00-6-26	\$0.00	\$150.00

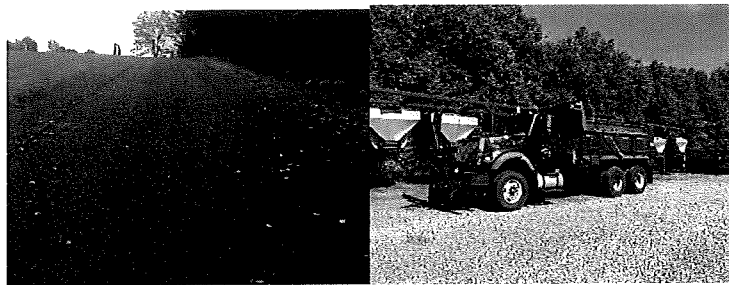
<b>October</b>	<b>Total :</b>	<b>\$0.00</b>	<b>\$3,602.06</b>
<b>Reporting Period Total:</b>		<b>\$0.00</b>	<b>\$3,602.06</b>
<b>Year-to-Date :</b>		<b>\$0.00</b>	<b>\$104,048.69</b>





Art Evans  
Town of Cairo Highway Superintendent  
755 Route 145  
Cairo, NY 12413  
518-622-9515  
518-622-3185 Fax  
518-965-1266 Cell  
[highwaysuper@townofcairo.com](mailto:highwaysuper@townofcairo.com)

### Highway Report



### October 2022

- Two International CV's were ordered May 2021 and have a build date of October 2022. Delivery expected spring of 2023
- Doman road speed limit reduced to 35.
- Yellow line painting is complete for the year.
- Crews working on culvert replacement and tree limb cutting.
- Shoulder work is underway.
- Preparations for winter plowing has begun.
- Resurfacing of Beers road is complete. Middlefield has been pushed to next year.
- Salt and Sand shed are ready for winter.
- Masks, Sanitizer and gloves still available to all employees.
- 2023 Budget proposal submitted to Town Hall.
- Sign placed in front of Highway looking for FT/PT workers.

### Upcoming projects

- Looking into getting retired truck or two from Greene County Highway.
- Preparing for bids to purchase two new International CV plow trucks.

### Trucks currently down as of 10/31/2022

- Large bucket truck has carb issues. Won't idle.
- Loader is at Milton Cat undergoing repairs.
- 02 - Exhaust leak on manifold. Too costly to repair. Driven as is. (\$4,400)
- 01 - Exhaust leak on manifold. Too costly to repair. Driven as is. ^ ^
- 09 - Exhaust leaking into cab. Being worked on.
- 12 - Rotted auger and dump body. Being repaired.
- 18 - Oshkosh. Brake drums and 2 broken wheel studs. Cannot find replacement parts.
- Tanker Truck - Cracked head. Looking for replacement.
- 17 - Rotted frame. Looking at repair options.
- 23 - Transmission cooling tank. Awaiting parts.
- 32 - Wheel bearing, front end issues. Will retire.

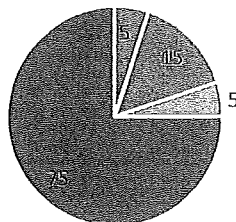
## ZONING DEPARTMENT

Report for the Month of October 2022

Item	Tax Map ID#	Description
Site Plan Application	116.00-1-24	>\$1 million Blackhead Mountain Lodge expansions and Renovations consisting of 26 new rooms and cabins...
Site Plan Application	85.00-2-3	New working farm on Rudolph Weir Jr. Road
Site Plan Application	119.01-1-27	Continued discussions for new store at NYS Route 23 & Ross Ruland Road w/Project Managers
Site Plan Application	118.01-1-6	Ground mount solar installation on Phillips RD
Site Plan Application	66.00-6-26	Proposing a Trucking Business.
Site Plan Application (Preliminary)	101.00-2-42 & 45	Continued discussions on technical issues for a proposal to build a Resort on Red Rock Rd.
Site Plan Application (Preliminary)	118.00-2-20.111	Developer discussing technical issues and options on building several A-frame cabins for STR's on Joel M Austin Road
Site Plan Application (Preliminary)	118.01-1-5.22	Discussing technical issues and options for several new Multifamily homes on Stewart Road w/Frank Engineering
Subdivision Application	82.00-1-46	Subdividing 11.80 acre parcel.
Subdivision Application (Denied)	100.00-3-15	Applicants trying to make a parcel smaller than what the Zoning Law allows. I told their Attorney that they can appeal to the ZBA.
Violation	101.05-1-5	Abandoned couch sitting at the end of driveway. Gave verbal warning to home owner.
Violation	101.00-4-6	Owner cleaned up cars, junk and debris after violation notice sent.
Violation	83.03-2-17	Abandoned home with junk and debris accumulating. I can't find the home owner but I did speak to his relative who said he'd reach out to him. Next step would be send a written violation.
Violation	101.05-3-12	Verbal warning given about 2 Unlicensed vehicles at 31 Rail Road Ave.
Complaint	68.00-4-51	Neighbors complaining about an illegal junk yard on Spahmer Rd. I informed him that I took to violator to court but the judge dismissed the case. I spoke with Tal and he stated that they would need to hire a civil attorney.
Complaint	N/A	Store tenant complaining that "the roof is leaking and the owner won't fix the roof". I spoke to the owner and he has contacted a repairman who is looking into it.
Zoning Denial	119.01-1-27	Applicant wants to clear more land that is permitted by law.
Court Cases (Pending)	101.05-6-7	Property violations @ 557 Main.

Court Cases (Pending)	101.00-3-2	Property violations @ 3007 Rt 23B
Court Cases (Pending)	101.00-3-3	Property violations @ 3021 Rt 23B
Fire/Safety Inspection	101.10-1-11	Two stores which are housed in one building, one passed the other was being renovated so I'll have to go back.
Other	102.00-5-11.11 102.03-1-34 118.00-3-1.111	Investor/developer asking Zoning questions etc. on developing these properties.
Other	118.01-1-5.22	Interested in developing "several high end cabins on the property along with a sauna, hot tub, and a spa... for short term rentals"
Other	N/A	Developer proposing to develop a site and place a train car as an Airbnb, says he's in the process of buying a property.
Other	N/A	Training: October 3-5, Capital District Building Officials Educational Conference
Other	N/A	Meetings with Jason and Delaware Engineering to work on Zoning Law revisions.
Other	N/A	Meetings W/Attorneys, surveyors, engineers, Department heads etc.

APPROX. PERCENT OF TIME SPENT IN EACH AREA



-INSPECTIONS: Approx. 5%

-APPLICATIONS PROCESSED: Approx. 15%

-COMPLAINTS & VIOLATIONS: Approx. 5%

-OTHER Approx. 75%:

Zoning Officer duties, Deputy CEO duties, Zoning Clerk duties. Site Plan Review, Subdivision Review, Legal Research, FOIL Requests, Meetings, Emails, Phone Calls, Record keeping, and Paperwork. Correspondences with: Town Attorney, Greene County Real Property Tax Services, NYS Department of State, CEO's and ZEO's of other Towns for information, Surveyors, Engineers, Solar farm companies, ETC.:

Sincerely,

Robert Fritze, ZEO/Deputy Code Enforcement Officer