

**TOWN OF URBANA  
REGULAR BOARD MEETING  
March 19, 2013**

The Urbana Town Board held its Regular Meeting Tuesday, March 19, 2013 at 6:30 p.m. in the Town Hall, 8014 Pleasant Valley Road, Bath, New York.

PRESENT:	John Webster	Supervisor
	John Jensen	Councilman
	Jim Presley	Councilman
	Tom Chadwick	Councilman
	Christine Kolo	Councilwoman
	Mary Farmer	Town Clerk
	Dave Buckley	Highway Superintendent

OTHERS PRESENT: John Merkwa, Bub Robinson, Don Patoine, Anne Green, Lance Locey, Douglass Schuckers, Michelle Fisher and Steve Veley.

Supervisor Webster opened the meeting at 6:30 p.m.

**Bid Opening**

Fabric covered highway barn and concrete foundation.

Concrete Bids

- |  |             |
|--|-------------|
| 1. B&P General Contracting Co., Campbell, NY | \$33,543.00 |
| 2. Machuga, Bath, NY                         | \$29,832.00 |
| 3. ST coots, Bath, NY                        | \$22,340.00 |
| 4. CW Fink                                   | \$29,265.00 |

Building Bids

- |   |              |
|---|--------------|
| 1. ACCU Steel Covered Buildings Inc., Avoca, NY | \$109,434.00 |
| 2. Hybrid Building Solutions, Clarence, NY      | \$ 99,644.00 |

**Minutes**

On motion by Councilman Presley, seconded by Councilman Jensen and carried, all voting Aye to approve the Minutes of February 12, 2013.

**Abstracts**

On motion by Councilwoman Kolo, seconded by Councilman Chadwick and carried, all voting Aye to approve the March 2013 Abstracts. Councilman Presley abstained.

**Summer Rec Program**

Councilwoman Kolo told the Board that BOCES has offered to run the summer reading program at the Prattsburgh School. Registrations for the Summer Rec program will be done in each Town in order to discuss tuition with each family. There will be no transportation through the school for two summers while the school is under construction.

**Old Business**

**Highway Barn**

Superintendent Buckley will review the bids received to make sure they meet specifications. The award of the bids will be made at the Special Meeting on March 25<sup>th</sup> at 6:30pm.

**Association of Towns Resolutions**

Supervisor Webster informed the Board that all Resolutions were passed except the resolution requesting an increase in local court funding.

## Urbana Parks Advisory Committee Report

3/13/13

To: Urbana Board

From: Parks Advisory Committee

The following recommendations are the consensus of the parks committee on various subjects:

### **1) Regarding the suggestion by the Village (at the joint meeting) of moving the playground and skate park equipment from the Village's Grape St. Park to the Town's Curtiss Park.**

The consensus of the committee was that this equipment was not consistent with the Town's previous decision to create an area for passive recreation and trails to access inlet and across stream to other recreational facilities.

The liberty street entrance to Curtiss Park is narrow and has 2 deeded ROW restrictions which do not leave room for the playground as currently configured. And a playground here would leave little if any room for the proposed hiking/biking trail. The committee felt that locating this playground farther from Liberty St. would be even more difficult to supervise than its current Grape St. location.

It is the consensus based on the above, that the Town should not allow the Grape St. Playground to be moved to Curtiss Park.

### **2) Regarding the Village's suggestion that the Town allow sand filters for a proposed downtown sewage system to be located within Curtiss Park.**

The committee members expressed several concerns as to how this would affect the development of Curtiss Park as a passive recreational area and natural setting. We've requested maps and drawings of this proposal so that we can know what its footprint would be and what it would look like. We need to know if this would be fenced and restricted and precisely where in the park it is contemplated. Are there anticipated buildings and / or access roads? We are also interested in whether this would create noise or odor. When we receive this information we will determine and forward the committee's recommendation to the Town Board.

### **3) Regarding the renovation, development and use of Urbana Pier:**

We have previously recommended that this pier be renovated and generally used for multiple purposes / tenants. The committee has discussed options at length and while we are not recommending specific businesses, we would like to be more specific as to our recommendations and take the liberty of giving examples.

#### Recommended (and concurrent) multiple uses of Urbana Pier:

- One or more tour or dinner boats (to pay a license fee)  
for ex: Keuka Maid, SS Marvik, or pontoon water taxis (Mr. Locey's idea)  
*a boat or boats would have obvious tourism benefits*
- ADA compliant public access (for fishing & sightseeing.) (free access)

- Charter fishing pick up and drop off (temporary mooring) (perhaps modest fee) *(this would help with parking and docking congestion at depot park.*
- Various other recreational uses provided by business(s) (with license fee)
  - Boat, kayak, canoe, pedal boat, jet ski, sailboat rentals
  - Rowing, sailing, skiing lessons
  - Tubing

*We are aware the Town has at least one offer from a business to do the above. We feel that this type of business activity fits in and actually expands the recreational opportunities for residents and visitors at Champlin Beach. We further feel that moving the boat rentals to Urbana Pier would alleviate much boat and automobile congestion at Depot Park, especially on weekends.*

- HFD Fire Boat if they still desire. (for free)

*Note: The specific placement on the pier should be worked in with other uses.*

**Regarding the renovation and maintenance of Urbana Pier:**

In the past, the tenant was to maintain the dock but didn't. The consensus of the committee is that the Town (not the tenants) should be responsible for renovation and continuing maintenance of the pier. Obviously, these costs must be one of the considerations while determining appropriate license fees, so we recommend the town solicit renovation proposals from contractors or design professionals to determine this cost. (If the Board prefers, the committee could solicit proposals)

**4. Regarding the process for placing a bridge and trail on the School property:**

At the joint meeting, the HCC Board was agreeable with allowing a bridge and trails however they cautioned about the requirement that NYS Ed. approval. The HCC President suggested that they might donate needed property. The committee discussed the suggestion that the Town might make an exchange. The consensus of the committee is that the Town offer to "swap" town-owned land (which is currently part of the school soccer field) for land that would be used for the bridge and trails. We believe that this land for land deal is in the best interest of the Town and School district. We therefore ask that the Town to have their attorney review this idea and if it is appropriate, the Town should forward the proposal to the School Board for consideration. (See maps)

**5. Regarding the use Wambold property:**

As you recall the chosen location for a bridge requires the permission (and ROW) of a private property owner. The owner has expressed interest in the locating the trail and bridge at this location but we have no formal commitment. It is the consensus of the committee that Mr. Wambold should be sent a letter and map from the Town. The letter would describe the ROW request and should include diagrams and/or maps so that we all agree. We request that the Town's attorney review this matter and if appropriate the Town should officially communicate with Mr. Wambold. (See map)

**6. Regarding the development of a parking lot at the site of the old town garage:**

The committee is aware that the town is moving forward on the new storage building. Perhaps the Town could now begin to empty the old garage If the highway dept. Personnel are to do this; they should be notified well in advance so they can work on this when time is available. It would be helpful to have the additional landscaped parking lot this summer, and if the building is empty (or nearly empty); the re-development of this lot could begin sooner.

**OTHER...FYI**

The committee is committed to complete our preliminary Curtiss Park and Trail plan this month. Then (weather permitting) we will do on-site work to make sure our design is feasible (making any needed changes) and install trail marker flags.

**Inter-Municipal Water Agreement**

The Board reviewed and made changes to the most recent agreement from the Village.

**Jeremy Fields – Keuka Maid Update**

Supervisor Webster said Mr. Fields was scheduled to be at this meeting but asked to be put on the April meeting agenda instead.

The following Resolution was adopted by the Town Board of the Town of Urbana  
At a regular meeting held on March 19, 2013:

**Resolution Regarding Foreclosed Properties**

***Resolution 2013 – 2***

***SUPPORT FOR NYS-CONTACT INFORMATION FOR VACANT STRUCTURES***

On a motion made by Councilwoman Kolo, seconded by Councilman Chadwick, the following was

ADOPTED	Supervisor Webster	Aye
	Councilman Presley	Aye
	Councilman Jensen	Aye
	Councilman Chadwick	Aye
	Councilwoman Kolo	Aye

Resolved to support New York State regarding the proposed laws concerning contact information for vacant structures,

WHEREAS, vacant, abandoned and foreclosed homes and structures have proliferated throughout New York State over the last five years; and

WHEREAS, vacant structures that are not maintained for months at a time degrade and depreciate the value of the vacant structure as well as the value of surrounding properties; and,

WHEREAS, lending institutions that hold mortgages on said vacant structures do not always provide the contact information of a responsible party; and

WHEREAS, Assembly Bill A.88 and Assembly Bill A.824, currently pending, would make it mandatory for lending institutions to provide contact information of responsible parties regarding vacant structures; and require good faith in obtaining a foreclosure; and

WHEREAS, the Town of Urbana Town Board supports the passage of said Bills

NOW THEREFORE, BE IT RESOLVED that the town of Urbana hereby supports the passage of said Bills and respectfully requests that the State Representatives who represents constituents in the Town of Urbana support the passage of said Bills.

Copies of this resolution to be forwarded to Senator Thomas O’Mara, Assemblyman Philip Palmesano, Co-Sponsors of this bill: Senator Gallivan and Assemblyman Kearns.

I, Mary M. Farmer DO HEREBY CERTIFY, that the foregoing is a true copy of a Resolution passed by the Town Board of the Town of Urbana at its regular meeting held on March 19, 2013 and members of the Town Board had due notice of said meeting, and further that such resolution has been fully recorded in the Town Clerks books.

In Witness thereof, I have hereunto set my hand the 19th day of March 2013.

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Mary M. Farmer  
Urbana Town Clerk

**Approve training attendance**

On motion Councilman Presley, seconded by Councilman Chadwick and carried, all voting Aye to approve the following training:

Terry DeBuck – 3/26/13, 4/3/13, and 4/13/13

John Webster – 4/3/13, 4/4/13, 5/9/13 and 5/10/13

Dave Oliver – 4/3/13

Sally Burleson – 5/9/13 and 5/10/13

**Public Hearing for Fracking Moratorium**

On motion by Councilwoman Kolo, seconded by Councilman Jensen and carried, all voting Aye to schedule a Moratorium Public Hearing for April 16, 2013 at 6:30pm.

**Oreck Vacuums Excess Property**

On motion by Councilman Presley, seconded by Councilman Jensen and carried, all voting Aye to determine the two Oreck vacuum's excess property and give to Ann Gardiner.

**Park Use Application**

On motion by Councilwoman Kolo, seconded by Councilman Chadwick and carried, all voting Aye to approve Joe Serphillips Park Use Application for his wedding on July 27, 2013.

**Town Entryway Sign on County Route 87**

On motion by Councilman Presley, seconded by Councilwoman Kolo and carried, all voting Aye to approve purchasing a new sign from Top Dog Signs for \$1,784.00 to replace the destroyed sign on County Route 87.

**Cemetery Contract**

On motion by Councilwoman Kolo, seconded by Councilman Chadwick and carried, all voting Aye to accept the contract with Gus Hilligus for cemetery lawn care not to exceed \$5,500.00

**Other**

The Board discussed repairs needed for the Champlin Beach dock and Supervisor Webster will look into hiring an engineer to look at the condition and given an estimate on the cost to repair.

**Public Input**

Mr. Locey had questions as to the time frame in getting the dock fixed.

At 7:32 p.m. On motion by Councilman Chadwick, seconded by Councilman Jensen and carried, all voting Aye to enter into executive session to discuss a Town department personnel matter.

At 8:25 p.m. On motion by Councilman Chadwick, seconded by Councilman Jensen and carried, all voting Aye to close the executive session and reopen the regular meeting.

With no further business, on a motion by Councilman Presley, seconded by Councilman Chadwick, the meeting was adjourned at 8:26 p.m. Carried unanimously.

Respectfully submitted,

Mary Farmer  
Town Clerk