

**PUBLIC HEARING
SMALL CITIES GRANT PROGRAM
PART ONE**

The Public Hearing scheduled to be held on Thursday, January 14, 1999 at the Palmyra Fire Hall, East Main Street, Palmyra, NY, to discuss needs and priorities, to provide residents with information about the Small Cities program and to describe the Town's plan to meet these priority needs was called to order at 7:30 PM by Town Supervisor David C. Lyon.

The reading of the legal notice was waived by motion offered by David Nussbaumer.

Seconded by: Lynne Green Carried: Unanimously

Those present included the following:

Town Supervisor	David C. Lyon
Town Councilman	David Nussbaumer
Town Councilman	Lynne Green
Town Councilman	Michael Lambrix
Town Councilman	James Welch
Code Enforcement Officer	Robert Grier
Marty Aman	MRB Group, PC
Jim Sorensen	1805 Division Street
David Johnson	1976 Division Street
Steve Landgrebe	218 Canandaigua Street
Angela Dart	875 Canandaigua Road
Rose Frederiksen	1020 Canandaigua Road
Dave Matthews	2018 Meadow Drive
Patty Diaz	1124 Canandaigua Road

Supervisor Lyon asked those present if they had any comments or questions regarding this application.

D. Matthews asked what type of project was available.

Representing MRB Group, the Town's Engineering firm on this project, Marty Aman responded with the priorities of water improvement, wastewater, jobs creation and retention. He also explained that when Federal Department of Housing and Urban Development (HUD) money is involved, health and welfare reasons (poor water quality) are addressed.

Mr. Matthews then inquired about the letter he sent to the Town Board in December about the "canal deal" - to preserve canal features. Supervisor Lyon replied that some preservation would be done in Lyons, and that it was better done in other areas.

S. Landgrebe asked if this project would increase taxes, to which Supervisor Lyon replied no, the money was already in the coffers. Mr. Aman added that the costs would be split three ways. Supervisor Lyon explained that the Town's share could also be provided through in-kind services.

A. Dart asked how the Master Plan affects applying for the grant. Supervisor Lyon replied that he didn't know that it does. He reminded everyone that the Town is operating under the old Master Plan from 1962 as the new hasn't been implemented. Mrs. Dart then asked if there were any thoughts of a new Master Plan, to which Supervisor Lyon replied yes, we do have a new one with maps and planning. Code Enforcement Officer (CEO) Grier added that the new one would be done next year. Mrs. Dart asked if the old Master Plan is still zoned for this, and Supervisor Lyon and CEO Grier assured her it is.

D. Matthews asked if they were talking about Small Cities grants in general, not Division Street in particular. Supervisor Lyon replied that you can bring up anything; the Town has identified this project as its focus.

D. Johnson asked if the Board would be going over the same thing on the 28th, to which Supervisor Lyon replied yes, it will be much the same.

At this time Supervisor Lyon asked if there were any more questions and there were none. He declared this public hearing closed at 7:42PM.

**PUBLIC HEARING
ESTABLISHMENT OF NORTH SEWER DISTRICT**

The Public Hearing scheduled to be held on Thursday, January 14, 1999 at the Palmyra Fire Hall, East Main Street, Palmyra, NY, to discuss the

Establishment of the North Sewer District was called to order at 8:00 PM by Town Supervisor David C. Lyon.

Those present included the following:

Town Supervisor	David C. Lyon
Town Councilman	David Nussbaumer
Town Councilman	Lynne Green
Town Councilman	Michael Lambrix
Town Councilman	James Welch
Code Enforcement Officer	Robert Grier
Marty Aman	MRB Group, PC
Jim Sorensen	1805 Division Street
David Johnson	1976 Division Street
Steve Landgrebe	218 Canandaigua Street
Angela Dart	875 Canandaigua Road
Rose Frederiksen	1020 Canandaigua Road
Dave Matthews	2018 Meadow Drive
Patty Diaz	1124 Canandaigua Road

Supervisor Lyon read the legal notice, and asked those present if they had any comments or questions regarding this proposal.

J. Sorensen asked if a portion of this sewer line would be forced. Representing MRB Group, the Town's Engineering firm on this project, Marty Aman responded that the portion from the pump station into the Village would be forced.

A. Dart asked how big is the pipe, and is it all gravity? Mr. Aman replied it would be at least 6" pipe, and would be gravity to the pump station.

J. Sorensen asked about manholes, and Mr. Aman said they would be three-to-four hundred feet apart. J. Sorensen followed up asking if you could drop down, and Mr. Aman replied yes.

A. Dart asked how big the pipe would be for industry. Mr. Aman said there would be a 4 inch lateral to an 8 inch main, and the residential sections would be 4 inches.

P. Diaz asked if the hookup fees would be based on footage. Mr. Aman answered that would be a private charge. Supervisor Lyon added it would be handled the same as the water line was; the homeowner would contract privately to have their line installed. Mr. Aman offered that

average costs could be \$7.00 to \$10.00 per foot for installation of the residential portion of the sewer line.

A. Dart asked what the average assessment is on Division Street. Mr. Aman responded that the costs would be distributed on a benefits basis, and that he thought the average assessed value was approximately \$60,000.

D. Matthews commented that the map shows 12000 feet, and Mr. Aman responded that was not right - should be 5400 feet gravity.

S. Landgrebe asked about the origin of unanticipated funds for this project. Supervisor Lyon replied they came from sales tax revenues over budget, and mortgage tax estimates. There has been an increase in the refinancing of mortgages, which, in turn, increases the fees received by the County and shared by the Town. When the budget is prepared a conservative amount is estimated for both of these items. Mr. Landgrebe asked if these amounts were accumulated, and Supervisor Lyon replied yes, that is how we maintain taxes at an even level.

D. Matthews had a question about the map, and said the land north of Division Street Properties is not in the district, but is approved for four residential sites. Supervisor Lyon clarified that that's on Maple Avenue. Mr. Matthews asked if the sewer will be deep enough for them to hook up, and Mr. Aman assured him it will be, and that they have planned for the future. He continued that HUD grants are not to encourage growth in that they are not to be speculative, but to be used in committed growth. Supervisor Lyon pointed out that jobs have to be created in the first year or two.

Mr. Matthews continued that it's obvious the sewer is going to Division Street Partners, and that they are tax exempt. Are they making a contribution to the sewer project? Supervisor Lyon said yes, they are paying up front.

Mr. Matthews then asked if the rate will be based on consumption, to which Mr. Aman replied yes, per thousand gallons used. He also

clarified that Paul T. Freund Corporation (Division Street Partners) is making an up-front capital contribution, as well as a jobs creation agreement.

Mr. Matthews then inquired about the airport property. He said if there will be 80 residences at \$1500 each, why wouldn't it be higher until they pay back the Town's \$100,000? They'd be saving \$3500 per lot by not putting in septic systems. Supervisor Lyon said the funds are committed and created, and the Town cannot single anyone out to pay more. The Town will reduce connection costs for anyone who ties in immediately.

D. Matthews commented that 12 inches is a big pipe, and that Betty Brae Way and Meadow Drive will be forced to tie in. Supervisor Lyon replied that the Town doesn't force anyone to do anything. Mr. Matthews continued with an observation that this would be the time to get easements at the end of those roads, so that in the future that area would not be held hostage. Supervisor Lyon said the sizing of the line is for the future, as when Maple Avenue or Meadow Drive, etc. needed it. He also said the easements were a good point for the Town to consider.

Supervisor Lyon asked if there were any more questions and again there were none. He declared this public hearing closed at 8:18PM.

Respectfully submitted,

Catherine C. Contant
Deputy Town Clerk