

**TOWN OF SENECA
HIGHWAY DEPARTMENT
MAY 2024 MONTHLY REPORT**

Town of Seneca Highway Department report from April 15, 2024 to May 21, 2024.

- Seneca Stone Corp paved the final top coat on Fort Hill Road. Towns of Geneva, Benton, Hopewell Canandaigua, Gorham and Hopewell helped with the hauling of asphalt for the project.
- Wedged spots on Whitney and Gates Roads. Midland Asphalt then Nova Chipped both of these Roads. We still have to do the transitions on the asphalt driveways where needed.
- Accent Striping will be in the area after Memorial Day to stripe Short Rd, Gates Rd, Whitney Rd and Fort Hill Road.
- Villager Construction is scheduled to come in and crush the asphalt/concrete pile the 2nd week in June. We will use the material to put shoulders down on Whitney, Gates, Fort Hill and other areas around town that need them.
- Planted trees for the tree program.
- Seneca, Benton and several Yates County reps toured the Mack truck assembly line and Experience Center in Allentown, Pennsylvania on the 18th of April.
- Sent 4 trucks to Benton to help wedge North Flat Street in preparation for Nova Chip.
- Had to replace the NOX sensor in truck 9. Regional Int installed new injectors, EGR cooler and EGR valve in Truck 4. Replaced the batteries on Truck 8.
- Brian, John, Cordell and Kevin Stape helped with the tire recycling event held at our highway facility.
- Midland Asphalt Nova Chipped Whitney and Gates Road. The Towns of Phelps, Hopewell, Benton and Richmond helped with the hauling of material out of Dolomite.
- Sent five trucks to the Town of Phelps to help with their Nova Chip on Toll Road.
- Sent two trucks to the Town of Canandaigua to help with their Nova Chip on Cooley Road.
- The new Mack truck has arrived at Beam Mack in Rochester.
- Don has been mowing roadsides between his bus runs which allows the rest of the department to concentrate on the early road work.
- Sent two trucks to Canandaigua to help milling and paving of Middle Cheshire Road.
- Extended a driveway culvert and removed a tree at 2400 Charlton Road,
- Cut shoulders on a few spots on Gates Road.
- Sent two trucks to Gorham to help them mill and cold pave Turner Road.

Jim

TOWN OF SENECA WATER DEPARTMENT MAY 2024 MONTHLY REPORT

Town of Seneca Water District report from April 17th, 2024, to May 21st, 2024

- State Report for March has been completed and turned into the Health Department.
- Monthly samples taken and passed.
- Dig safe tickets as requested.
- Mowed and weed whacked where needed.
- Flushed dead end hydrants.
- Rolled all the lawns in the outside area that are mowed.
- Turned water on and activated service on Gorham Rd.
- Kevin and Cordell attended MACK tour with the highway.
- Fixed water service leak on Lake to Lake Rd.
- Installed a new pressure reducing valve and bladder tank in the water department end of the building.
- Talked to a resident about a tree that is next to a fire hydrant that is dying off on Charlton Rd. He was asking who was responsible for the tree. Since the tree was in the town right of way, I told him that we would take care of it.
- Fixed leak and replaced meter at a meter pit on Gorham Rd.
- Continue to work on PRV Pits
- Updated the Annual Water Quality Report and sent it to the DOH for approval. Water Quality report was approved and will be on the town website by the end of the month.
- Pre-Load started back up working at Olsen Tank.
- Continue to turn valves.
- Shut water off at a house on County Rd. 4 for a leak.
- Installed 2" meter on Co. Rd. 4 for Cornell
- Did a final read for on Route 14A.
- Replaced meter at a house on County Rd 4
- Fixed 2 water main breaks on Vogt rd.
- Jeff Decker installed 2- T's up at Olsen Tank site to connect to the new tank.
- Replaced three Curb boxes and stems on Co. Rd. 4
- Straighten valve riser at hydrant on Route 5&20.
- Activated 5 Cornell Services.
- Installed 2" meter on Sutton Rd. for Cornell
- Started Spreading Topsoil in the areas of water service breaks and main breaks
- Replaced blown out meter at a meter pit on Route 14A.
- Cordell Attended Water class at W2O Operators in Cortland to start obtaining his water license. He got a 100 on his test.
- Got 1986 GMC Van inspected and the 2022 F-150 Inspected.
- Opened Bids for the Olsen Tank Painting of the old Tank.

- Weed whacked and cleaned up around Town buildings for the Memorial Day Service.
- Planted flowers in the planters by the monument and by the Town Hall.
- Have an interview on Wednesday 5/22/24 for the Laborer position for the water department.

WATER PROJECT UPDATES

- **Kashong Switch Hot Box**

- Jeff Decker is supposed to start back up this week running the electric for the Hot Box.
- The pipes coming up from the ground will be installed to the meter and pressure reducing valve in the next couple of weeks.
- Hot Box should be up and running by the middle of June.

- **Olsen Tank Site**

- Two T's and valves were installed for the new Tank.
- The next couple of weeks they will be hooking up the rest of the water main to the new tank.
- Pre-Load is on site, will have the rest of the shotcrete done in the next couple of days.
- Inside the tank will be cleaned and painted by the end of this week.
- Outside the tank will be cleaned and painted by the end of next week depending on weather.
- Pre-Load said they should be done with the tank part by the end of the month
- Jeff Decker can finish tying the pipe to the new tank so it can be filled and tested.
- Once Pre-Load is off site, the last of the valves can be installed and the line can be pressure tested and filled.
- Jeff Decker can finish up the site work at the tank.

- **Kashong Switch Pumphouse**

- Talked with Hunt was supposed to have comments at the end of April from the Health Department from the drawing but have not heard anything.
- Tim Steed is going to reach out to the Health Department to see when the drawings will be approved.

Town of Seneca Zoning Office

3675 Flint Rd
Stanley, NY 14561

May 21, 2024
To: Town Board Members
From: Jerry Hoover
Re: Monthly report

Enclosed is my monthly report for your review.
Included for your review are the following:

- Highlights of activities for the month.
- Overview of collected fees for the month (payment detail report).
- Copy of the monthly permits issued report.
- Various attachments

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Jerry Hoover", with a stylized flourish extending to the right.

Jerry Hoover

Highlights of monthly activities – Zoning Office:

The vacant house on Orleans road has been cleaned up and lawn mowed. I have spoken with the owners of the other two and am optimistic they will be cleaned up within the next couple of weeks.

I have several others I am working on around the town as well.

You have in front of you tonight the local law for part 1203 of the uniform code. As discussed in last month's report this is simply updating the language in our existing law to reflect changes in the state building code. This is an administrative action and will not require SEQRA review.

Many thanks to the Water Department for providing the manpower to maintain around the Town Hall and park areas. I have been largely unable to get it done myself for a couple of reasons.

You also have in front of you tonight the most recent updates for short term rentals. As requested at last month's meeting. I added language regarding, residency, quiet hours, and fees. I spoke with Larry Townley, who would still like the regulations more restrictive, and he indicated there was a NYS Supreme Court case cited that indicated all short term rentals were to be considered motels and regulated as such. I spent several hours yesterday researching this and cannot find anything relative to the state. There are two Supreme Court cases specific to issues for New York City, but nothing statewide.

memo

To: Town Board Members
From: Jerry Hoover
Project: Commercial Solar Farms
Date: May 20, 2024

All,

As you are aware, the Town Board was approached by a developer to consider changing our zoning to allow a solar farm on property outside of Hall. After several discussions with Drew we decided it best to give the board history on how we derived the current zoning regarding commercial farms.

When we originally adopted regulation regarding commercial solar farms the Planning Board and Ag Committee understood that we could not prohibit them within the town.

At the time it was recommended that while trying to preserve agricultural land overall, the town supported allowing a limited amount of commercial solar, in conjunction with the gas to electric energy processing at the landfill, which at the time, was considered a renewable energy.

Considering these factors, the boards were comfortable utilizing 100-150ac of land for commercial solar farms. Ultimately, ~ 120ac was a center point. A 2MW solar system, which was the largest single system allowed, utilized about 15ac of land. 120ac/15ac/per system resulted in 8-2MW systems or 16MW of installed solar, Which is the limit currently in our Zoning Law.

A landowner on 14A leased 15a for a single system, with an option for the company to lease an additional 30ac for two more systems. This land was subsequently sold and the new owner allegedly was not aware of this option, which created an issue about prime farmland being utilized for solar when the company exercised that option. At this time the board was approached to take active farm land out of the options for a commercial solar farm.

After discussion, the Town Board ultimately changed our Zoning so that any land actively farmed, or farmed within 5 years previous to the date of adoption of the zoning changes could not be utilized for solar. In this town, other than landfill property, there is nearly no land not being farmed that is not woodland or wetlands.

We have 10MW of installed commercial solar so to reach the limit set by the town. Another 6MW, which equates to approximately 45ac of land could be utilized for commercial solar. It is easy to consider the landfill property to be suitable for solar. However, the 3phase electric in that portion of the grid is at maximum capacity and to date NYSEG has expressed reluctance to enhance it. Ariya has provisions to add another Genset at the landfill, however the lack of capacity within the grid has stopped that. Therefore the flare is running consistently.

The question for the Board is to determine if it desires to change our zoning back to its original form and allow the remaining 45ac to be developed, regardless of the current use of the land, or leave it as it currently is.

Thank you,

Jerry

Assessor's Report May 21, 2024

Tentative Roll was completed and filed on May 1st and is available on the town's website. Change notices were mailed. Exemption removal notices, Ag land conversion, and recouping tax notices were also mailed.

I have fielded a few questions on change notices, exemption removal notices and denials.

Home sales continue to be strong with sale prices reflecting that. Desirable properties have sales pending shortly after being placed on the market and are selling above assessments. Seneca remains a great place to live. Housing demands in our school districts remain highly sought after.

Grievance Day is scheduled for Tuesday May 28th 4pm – 8pm. Board of Assessment — Review members Dale Heinzman, and Colleen Cappiello both attended the required training.

This evening 4-8 is the last posted open book time. I had posted and was available as required by law 3 other times. To date no Grievance applications have been filed.

I have attended two training sessions. How to Win in Court offered by NYSAA and 2024 Town Finance School offered by the Association of Town. Both were very well attended, interesting and informative.

Please feel free to contact me at any time for any questions or concerns.
Shana Jo

Town Clerk's Report

May 2024

→ In the month of April, the office processed the following:

New Dog Licenses	2
Dog License Renewals	26
Dogs with changed status	5
Marriage Licenses	1
DEC Licenses- Gross	50.00
DEC Lic. Commission to the Town	2.76
Certified Copies	0
Other (See Below)	1
Unique Website Visitors- ONE TIME	992 ↑30%
Website Views- TOTAL PAGE VIEWS	2,179 ↓22%

→ OTHER: Pavilion Deposit Held

- Resident Event on 4/3/2024: tape left in various places; trash left in bathrooms; ribbon and tape left on ceiling tiles; adhesive hooks left on walls, doors, and windows leaving residue; and flammable decorations (candles) used- resulting in fire department being called **no fire damage, just smoke detection**.
- A letter was sent to this resident explaining all of this (attachment) and being the second time explaining most of this they were warned future use would be evaluated and possibly denied.

→ Sent out Dog License renewals and delinquents as needed.

→ Collected on Water Billing and applied late fees as necessary.

→ Renewed my Notary.

→ Designed the 2024 Memorial Day Service program.

→ Worked on updating the paperwork for the Pavilion. Currently waiting for a response from our Insurance Agent letting me know if something needs to be added.

→ Worked with the American Diabetes Association to get approval for Tour De Cure to travel through the town. Happening on June 8th, 2024.

Respectfully,
Haley S. Eagley

Town of Seneca - Historian's Report

May 21, 2024

Lisa and I are currently reviewing the map files. Several copies and accessions for the same map year were found and are now being reviewed to determine originals versus copies and organizing them by year or relevance, disposing of several duplicate copies.

If you have any questions, please let me know.

April Hours: Volunteer hours were: John 0
Lisa 4 ½

My hours were: 24 ½

Kathy Mastellar
Town Historian