

TOWN OF COVERT
SENECA COUNTY
REGULAR TOWN BOARD MEETING
JUNE 12, 2017

The regular monthly meeting of the Town Board of the Town of Covert was held Monday, June 12, 2017 at 7:00 p.m. at the Town of Covert Municipal Building, 8469 South Main Street, Interlaken, New York.

Roll Call:	Supervisor Michael Reynolds	Present
	Councilman Gary Hunt	Present
	Councilman Jeffrey Vann	Present
	Councilman Leon Anderson	Absent
	Councilman William Bishop	Present

Others Present: Town Attorney Patrick Morrell, Town Clerk Colleen Freese, Highway Superintendent Jeffrey MacCheyne, Reporter Aneta Glover and other interested citizens.

Call to Order: Supervisor Reynolds called the meeting to order at 7:00 p.m. All rose for the pledge of allegiance.

Public Hearing: Vann moved, seconded by Bishop, to open Public Hearing for variance request for Thomas G. Reed to replace existing mobile home with a new larger mobile home , 4546 Covert Rd., Trumansburg, which has insufficient 200' road frontages as required by the Land Management Ordinances. Aye-Vann, Aye-Bishop, and Aye-Hunt.

There was discussion about the replacement manufactured home and that the lot is adequate size except for the road frontage. The Town Board didn't see a problem putting in the m manufactured home and the Planning Board recommended approval.

Hunt made motion , seconded by Bishop, to close the public hearing at 7:15and returned to regular meeting . Aye-Bishop, Aye-Vann and Aye-Hunt.

Presenter: Susan Cummings shared with the Town Board a packet prepared by her lawyer that stated Mr. Westbrook and Janet Diehl had put up building and a deck without proper building permits. Ms. Cummings asked for the \$250.00 a day fine to be paid by Mr. Westbrook as stated in the Land Management Ordinances until structures were all removed. She stated that there is a Land Management Ordinance; let's respect it and enforce it. Ms. Cummings discussed about the right of way and the deed and that now that the deck and building were built, they have no way to get supplies and big items through to their property. Ms. Cummings also stated they have suffered, and is asking the Town Board to deny the variance request and have the building and decks, that were built with no building permits, removed.

Town Attorney Patrick Morrell stated that the deed's restricting has no impact on the Town Board. This is a private action between the land owners. He also asked if Richard Westbrook had filled out the State Environmental Quality Review Act (SEQUR)form and returned it . Town Attorney Morrell recommended that the Town Board not make a decision until the SEQUR form was filled out by Richard Westbrook and returned for it to be reviewed.

Barry Ford wanted to remind the Town Board that, in the past, if the neighbors gave their blessings, the Town Board approved the permit. If the neighbors did not approve to having it built, it was not approved.

Richard Westbrook shared about the deed, and the way he reads the deed, it says he can extend on the original structure. Seneca County code says that you do not need a building permit if it is under 144 square feet. He also stated there has been a 9 ft right away for 10 years.

Code Enforcement Officer John Poludniak stated that the shed and the deck should have had building permits.

Highway Report: Highway Superintendent Jeff MacCheyne reported that the 1998 Louisville 10-wheeler Ford truck broke down and it will cost \$6,200.00 to fix the truck. It is used as the Town Highway's back-up truck and is worth fixing. The 2002 Sterling had to go to Smith's Heavy Equipment for steering box repairs. Councilman Bishop stated that a priority needs to be put on getting a new truck for the Highway Department.

Hunt moved, seconded by Vann, to approve Supervisor Reynolds to enter into Memorandum of Understanding with Seneca County for Unified Solar permits. Aye-Vann, Aye-Bishop, and Aye-Hunt.

Memorandum of Understanding This Memorandum of Understanding is made between The County of Seneca whose offices are located at address listed below (and hereafter referred to as the Seneca County), and the Town of Covert Board of the undersigned municipality hereafter known as the Town of Covert Town Board.

These procedures shall become effective ten (10) days after the authorized representatives of each party have signed this document. Parties agree to follow these procedures until:

1. 30 days after they have notified all other parties of its intention to no longer participate, or
2. All parties agree to a modification.

The purpose of this Memorandum of Understanding is to establish mutually beneficial procedures between the County and the Towns and Villages listed below, for the purpose of streamlining the issuance of both zoning (or land use) and building permits for small residential or commercial solar PV installations under 25 kW. The County has adopted the New York State Unified Solar Permit as the primary permit application for qualifying solar installations as per Resolution No. 70-17 as passed by the Board of Supervisors on April 11, 2017.

Streamlining the permitting process for small scale residential solar is encouraged through the New York State Energy Research and Development Authority's Clean Energy Communities Program. This unified permit application process will expedite increasingly common and standardized solar PV systems through the jurisdictional review process, decreasing the overall installation time for customers while allowing larger and nonstandard systems the necessary time for detailed plan review.

The following items detail the process in the Unified Solar Permit will be administered:

Availability: The Unified Solar Permit will be physically available at the County and participating town and village offices, and online at the Seneca County Code Enforcement Department webpage and at participating town and village websites.

Submission: The Unified Solar Permit application may be submitted either to the County or the participating town or village Code Enforcement/Zoning office. Applications submitted to the County will be delivered to the Town's Code Officer for necessary reviews and signatures, before issuance of a Unified Solar Permit. Applications submitted to the Town or Village will be reviewed by the Town or Village Code official before delivering the application to the County.

Fees: A single fee will be charged and collected at either location. Seneca County charges a flat fee of \$75.00 if the equipment is mounted to a single- or two-family home or \$300 if the equipment is being installed on a non-residential structure. If the equipment is a ground mount with connection into the structure's electrical system, the fee will be only \$25 to cover the electrical permit. Each Town or Village will add a charge for the zoning (or land use) permit application, as noted on Unified Solar Permit application addendum. The total permit cost will be added together and can be paid in cash or check in full to the office where the application is submitted. Every quarter, Seneca County and the participating Towns and village will review all collected application fees and remit/invoice funds to one another to ensure that each municipality is receiving their due fees.

Timeline: Permit application reviews at both offices will take no more than 10 business days after receipt of a complete and accurate application, including the fee. The municipality will provide feedback within 7 to 10 business days of receiving incomplete or inaccurate applications.

The Seneca County Department of Code Enforcement and the participating Villages and Towns signing below agree to accept the New York State Unified Solar Permit Application and transfer the necessary documents and funding for approval to the necessary entities for issuance of an approval or rejection in the time frame specified above. Aye-Vann, Aye-Bishop, and Aye-Hunt.

Vann moved , seconded by Hunt, to approve variance request for Thomas Reed to replace the existing mobile home with a larger mobile home. The Planning Board suggested the Town Board approved the variance request for the insufficient road frontage. Aye-Vann, Aye-Bishop, and Aye-Hunt.

Vann moved, seconded by Hunt, to have a Public Hearing on July 10,2017 to discuss solar, windmill, and cell towers guidelines to be able to make changes to the Local Law for the Land Management Ordinances. Aye-Vann, Aye-Bishop, and Aye-Hunt.

Hunt moved, seconded by Bishop, that Richard Westbrook get the SEQR application filled out and returned to Code Enforcement officer and Town Board before next board meeting. Aye-Vann, Aye-Bishop, and Aye-Hunt.

Vann moved, seconded by Bishop, to approve the Supervisor's Revenue and Expenditure Report for May 2017. Aye-Vann, Aye-Bishop, and Aye-Hunt.

Hunt moved, seconded by Bishop, to approve the Highway Superintendent's Report for the month of May 2017. Aye-Vann, Aye-Hunt, and Aye-Bishop.

Vann moved, seconded by Hunt, to approve the Town Clerk's monthly report for May 2017. A total of \$898.75 was received and \$586.11 was remitted to the Town Supervisor. Aye-Vann, Aye-Bishop, and Aye-Hunt .

Vann moved, seconded by Hunt, to approve the Code Enforcement Officer's report for the month of May 2017. Aye-Bishop, Aye-Vann, and Aye-Hunt.

Bishop moved, seconded by Vann, to approve the Dog Control Officer's report for the month of May 2017. Aye-Hunt, Aye-Bishop and Aye-Vann.

Vann moved, seconded by Bishop, to approve Highway Superintendant Jeff MacCheyne to spend \$6,200.00 to fix the 1998 Louisville 10 wheel truck. Aye-Hunt, Aye-Bishop and Aye-Vann.

Hunt moved, seconded by Vann, that Highway Fund Vouchers #74-85 in the amount of \$53,497.65 and General Fund Vouchers #84-99 in the amount of \$4,463.35 be approved for payment. Aye-Vann, Aye-Hunt, and Aye-Bishop.

Hunt moved , seconded by Vann, to enter into executive session at 8:50 to discuss a personnel matter. Aye-Vann, Aye-Hunt, and Aye-Bishop.

Hunt moved, seconded by Vann, to come out of executive session at 9:15. No action was taken. Aye-Vann, Aye-Hunt, and Aye-Bishop.

Vann moved, seconded by Bishop, to adjourn the meeting at 9:20 p.m.

Respectfully Submitted,

Colleen R. Freese, Town Clerk