

The Public Hearing was called to order by the Eric Wilson Town Supervisor at 7:00 p.m. July 13, 2023, in the boardroom at 44 Grand Street, Sidney.

Eric Wilson	Supervisor:
Codey Lambrecht	Highway Superintendent
Bill Heath	Councilman
Bill Hunt, Jr	Councilman
Frank Selleck	Councilman
Paul Muratore	Councilman
Joseph A. Ermeti	Attorney- Absent
Sheila R Paul	Clerk

PLEDGE TO THE FLAG

SILENT MOMENT OF REFLECTION/PRAYER

A public hearing was held to give residents an opportunity to voice their concerns about the proposed Common Plan of Development Overlay (CPD) that will impact the following subdivisions: Hamlet View Estate, Gallup Hill, Alpine Lake, and Wheat Hill Rd. Sean Leddy, a senior planner with Delaware Cty Planning Department gave a short description of what the Common Plan of Development Overlay is to protect the integrity and design of the subdivisions in question and preserve the rural character of the town. All residents want to keep the beauty and peace. Both of them do not want it to change at all and others want to have the opportunity to develop parts of their property as their community grows. Seven residents spoke and some also read statements from residents that could not make the meeting. First to speak was Aslan Khan, a representative of the Osmanli Haksibendi Kakkani Order. “Peace be with you” “Let us work together to find balance.” The proposed overlay will inadvertently restrict the ability of the Osmanli Dergah religious center on Wheat Hill Rd to make use of their own property. For the growth of their community, as they are struggling to meet housing needs. He asked for cooperation from both sides to come up with a plan that would help them fulfill their housing needs while respecting the wishes of those living in the subdivisions. The next speaker was Shahid Quadri a professional engineer by trade, stated that the proposed change only focuses on four developments: Gallop Hill, Hamlet View, Alpine Lake, and Wheat Hill “The rest of the district get to subdivide.” Mr. Quadri asked Sean Leddy what the minimum lot size for other towns in Delaware County is. Leddy stated that minimum lot size varies from town to town, but average two to five acres. Mr. Quadri stated that Wheat Hill subdivision average lot sizes are between 30 and 33 acres, based on the proposed change, property owners in this subdivision would not be able to subdivide anything less than 65 acres where other towns can subdivide as low as five acres. The third speaker was Omar Siddiqi attorney that practices law in New York City but has lived on Cty Route 23 with his family and is a member of the Wheat Hill religious community. He stated that there is fundamental problem with this plan as proposed that could open the town up to litigation. Mr. Siddiqi quoted “No one designed these laws as a message that we aren’t welcome here’ but if passed the way it is, the minimum lot allowance would be sixty acres, preventing that (Osmanli Dergah) specific property from being subdivided. Mr. Siddiqi referenced the incident 14 years ago that “didn’t go well for anyone.” The incident in question related to the burial of two members of the Wheat Hill religious community on a piece of property they owned. Mr. Siddiqi stated that he and his community also want to preserve the agricultural integrity of the town and they have zero interest in erecting apartment buildings or any other structures that would tarnish the bucolic nature of the town. Fourth speaker was Kevin Green, who has previously questioned the proposed overlay, he stated that he would like to see everyone work together rather than have it be “us vs them” Mr. Green stated that many things outlined in the comprehensive plan adopted in 2002 never came to fruition, citing the proposed improvements of Sidney Center as an example. “Let’s spend time on a comprehensive plan rather than

arguing about a few extra houses” stated Mr. Green. The fifth speaker was Brenda Flowers, a resident of Hamlet View Estates. Ms. Flowers stated that she moved 1,500 miles from a gated community to live in the hills. “ I am happy with my rules, I do not want a group of people making changes to what my dream was. I want to be by myself, that is the lifestyle I want.” Ms. Flower stated that she is concerned about the impact more people living in the area would have and the increase in traffic on the roads. The rural, beautiful, and isolated life they worked for and dreamed of could be negatively impacted by additional houses on smaller lots. That is what prompted them to seek help from the town board and planning board to ensure their way of life was not threatened. The sixth speaker was Christine Roche, resident of Hamlet View Estate, read a letter written by Dan and Diane Bradshaw who live on Meadowview Lane and were not able to attend the public hearing. The letter said, contrary to the comments made by Kevin Green, that Hamlet View Estates was only mentioned a couple of times in the comprehensive plan; it was held up as a positive example of a designed residential subdivision and stated that more developments like Hamlet View Estates should be developed. The Bradshaw’s said that without the proposed overlay, the property value of others would be threatened and asked the town board to enact the Common Plan of Development overlay. The seventh speaker, Dr. William Roche resident of Hamlet View Estates, read two additional letters from residents Sean, Lisa Caufield, John, and Stacey Bromante who live on Franklin Depot Rd. The letters stated that they are in complete support of the zoning overlay and would like to see it implemented as soon as possible. The Caufield’s said that they enjoy the remote rural area, and this is the reason they chose to purchase a home here. They said an increase in population would interrupt their tranquility. Bromantes’ letter says they do not want theirs or any other properties subdivided because more housing means more traffic. They want their land and way of life preserved and believe Common Plan Overlay will do that. Dr. Roche then spoke on his own behalf. “ in the months and months of planning that went into these documents, there were four citizens sitting in this room” said Dr. Roche. He questioned where everyone else was during the planning stages. Dr. Roche also took exception to comments made by Mr. Green in the June meeting where he minimized the positive statements made about Hamlet View Estates in the town’s Comprehensive Plan that the document held up Hamlet View Estates as a role model, something to emulate and said there should be more developments like Hamlet View Estates. “ You cannot dismiss or disrespect the positive statements in the document regarding Hamlet View” said Dr. Roche. Dr. Roche thanked council members and planning board members for the work they put into developing the Common Plan Overlay.

Other speakers from the floor were Jim Naparella, he stated that he is in favor of peace and harmony, but that it is critical that the board put the overlay into effect. Also, Colleen McKinney stated that she was confused because what was in the Comprehensive Plan indicated that they had planned and envisioned more people living there and the plan was to make it a subdivision. Ms. McKinney stated that she thought the two sides on the issue were speaking over each other.

Supervisor Wilson thanked everyone for their input and at 8:00 p.m. asked for a motion to close the public hearing. The motion to close the hearing was made by Mr. Hunt, seconded by Mr. Heath, and carried. **AYES:** E. Wilson, F. Selleck, P. Muratore. **NAYES:** None

The Regular meeting of the Sidney Town Board was called to order by Eric Wilson Town Supervisor at 8:12 p.m. on July 13, 2023, in the boardroom at 44 Grand Street, Sidney. Prior to the meeting, bills were audited by the Board.

**APPROVE TOWN BOARD MINUTES:** Regular Meeting held on June 8, 2023, Motion to accepted minutes, by Mr. Selleck seconded by Mr. Hunt and carried. **AYES:** E. Wilson, B. Heath, P. Muratore. **NAYES:** None

**APPROVE PAYMENT OF BILLS:**

**General A Fund Voucher:** 23-198 thru 23-270 in the amount of \$ 51,563.20 Motion by Mr. Hunt, seconded by Mr. Muratore and carried. **AYES:** E. Wilson, B. Heath, F. Selleck. **NAYES:** None

**East Sidney Lake Voucher:** 23-34 thru 23-43 in the amount of \$ 7,988.86 Motion by Mr. Hunt seconded by Mr. Heath and carried. **AYES:** E. Wilson, F. Selleck, P. Muratore. **NAYES:** None

**SL Sidney Center Street Light:** 23-7 in the amount of \$ 250.81 Motion by Mr. Hunt seconded by Mr. Muratore and carried. **AYES:** E. Wilson, F. Selleck, B. Heath. **NAYES:** None

**Total General Vouchers:** \$ 59,802.87

**Highway DA Fund Vouchers:** 23-101 thru 23-107 in the amount of \$ 2,184.92 Motion by Mr. Muratore, seconded by Mr. Selleck and carried. **AYES** E. Wilson, B. Heath, B. Hunt. **NAYES:** None

**Highway DB Fund:** 23-19 thru 23-29 in the amount of \$ 108,908.67 Motion by Mr. Hunt and seconded by Mr. Heath and carried. **AYES.** E. Wilson, F. Selleck, P. Muratore. **NAYES:** None

**Total Highway Vouchers:** \$ 111,093.59

**CM Hospital Fund Vouchers:** 23-94 thru 23-107 in the amount of \$ 14,156.06 Motion by Mr. Hunt seconded by Mr. Muratore and carried. **AYES:** E. Wilson, F. Selleck, B. Heath. **NAYES:** None.

**Total Vouchers paid:** \$ 185,052.52

**CORRESPONDENCE:**

Email from Cynthia Taft resident of Sidney Center, regarding a ditch on Anderson Ave in Sidney Center. This was table as Mr. Ermeti ( Town Attorney) was absent.

**REPORTS/DISTRIBUTED:**

Monthly reports of Supervisor, Bookkeeper and Town Clerk. Clerk is submitting checks totaling in \$ 1416.00 fees collected during June 2023

**REPORTS/ORAL**

**HIGHWAY-** Highway Superintendent Codey Lambrecht: Crew spent most of the month working on River Rd. Suit-Kote came in and milled the road the week of June 26<sup>th</sup> then on July 3<sup>rd</sup> the crew began paving the road with the help of other towns such as Unadilla, Masonville, Tompkins and Franklin. Between working on River Rd, the crew has been helping other towns as well as working on our roads such as Meadowland Rd and Lawton Hill Rd. Next the crew will be oil and stoning River Rd and Meadowland Rd.

Have encountered a couple of setbacks this month: The town garage got hit by a vehicle. ( no one was hurt) waiting on quotes for repairs. Had a mechanical failure with our new skid steer, which is under warranty. Lastly our 2006 International dump truck broke down and is currently at Winn’s Garage in Bainbridge. They are thinking it might be something in the transmission.

***SUPERVISOR***- Eric Wilson: Reached out the Evolve New York which is affiliated with the New York State Power Authority about locating an electric charging station somewhere in the town. Evolve New York is a non-profit organization that will cover the cost to put in a charging station and some future maintenance costs. There is a 10-year lease and would take 14 months to get it installed, it would take about 30 to 35 minutes for an electric vehicle to charge. Sent a contract over to the Town Attorney Joseph Ermeti to review. Once it is reviewed the board can vote on whether or not to move forward.

***BOOKKEEPER***- Karen Kropp: Nothing to report.

***TOWN CLERK***- Sheila Paul: Julie Stevens ( Deputy Clerk) and summer youth employee Lina will be going to the Hospital and working a retention for the records that was from The Hospital until it closed in 2005. A spreadsheet will be created, and information of all records will be destroyed. Spoke with Jeff Pendorf from ACCO and that they will be helping with shedding the records.

### **COMMITTEE REPORTS**

***Highway***-Selleck & Wilson: Mr. Selleck stated that they need to move forward on getting a new truck and added that he has received positive feedback on the River Rd paving job.

***Hospital***- Hunt/ Wilson: Mr. Wilson stated that there are 2 lower-level potential tenants for the hospital.

***Insurance***-Heath / Hunt: Mr. Hunt stated that at the end of July should start to look at risk management.

***Zoning & Planning***- Muratore/ Selleck: Mr. Wilson asked for a motion to create a committee to review and update the Town's Comprehensive Plan. The motion was made by Mr. Hunt, seconded by Mr. Heath, and carried. **AYES:** E. Wilson, F. Selleck, P. Muratore. **NAYES:** None  
The plan was created in 2002 and during the public hearing, it became clear that a review of the document was needed. Kevin Green, Dr. Bill Roche, and several board members volunteered to be on the committee. Mr. Wilson would like to have something in the works before the next board meeting in August.

***East Sidney Lake***- Heath/ Selleck: Mr. Selleck stated that there was an accident at the East Sidney Lake, with two water skiers that knocked their heads together. A 911 call was placed, but the status of the two individuals is unknown at this time.

***Finance***-Muratore/ Wilson: A treasury bill reaches maturity at the end of the month. Mr. Wilson will be checking rates from several banks and will discuss options with council members.

***IT***- Hunt/ Muratore: Mr. Muratore is addressing an issue with the Wi-Fi at East Sidney Lake. He is also looking at getting all council members email addresses and asked for a motion to approve his registration of the domain townofsidneyny.gov. A motion was made to approve the registration by Mr. Wilson and seconded by Mr. Heath and carried. **AYES:** F. Selleck, B. Hunt, P. Muratore. **NAYES:** None With board approval of the registering the domain it will enable board members and town employees to have business emails. Mr. Muratore asked about other towns that live stream their board meetings and wondered if they should consider doing it. Mr. Wilson was in favor of it and will be looking into it.

**Justice Committee-** Hunt/ Heath: Judge McCann asked for a phone in his chambers to be turned on and to have locks placed on his chamber door. Also, to repair some holes in the walls. The committee is looking into the concerns of why the door is not unlocked for people that come for court to be able to use the public bathroom.

Judge McCann's recommendation to hire Steven Crawford to be a third Court Clerk, which is the position is a part time position and pay is \$ 17.00 an hour. Mr. Wilson made a motion to accept Judge McCann's recommendation to hire Steven Crawford, seconded by Mr. Hunt and carried. **AYES:** B. Heath, B. Muratore. **NAYES:** F. Selleck.

**DCO liaison-** Heath: Reported that there were a couple of feral cat complaints, a person was bitten by a dog on Main Street and there was an emu on the loose.

### **NEW BUSINESS**

### **UNFINISHED BUSINESS**

Sidney Historical Association Rent increased to \$500.00 starting in August 2023. The motion to approve this increase was made by Mr. Hunt, seconded by Mr. Muratore, and carried.  
**AYES:** E. Wilson, F. Selleck, B. Heath, B. Hunt. **NAYES:** None

### **COMMENTS FROM THE FLOOR**

**Adjourn:** At 8:50 p.m. Mr. Wilson motioned to adjourn the meeting and it was seconded by Mr. Hunt and carried. **AYES:** P. Muratore, B. Heath, F. Selleck **NAYES:** None

Next Regular Board Meeting will be on August 10, 2023, at 7:00 p.m.

Respectfully submitted,

Sheila R Paul, Town Clerk