

**Town of Schodack
Town Board Meeting
October 10, 2019**

Public Session - 7 p.m.

Call to Order

Pledge of Allegiance

Roll Call

Public Hearing 7:10 P. M. - to seek public comment on Proposed TJA Clean Energy Solar Farm, Tax Map Parcel 209.-8-1, 13 Paul Road for the purpose of considering PD districting for the applicant's plan in accordance with the procedures established by the Town Law.

Public Comment Public Hearings Only

NOW, THEREFORE, BE IT RESOLVED THAT THE TOWN BOARD OF THE TOWN OF SCHODACK DOES HEREBY:

2019-258) WHEREAS, a resolution was duly adopted by the Town Board of the Town of Schodack for public hearing to be held by said Town on October 10, 2019 at 7:10 p.m. at the Schodack Town hall to hear all interested parties to amend the Zoning Map of the Town of Schodack 13 Paul Road, Tax Map Parcel 209.-8-1, and

WHEREAS, notice of said public hearing was duly posted on the Town Clerk's Sign Board on September 30, 2019 and advertised in the September 30, 2019 edition of THE RECORD, official newspaper of the Town, and was posted on the official sign board of the Town of Schodack on September 30, 2019, and

WHEREAS, said public hearing was held on October 10, 2019, at 7:10 p.m. at the Schodack Town Hall and all parties in attendance were permitted an opportunity to speak on behalf of, or in opposition to, said proposed amendment of the Zoning Map or any part thereof,

WHEREAS, the Town Board of the Town of Schodack, after due deliberation finds that it is in the best interest of Town to adopt said amendment,

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Schodack hereby adopts the amendment of the Zoning Map of the Town of Schodack relating to Tax Map Parcel 209.-8-1 from RA Zone (Residential

Agricultural) to PD2 (Planned Development) in accordance with Planning Board Site Plan File #2019-3 TJA Clean Energy, Castleton Solar Farm, for the purpose of a solar farm located at 13 Paul Road.

BE IT FURTHER RESOLVED, that the Director of Planning and Zoning is hereby directed to file the approved Site Plan with the County Clerk's office for the purposes of amending the Town Zoning Map.

2019-259) Ratify and affirm Appointment of Keith M. Boniface, as part-time police officer at an hourly rate as set forth in resolution 2019-07.

2019-260) To concur that the Planning Board be designated lead agency for the Curtis Lumber project.

2019-261) Authorize Supervisor Harris to execute and administer agreement dated August 8, 2018 by and between the Town of Schodack and Archives Partnership Trust to grant permission for use of the image of Elsie the Cow as described in said agreement.

2019-262) Authorize Supervisor Harris to execute and administer for professional services proposal dated September 23, 2019 from the Laberge Group to assist the Town Board with Short Term Improvements regarding Transfer Station Fall Prevention in an amount of \$4,000.00 plus reimbursable expenses.

2019-263) Authorize Supervisor Harris to execute and administer for professional services proposal dated September 23, 2019 from the Laberge Group to assist the Town Board with Transfer Station Facility for Planning and Grant Development in an amount as per attached fee proposal schedule in a total amount not to exceed \$11,500.00.

2019-264) **WHEREAS**, the Town Board wishes to designate and authorize an alternate to attend and to serve as attorney at Planning Board and/or Zoning Board of Appeals meetings in the event that the appointed Attorney is unable to attend such meeting;

NOW, THEREFORE, IT IS HEREBY RESOLVED, that Christopher Langlois, Esq., is hereby designated and authorized to attend and serve as attorney at Planning Board and/or Zoning Board of Appeals meetings in the event that the appointed Attorney is unable to attend such meeting, at no additional compensation, and all prior appointments are hereby reaffirmed.

2019-265) Authorize Supervisor Harris to execute and administer a Twenty-four Month Price Agreement dated September 2, 2019 with Paylocity for payroll processing services in an amount estimated to be \$15,874.50 and Implementation fee estimated to be \$2,326.38 total estimated to be \$18,200.88 provided to the Town of Schodack effective January 1, 2020.

2019-266) Amend resolution 2017-298 as adopted December 14, 2017 to increase not to exceed amount as follows: authorize Supervisor Dowds to execute and administer Professional Services Proposal date December 6, 2017, Addendum No. 10 with Laberge Group, LLC for a Map, Plan and Report relative to Water District 1 Extension- Battisti Water Supply Corporation in an amount not to exceed ~~\$13,600.00~~ \$30,000.00.

2019-267) Authorize an Inter-Fund Loan in the amount of \$15,000.00 from General Town-wide Fund (A) to Capital Project H047 Battisti Water Extension to cover legal and engineering costs.

2019-268) WHEREAS, Chapter 174 & 176 of the Town of Schodack Code (Sewer Regulations) provides for capital costs to be allocated to each parcel of property within the sewer district based on the assessed valuation, units or front footage of property along which sewer mains are constructed or a combination of these methods as approved by the Town Board, and

WHEREAS, The Town Board defined the basis, through the adoption of Resolution No. 2019-117 on March 14, 2019, on which capital costs are to be allocated that is in accordance with the districts' legal formation and/or method by which the capital costs were approved, and

NOW THEREFORE BE RESOLVED that the Town Board of the Town of Schodack updates the definitions of an equivalent dwelling unit (EDU), for all Town Sewer Districts, as follows:

Town of Schodack/Village of Castleton

Sewer District Property Class Codes

Sewer Equivalent Dwelling Unit (EDU) Schedule

Property Class Code per Assessor's Manual and Property Description

Capital-O&M EDU

200	Residential Dwellings		1 EDU per dwelling unit-additional units may be assigned for incidental commercial usage
300	Vacant Land-no O&M EDU for Vacant Properties	*	Residential parcels - 1 EDU per buildable lot or lots greater than 10,000 sq. ft. where connection is feasible. Commercial parcels - For large parcels, EDU's may be assigned to vacant properties based upon the assessed value per acre at the discretion of the Board.
400	Commercial Properties	**	1 EDU
410	Living Accommodations		
411	Apartments	**	1 EDU per dwelling unit (VOC)
416	Mobile Home Park	**	1 EDU per dwelling unit

480	Multi-Use Structures		
482	2-3 story structure with 1st Floor Commercial and upper floor apartments/offices	**	EDU(s) based upon main floor use of structure plus an additional EDU for each dwelling/office
484	1 Story multi-use	**	EDU(s) based upon commercial use of structure plus an additional EDU for each dwelling/office
600	Community Services		
612	Schools-day		1 EDU per 20 students/staff
633	Homes for the Aged-Nursing Home		.75 EDU per bed
682	Recreation Facilities-bike path, Nature Trail w/o sewer		Exempt
695	Cemetery		Exempt
800	Public Services		Exempt
900	Wild, Forested Conservation Land & Public Parks		Exempt

Commercial Property Class Codes with public water connections (excluding Sewer District #6) not specifically identified above, in general, will be assigned 1 EDU plus additional EDU's for every 40,000 gallons, or portion thereof, of water usage in excess of 40,000 gallons per year at the discretion of the Board. Entities using over 1 million gallons/year may be assigned units on a separate basis.

Sewer Districts without public water connections will be assigned EDU's based upon the above table or, if necessary, in accordance with the use of the property, excluding the component for water usage.

Sewer District #6 properties shall use EDU's calculated per annual Resolution for all Town Water Districts.

Water EDU Schedule (Red-2019 changes, \$20,000 vacant property – no change)

2019-269) WHEREAS, Chapter 175 of the Town of Schodack Code (Water Regulations) provides for capital costs to be allocated to each parcel of property within the water district based on the assessed valuation, units or front footage of property along which water mains are constructed or a combination of these methods as approved by the Town Board, and

WHEREAS, the Town Board defined the basis, through the adoption of Resolution No. 2013-218 on October 24, 2013, on which capital costs are to be allocated that is in accordance with the districts' legal formation and/or method by which the capital costs were approved, and

NOW THEREFORE BE RESOLVED that the Town Board of the Town of Schodack updates the definitions of an equivalent dwelling unit (EDU), for all Town Water Districts, as follows:

<u>Property Type</u>	Property Code	<u>Equivalent Dwelling Unit (EDU) Assigned</u>
<p><i>A typical property is defined as a single family residence with estimated annual water usage of 72,000 gallons or less.</i></p>		
Exempt Properties	Varies, 315,822, 971	Cemetery without water use, underwater land, catch basins, access roads, water and/or sewer district owned parcels, water supply, wetlands and homeowner associations.
Residential Properties		
Vacant Land	311	0.75 EDU
Vacant Land - Rural 10 acres or less	314	0.50 EDU (less than .10 acres, then 0 EDU)
Vacant Land - Rural over 10 acres	322	1.00 EDU
1 family w/ no water main on the road	210	<u>0.0</u> EDU
1 family year round residence w/ curb stop, w/ easement or flag lot, dwelling > 600 feet from curb stop	210	0.50 EDU
1 family, with acreage	210	1.00 EDU
1 family year round residence w/ accessory apartment	215	1.50 EDU
2 family	220	2.00 EDU

3 family	230	3.00 EDU
With acreage, Multi-purpose	240, 280, 281	Based on property specifics using definitions contained herein, except water usage is not a component. (i.e. 1 family plus 1 apartment = 1.50 EDU)
With Incidental Commercial Use. Incidental Commercial use is defined as a residence which has been partially converted or adapted for commercial use with the primary use being residential.	283	2.00 EDU (1 EDU for Residential plus 1 EDU for Commercial) The residential component may increase based on property specifics using definitions contained herein (i.e. 1 family plus 1 apartment = 1.50 EDU). Additional units will be added based upon actual water usage at the rate of 1.00 EDU for every 72,000 gallons or portion thereof in excess of 72,000 gallons for usage greater than the first 72,000 gallons. *
With small improvement	312	1.00 EDU

<u>Property Type</u>	<u>Property Code</u>	<u>Equivalent Dwelling Unit (EDU) Assigned</u>
Commercial Vacant Land Properties		
Vacant Land; Commercial Vacant with small improvement; Agricultural Vacant Land	330,331, 105	An assessed value per acre of less than or equal to \$10,000 shall have an EDU value of .25, an assessed value per acre greater than \$10,000 and less than or equal to \$25,000 shall have an EDU value of .50, and an assessed value per acre greater than \$25,000 shall have an EDU value of .75; then dividing the total assessed value of the property by \$20,000 (2017-AAV) to determine the units of assessment and then multiplying the EDU value by the units of assessment, rounded up to the nearest quarter. AAV-Average Assessed Value is calculated annually based upon the average assessed value per acre of residential vacant property in property code no. 311 for all Town Water

		Districts. Should properties become water users, additional units will be added based upon actual usage at the rate of 1.00 EDU for every 72,000 gallons or portion thereof in excess of 72,000 gallons.*^
Parking Lots, Mining/Quarry	438, 720	1.00 EDU. Should properties become water users, additional units will be added based upon actual usage at the rate of 1.00 EDU for every 72,000 gallons or portion thereof in excess of 72,000 gallons.*^
Commercial Residential Properties		
Apartments, Mobile Home Parks	411, 416	1.00 EDU; plus 0.50 EDU per apartment/mobile home; plus 0.50 EDU for each excess 36,000 gallons or portion thereof in excess of the total of the EDUs per apartment/mobile home times 72,000 gallons.*
Hotel, Motel	414, 415	1.00 EDU; plus 1.00 EDU per 3 rooms or portion thereof; plus 1/3 of 1.00 EDU for each excess 24,000 gallons used or portion thereof in excess of the total of the EDUs per 3 rooms times 72,000 gallons.*
Commercial Properties		
Commercial Properties as listed:	421, 422,	1.00 EDU; plus 1.00 EDU for every 72,000 gallons or portion thereof in excess of 72,000 gallons.*^
Restaurants,	426, 430,	
Diner/Luncheonettes, Fast Food	431, 433,	
Franchises, Motor Vehicle	434, 442,	
Service, Auto Dealers – Sales &	444, 447,	
Service, Auto Body/ Tire/	449, 450,	
Related Auto, Automatic Car	452, 462,	
Wash, Mini Warehouse (self-	464, 465,	
storage), Lumber Yards,	472, 481	
Trucking Terminals, Other	483, 484,	
Storage/ Warehouse/ Distribution	485, 486,	
Facilities, Retail Services,	612, 615,	
Neighborhood Shopping	620, 632,	
Centers, Drive-In Branch Bank,	642, 651,	
Office Building, Professional	652, 662,	

Building, Dog Kennel/ Veterinary Clinic, Multiple Use, Converted Residence, One Story Small Structure, One Story Small Structure – Multi-Occupancy, Minimart, Schools, Other Educational Facilities, Religious, Benevolent & Moral Associations, All Other Health Facilities, Governmental Highway Garage, Governmental Office Building, Police & Fire Protection, Recreational Facility, Industrial, Electric & Gas	682, 700, 870
<p>* Based upon actual water consumption for the period July 1 – June 30 preceding the adoption of the assessment roll, or</p> <p>^ Based upon estimated water consumption for non-connected properties per DEC design flow guidelines as follows: .01 gallon/square foot/day for Warehouse/Storage Facilities or .1 gallon/square foot/ day for Office/Retail Facilities discounted by 50% of estimated water usage.</p>	

2019-270) Amend resolution 2019 as adopted September 12, 2019 as follows: Authorize Supervisor Harris to execute and administer a 2019 agreement between the Rensselaer County Department for Youth and the Town of Schodack for State Aid related to the Town's Summer Youth Day Camp in the amount of ~~\$3,140.00~~ \$ \$3,439.00.

2019-271) To request that the New York State Department of Transportation conduct traffic safety studies for evaluation of appropriate speed limits on Clove Road and in the following developments: Strawberry Fields, Castleridge and Maplecrest.

2019-272) Authorize the Comptroller's recommendation to direct the Town Supervisor to pay the claims #19-1526 to 19-_____ on Abstract No. 2019-10, in the amount of \$_____, including the claims paid

(\$ _____) since the previous town board meeting.

2019-273) Authorize the September 2019 budget modifications, interfund loans and interfund transfers as provided in document dated October 2019 and recommended by the Comptroller.

Motion to Adjourn

Pursuant to the regulation of the Americans with Disabilities Act (Public Law 101-336), the Town of Schodack will provide auxiliary aids or special services for persons with disabilities. Please notify the Town Clerk's Office at 477-7590 so arrangements can be made for requested services.

Please forward correspondence regarding Town matters to:

Supervisor David B. Harris

Town of Schodack, 265 Schuurman Road
Castleton-on-Hudson, New York 12033-9622

or call the Supervisor at 518-477-7918

October 8, 2019 15:18