

TOWN BOARD
SEPTEMBER 25, 1996

A regular meeting of the Town Board of the Town of Bethlehem was held on the above date at the Town Hall, 445 Delaware Avenue, Delmar, NY. The meeting was called to order by the Supervisor at 7:30 p.m.

PRESENT: Sheila Fuller, Supervisor
George Lenhardt, Councilman
Doris M. Davis, Councilman
Robert C. Johnson, Councilman
Bernard Kaplowitz, Esq., Town Attorney
Kathleen A. Newkirk, Town Clerk

ABSENT: Freeman T. Putney, Councilman

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Supervisor Fuller welcomed everyone to the regular meeting of the Bethlehem Town Board. The first item on the agenda was to remove from table and consider the proposed Water District Extension for Haswell Farms Subdivision. The Supervisor explained 2 weeks ago the Board had tabled decision on this due to information received at the public hearing. She asked for a motion to remove this item from the table.

Remove proposed Water District Extension for Haswell Subdivision from table and consider the proposal

The motion was made by Mr. Lenhardt and seconded by Mr. Johnson to remove from table the proposed Water District Extension for Haswell Farms Subdivision. The motion was passed by the following vote:

Ayes: Mrs. Fuller, Mr. Lenhardt, Mrs. Davis, Mr. Johnson.
Noes: None.
Absent: Mr. Putney.

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Supervisor Fuller asked Mr. Secor to update the Board with information pertaining to the questions raised at the public hearing. Mr. Secor addressed the items brought up at the public hearing on September 11th when an engineer's map and report were presented by Mr. Green and he was asked to respond. He said he provided the Board with a copy of a memorandum and some documentation including a supplemental piece that went to the Board members. He said he wanted to put this into perspective and proceeded to review the water district map. He said 2 issues were addressed, water supply availability and distribution to the customer. He explained a portion of the existing subdivision is within the current water district and part needs this water extension. He said this extension will ultimately connect to Dowerskill Village. After reviewing the current report and reports done over the years (1983, 1986, 1991) regarding the Bethlehem water system, Mr. Secor indicated this extension will not pose a problem to the water supply. He noted he provided estimates for water use, tax rates and everything else. He said when this was estimated and the tax rate for the future was reviewed, it was estimated (which was at 75 cents per thousand dollars of assessed evaluation) the rate will go down to 72 cents. He said it has gone down to 69.9 cents. He said the tax rate is lower because new industry has been brought in and created new jobs. He said the taxpayers have saved money. A statement was made at the public hearing that Selkirk COGEN pays a reduced rate, to which Mr. Secor responded this is completely wrong. He said COGEN pays the highest rate, \$1.69 per thousand. He noted the residential water rate is \$1.07 per thousand and the industrial rate is \$1.24 per thousand. He said everyone pays the same tax rate.

Mr. Secor said the proposed subdivision and water district extension fits within the planning projections which are in the 40 year projection report which says that over the long run there will be growth within the existing district and also growth by extending the district. He said the projections include subdivisions like this and others that will come after this. He said there is no reason why this should not be approved and move forward.

Mr. Secor offered to answer any questions and indicated Mr. Green, who prepared the original report, was present.

Supervisor Fuller thanked Mr. Secor and asked if there were any questions from the Town Board. There were none. The Supervisor asked for a decision regarding this proposal, noting the first action would be the negative declaration for SEQR to affirm what the Planning Board already did as they went through a few years of studying this development.

The motion was made by Mr. Johnson and seconded by Mr. Lenhardt to approve the negative declaration regarding SEQR for Water District No. 1 extension for Haswell Farms Subdivision. The motion was passed by the following vote:

Ayes: Mrs. Fuller, Mr. Lenhardt, Mrs. Davis, Mr. Johnson.
Noes: None.
Absent: Mr. Putney.

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The following resolution was presented by Mr. Lenhardt and seconded by Mr. Johnson:

RESOLUTION PROVIDING
WATER DISTRICT EXTENSION AND IMPROVEMENTS
AFTER PUBLIC HEARING

Resolution
providing Water
District Extension
and Improvements
after Public
Hearing

A regular meeting of the Town Board of the Town of Bethlehem, was held on the above date at the Town Hall, 445 Delaware Avenue, Delmar, New York. The meeting was called to order at 7:30 P.M.
PRESENT: Mrs. Fuller, Mr. Lenhardt, Mrs. Davis, Mr. Johnson.
ABSENT: Mr. Putney.

Mr. Lenhardt offered the following order and moved that it be adopted:

WHEREAS, a written petition dated July 18, 1996 in due form and containing the required signatures has been presented to and filed with the Town Board of the Town of Bethlehem for extension of Water District No. 1, Town of Bethlehem, New York, to be known as Haswell Farms Water Extension being bounded and described as set forth in Exhibit A hereto annexed and made a part of hereof, and

WHEREAS, the improvements proposed consist of the construction of a water system within the extension, and valves, hydrants, appurtenances necessary for the operation of the water system, in accordance with a map, plan and report dated March, 1006 and last revised July 18, 1996, made a part of such petition, and

WHEREAS, the maximum amount proposed to be expended for the said improvements, as stated in the petition, is the sum of \$625,000, which is to be paid for entirely by the developer, and

WHEREAS, on 8/14, 1996, the Town Board of the Town of Bethlehem, duly adopted an order reciting a description of the proposed extension and improvements to be constructed in accordance with said map, plan and report, the maximum amount proposed to be expended for the said improvements, that said expenditures are to be paid for entirely by the developer of said area, and that a copy of said petition, including without limitation, said map, plan and report are on file in the Town Clerk's office for public inspection and specifying that said Town Board shall meet at the Town Hall, 445 Delaware Avenue, Delmar, New York on the 11th day of Sept., 12996 at 7:30 o'clock P.M. to consider the said petition and to hear all persons interested in the subject thereof concerning the same and for such other action on the part of the Town Board with relation to the said petition as may be required by law or proper in the premises, and

WHEREAS, copies of said order were duly published and posted according to law, and said Town Board did, at such time and place specified in said order, duly meet and consider such petition and heard all persons interested in the subject thereof, who appeared at such time and place, concerning the same, and

WHEREAS, the evidence offered at such time and place requires that the Town Board make the determinations hereinafter made,

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of Bethlehem, in the County of Albany, that it be and hereby is determined as follows:

- (1) The notice of hearing was published and posted as required by law and is otherwise sufficient.
- (2) That all costs of engineering, installation of infrastructure, construction fees and administration costs for such improvements shall be borne by the developer of said area.
- (3) It is in the public interest to approve the proposed extension of the said Water District and the construction of improvements as hereinafter described in accordance with said map, plan and report, and be it

FURTHER RESOLVED, that the Town Board does hereby approve and authorize extension of Water District No. 1, Town of Bethlehem, New York, to be known as Haswell Farms Water Extension being bounded and described as set forth in Exhibit A hereto annexed and made a part of hereof the construction of the proposed improvements consisting of a water system within the extension, and valves, hydrants, appurtenances necessary for the operation of the water system, in accordance with a map, plan and report dated March, 1996 and last revised July 18, 1996, made a part of such petition and

FURTHER RESOLVED, that the all costs of engineering, installation of infrastructure, construction fees and administration costs for such improvements shall e borne by the developer of said area; and be it

FURTHER RESOLVED, that the Town Clerk be and hereby is authorized and directed to file a certified copy of this resolution in duplicate, in the office of the New State Department of Environmental Conservation, together with an application, in duplicate, for the approval of the aforesaid extension of Water District No. 1 of the Town of Bethlehem, New York, within ten days after the adoption of this resolutions, and be it

FURTHER RESOLVED, that the Town Supervisor be and hereby is authorized and directed to execute said application on behalf of the Town of Bethlehem, New York, and be it

FURTHER RESOLVED, that the Town Clerk shall cause a certified copy of this resolution to be duly recorded in the Office of the Clerk of Albany County, within ten days after the adoption of this resolution.

A motion made by Mr. Lenhardt and seconded by Mr. Johnson that such order be adopted was passed by the following vote:

<u>AYE</u>	<u>NO</u>	<u>ABSENT</u>
Mrs. Fuller	None	Mr. Putney
Mr. Lenhardt		
Mrs. Davis		
Mr. Johnson		

 KATHLEEN A. NEWKIRK
 Town Clerk
 Town of Bethlehem

Supervisor Fuller said the next item was good news, the presentation of the 1997 Town of Bethlehem Preliminary Budget.

Present 1997 Town
of Bethlehem
Preliminary Budget

Supervisor Fuller read the budget message and asked the Comptroller to give a quick overview of the preliminary budget.

Supervisor Fuller said the budget has been presented for the first time this evening. The Town Board Members will be discussing the budget further at the work sessions. She said the public hearing will be held and the adoption will be done in November.

The next item was a recommendation from Assessor, M. David Leafer, for adoption of a resolution pertaining to the 1998 update of the assessment role. Supervisor Fuller asked Assessor Leafer to give a brief overview. Mr. Leafer noted the Town of Bethlehem in 1992 completed its first reevaluation or Town-wide assessment update in quite a number of years. The reason was to bring all parcels -- 11,600 parcels at that time -- to full market value in order to provide equity and fairness in assessments. Mr. Leafer said this was reasonably successful. He noted whenever a mass appraisal of that

Resolution
1998 update
of assessment
role

many parcels is undertaken there is bound to be some margin of error. He said in the intervening time since the reevaluation, hopefully, many of the small errors have been caught and straightened out.

Mr. Leafer said the Town at that time promised the community there would be periodic updates to maintain full market values and therefore, maintain equity in assessments. This resolution provides for the update to the assessments. He noted this update should be done every 4 to 5 years in order to take into account changes in market trends between either the reevaluation and update time period or between updates. He said it also ensures all inventory is updated. He said inventory is the improvements that have been done.

Assessor Leafer noted the State provides a maintenance aid program to town assessing units that have gone through reevaluation or updates and have successfully completed and maintained their records. The State provides a stipend of \$2.00 per parcel. Mr. Leafer said this would amount to approximately \$24,000 from the State. He said it is also his understanding that a new program is underway with the State in terms of its maintenance aid to provide a \$5.00 per parcel stipend for towns and assessing units going through reevaluations or updates. He said they are putting it in place and hopefully, the Town will be able to plug into this. He said he hoped some of the cost of this update will be further covered by additional support from the State.

Mr. Leafer said the major difference between the reevaluation and this update is that in the reevaluation every property is inspected for and/or measured in the Town. In the case of an update, verification of what is called the inventory or improvements to property will be done primarily through mailers to the property owners with a request for cooperation in getting back to the Town with information regarding discrepancies in the inventory. Maintenance has been done regarding new homes, additions, and changes in commercial property, according to Mr. Leafer, through Building Department records and splits/mergers, things of this sort.

The second major change in a reevaluation has to do with the impact of the assessment changes. He said the reevaluation has severe changes. He said an update will produce much more gentle swings, if any. He noted some information being received indicates higher evaluations than current assessments in certain pocket areas.

Assessor Leafer said the third major difference between these two will be the cost. He said the reevaluation cost primarily for the hiring of the firm was at approximately \$400,000. The proposed budget is in the order of \$117,000 for the 2 year period, of which \$77,000 has been tentatively budgeted for the 1997 budget. He said the cost is not as high because basically the update will be accomplished in-house by his office with support services from the NYS Office of Real Property Services and some outside personnel support. He said this would be in the form of a field review appraiser who will come in to assist him during the field review process, as well as, some volunteer or summer interim help to assist with putting changes on the computer. He said other outside personnel may be brought in, such as a local appraisal firm to do the commercial valuation portion of the updates.

Assessor Leafer said the process will begin this evening if the Town Board adopts the resolution. He said public relations will begin and people will be aware of the process. He said any inventory corrections will be made at this time and gathering of market and sales data will be done. He said mailers will go out in June of 1997 to all property owners asking for review of the data.

In August of 1997 the actual evaluation process will take place and work with the State and computer generated value estimates will be done. Mr. Leafer said at this time his work really begins. He said the field review process will take place between September and December. From December of 1997 through February of 1998, updating of exemptions in the system will be done. In February assessment disclosure notices will go to everyone in Town letting them know what change has been proposed, if any.

From February through March early April, there will be informal hearings with himself and anyone working with him on reviewing the assessment from the update. He said property owners will have the opportunity to come in and review this information. He said final assessment change notices will be mailed in late April and the tentative roll will be filed on May 1 as normal. The grievance period will be in May through June. He said he is anticipating up to 400 grievances, hoping it will be less. The final roll is filed on July 1 and then small claims will be done from that particular year's process. He said at the same time this is going on, the staff will be working on this and maintaining the normal office process.

Supervisor Fuller thanked Mr. Leafer and asked if there were any questions.

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The motion was made by Mrs. Davis and seconded by Mr. Lenhardt to adopt the following resolution:

WHEREAS, the Town of Bethlehem has heretofore attained full value assessment on all real property tax assessments within the Town; and

WHEREAS, from time to time, it is necessary to update the Town of Bethlehem assessment roll so as to maintain full value assessments; and

WHEREAS, the Town of Bethlehem completed the full value re-assessment of all real property property tax assessments within the Town as of the taxable status date of March 1, 1992, and

WHEREAS, it is necessary to undertake an update for the taxable status date of March 1, 1998; it is therefore

RESOLVED, that the assessor be and he hereby is authorized to proceed with the update of the assessment roll for the Town of Bethlehem to be completed for the taxable status date of March 1, 1998, subject to the budgetary appropriations previously made thereto.

The motion was passed by the following vote:

Ayes: Mrs. Fuller, Mr. Lenhardt, Mrs. Davis, Mr. Johnson.
Noes: None.
Absent: Mr. Putney.

The next item was a recommendation from David Austin, Administrator, Parks & Recreation Department, for acceptance of donation from Citgo Petroleum, Glenmont, NY in the amount of \$1,262. Mr. Austin indicated the monies will be used to replace playground equipment in the pool complex which is 23 years old and in poor condition.

Parks and
Recreation
accept donation
from Citgo
Petroleum

The motion was made by Mr. Lenhardt and seconded by Mrs. Davis to accept, with appreciation, the donation of Citgo Petroleum, Glenmont, NY in the amount of \$1,262. The motion was passed by the following vote:

Ayes: Mrs. Fuller, Mr. Lenhardt, Mrs. Davis, Mr. Johnson.
Noes: None.
Absent: Mr. Putney.

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Supervisor Fuller said she will send a letter of thanks on behalf of the Town.

The following item was a request from Administrator, David Austin, Parks & Recreation Department, for approval of appointment of seasonal personnel.

Parks and
Recreation
Seasonal
Personnel

The motion was made by Mr. Johnson and seconded by Mr. Lenhardt to approve the appointment of the following seasonal personnel at the rate and title indicated:

Sr. Attendant at a rate of \$6.00 per hour.

Jason R. Brooks
36 Westphal Drive
Delmar, NY.

The motion was passed by the following vote:

Ayes: Mrs. Fuller, Mr. Lenhardt, Mrs. Davis, Mr. Johnson.
Noes: None.
Absent: Mr. Putney.

Resolution
application
for 1997
funding Youth
Recreation
Programs

The next item was a request from David Austin, Administrator, Parks & Recreation Department, for adoption of resolution approving application for 1997 funding of youth recreational programs and youth services.

The following resolution was presented for adoption:

WHEREAS, on the 25th day of September 1996, the Town of Bethlehem adopted a resolution authorizing the Supervisor of the Town of Bethlehem to submit an application to New York State Division for Youth for funding of youth recreational programs and youth services in the amount of \$17,436 and,

WHEREAS, the Town of Bethlehem will abide by the decision of DFY as to the propriety of all expenditures upon which State aid is requested and,

WHEREAS, the youth programs will be operated in compliance with all laws, rules, regulations, resolutions and codes of the State of New York and pertinent political subdivisions and,

WHEREAS, no youth will be denied the services or facilities of this project because of race, creed, color or sex and,

WHEREAS, no fees will be charged for programs which are supported by State Funds and, be it further

RESOLVED, that the Supervisor of the Town of Bethlehem and the Town Clerk of the Town of Bethlehem be, and are hereby authorized to sign the application and submit it to New York State Division for Youth on or prior to November 1, 1996.

The foregoing resolution was presented for adoption by Mrs. Davis and was seconded by Mr. Johnson. The motion was adopted by the following vote:

Ayes: Mrs. Fuller, Mr. Lenhardt, Mrs. Davis, Mr. Johnson.
Naves: None.
Absent: Mr. Putney.

Highway Super-
intendent
approval to
dispose vehicle
at auction

The following item was a request from Gregg Sagendorph, Highway Superintendent, for approval to dispose of vehicles at auction.

The motion was made by Mr. Lenhardt and seconded by Mr. Johnson to approve request of Highway Superintendent, Gregg Sagendorph, for the disposal of the following vehicles at auction to be held by Northway Auto Exchange, Inc. of Clifton Park, New York:

One (1) 1988 GMC Pickup and one (1) 1990 Ford Minibus.

The motion was passed by the following vote:

Ayes: Mrs. Fuller, Mr. Lenhardt, Mrs. Davis, Mr. Johnson.
Noes: None.
Absent: Mr. Putney.

The next item was a recommendation from John Flanigan, Building Inspector, for approval of construction trailer for Fisher Hollow Subdivision.

The motion was made by Mr. Johnson and seconded by Mr. Lenhardt to approve the issuance of a trailer permit for a construction trailer to be located at Swan Place at its intersection with Fisher Boulevard as requested by Charlew Construction Co., Inc., 1370 Duaneburg Road, Schenectady, NY. The motion was passed by the following vote:

Ayes: Mrs. Fuller, Mr. Lenhardt, Mrs. Davis, Mr. Johnson.
Noes: None.
Absent: Mr. Putney.

Building Inspector
Approval of
Construction
Trailer

Supervisor Fuller noted the construction trailer will front on the side street which is known as Swan Place and it will not be on Fisher Boulevard. She said additional landscaping will be provided. Councilwoman Davis said she thought there was to be some berming in the area also. Supervisor Fuller said she thought the landscaping was only for the trailer. Councilwoman Davis said she thought there was to be some berming along Fisher Boulevard. She further noted this should help in addition. Councilman Lenhardt said the one drawing has contour lines on the corner. Councilwoman Davis said that should help also.

The following item was a request from Commissioner of Public Works, Bruce Secor, for approval of acceptance of land donation offered by General Electric for construction of proposed yard waste composting facility and authorize Supervisor to sign related documents.

Acceptance
of land donation
by GE for
proposed yard
waste composting

Supervisor Fuller noted on Saturday General Electric celebrated their 30th anniversary and at that celebration they presented the Town with the certificate for the 14 acres of land. She said the only thing needed is the signature of the Supervisor and the composting site can be set.

The motion was made by Mrs. Davis and seconded by Mr. Lenhardt to accept a land donation from General Electric, Selkirk, NY for construction of the proposed yard waste composting facility and approved authorization of the Supervisor to sign related documents. The motion was passed by the following vote:

Ayes: Mrs. Fuller, Mr. Lenhardt, Mrs. Davis, Mr. Johnson.
Noes: None.
Absent: Mr. Putney.

The following item was a recommendation from Engineering Services Administrator, Michael Cirillo, for acceptance of deeds for the Elm Avenue Bike Path. Supervisor Fuller noted the deeds convey land for the widening of the right-of-way for Elm Avenue and a permanent easement along the easterly side of Van Dyke Road.

Acceptance of
deeds for
Elm Avenue
Bike Path

The motion was made by Mr. Johnson and seconded by Mr. Lenhardt to approve the acceptance of deeds from Mr. and Mrs. Richard F. Seegal, Delmar, NY and Bethlehem Central School District, Delmar, NY and authorized the Supervisor to sign the Real Estate Acquisition Certification and Assurance form required to be completed for Federal and State funding of the Bike Path project. The motion was passed by the following vote:

Ayes: Mrs. Fuller, Mr. Lenhardt, Mrs. Davis, Mr. Johnson.
Noes: None.
Absent: Mr. Putney.

Acceptance
of deeds
Krumkill Manor

The next item was a recommendation from Michael Cirillo, Engineering Services Administrator, for acceptance of deeds for the Krumkill Manor Subdivision, Extension 1.

The motion was made by Mr. Johnson and seconded by Mrs. Davis to approve the acceptance of deeds for the Krumkill Manor Subdivision, Extension 1 from Traditional Amedore Homes, Inc., Schenectady, NY. The motion was passed by the following vote:

Ayes: Mrs. Fuller, Mr. Lenhardt, Mrs. Davis, Mr. Johnson.
Noes: None.
Absent: Mr. Putney.

Acceptance
deeds for
Cedar Ridge

The next item was a recommendation from Michael Cirillo, Engineering Services Administrator, for acceptance of deeds for the Cedar Ridge Subdivision, Section 3.

The motion was made by Mr. Lenhardt and seconded by Mrs. Davis to approve the acceptance of deeds for the Cedar Ridge Subdivision, Section 3 from J. Lucarelli Land Development Co., Inc., Schenectady, NY. The motion was passed by the following vote:

Ayes: Mrs. Fuller, Mr. Lenhardt, Mrs. Davis, Mr. Johnson.
Noes: None.
Absent: Mr. Putney.

Chief of
Police Trans-
fer money
from Insurance
Recovery
Account

The following item was a request from Chief of Police, Richard LaChappelle, for approval of transfer of \$1,839.20 from Insurance Recovery Account for vehicle repair.

The motion was made by Mr. Johnson and seconded by Mr. Lenhardt to approve the transfer of \$1,839.20 from the Insurance Recovery Account for vehicle repair as requested by the Chief of Police, Richard LaChappelle. The motion was passed by the following vote:

Ayes: Mrs. Fuller, Mr. Lenhardt, Mrs. Davis, Mr. Johnson.
Noes: None.
Absent: Mr. Putney.

Approve
Minutes of
August 28,
1996

The following item was to approve minutes of August 28, 1996 as submitted.

The motion was made by Mr. Johnson and seconded by Mrs. Davis to approve the minutes of the August 28, 1996 minutes as submitted. The motion was passed by the following vote:

Ayes: Mrs. Fuller, Mrs. Davis, Mr. Johnson.
Noes: None.
Absent: Mr. Putney.
Abstain: Mr. Lenhardt.

Parks and
Recreation
1996 Activity
Report for
Summer

Supervisor Fuller thanked Dave Austin, Administrator, Parks & Recreation Department, for the summer activity report. She said the 1996 summer activity report for Parks & Recreation Department indicates the attendance in the park and in the programs totaled 159,022 people, which was 10,626 higher than the summer of 1995. The attendance at the pool was 60,528 people, which was good considering there was not one day with a temperature over 88. Supervisor Fuller said this was a job well done by Mr. Austin and his entire staff.

Mr. Davies
on Haswell
Farms Water
Extension

Supervisor Fuller asked if anyone wished to address the Board. Mr. Sherwood Davies said he had 2 questions and a brief statement (statement following minutes). He said he heard Mr. Secor speak of the Haswell Farms Water Extension. He said he would like to ask if

STATEMENT BY SHERWOOD DAVIES
AT SEPT. 25, 1996 BETHLEHEM
TOWN BOARD MEETING

My name is Sherwood Davies. On Sept. 11, 1996 I attended the public hearing which was held by this Board for the purpose of receiving comments on the proposed Haswell Farms Water Extension.

I submitted a prepared statement to the Board and made an oral summary. There were no comments following my remarks. Mel Hyman's SPOTLIGHT article on Sept. 18, 1996 quotes Mr. Bruce Secor, Bethlehem's Commissioner of Public Works as follows:

"Sherwood Davies is in the business of trying to say that up is down and down is up."

"What Davies is saying is inaccurate."

"It's the same old stuff over and over again. Their tactics simply designed to scare people."

I reviewed the Rust Environment and Infrastructure of New York, Inc. engineering report on the Haswell Farm Water Extension. A copy of my summary was given to Mr. Hyman.

Mr Secor's response in the SPOTLIGHT article related to one of the nine comments on the Rust report. It was inaccurate and taken out of context.

Mr. Secor was quoted as saying:

"We built a new two million gallon storage tank at the Clapper Road (water treatment) plant, and he's saying we can't count that."

What I said in my summary and which was provided to Mr. Hyman and reflected in more detail in my statement was:

"The clearwell storage cannot be considered additional system storage. The Board has required separation of the Vly Creek source from the new supply. The 2 million gallon storage for the new system to meet peak demands of up to 4.5 MGD to 5.0 MGD and fire flows should be considered highly questionable."

The Rust report failed to mention separation of the sources. I found no report or comments by Mr. Secor or Mr. Fraser, the Town's Consulting Engineer, either approving or disapproving the proposed water extension.

Rust Engineering represents the interests of the developer and not the water district taxpayers. Mr. Bruce Secor represents the Town as a Licensed Profession Engineer in multi-million dollar submissions to regulatory agencies in behalf of the Town.

I am concerned that as a taxpayer, I cannot make a statement at a public hearing without being slandered and ridiculed through the SPOTLIGHT by the Commissioner of Public Works.

SPOTLIGHT article
Sept. 18, 1996 attached.

Town board defers decision on Haswell Farms water

By Mel Hyman

The Bethlehem Town Board temporarily put the brakes on the Haswell Farms subdivision last week after objections were raised to extending the town water district No. 1 to service the 178-home community.

Haswell Farms, located off Feura Bush Road, has already received final approvals from the planning board and town board but before the project can begin, developer Jerry Rosen must receive approval to extend the town's water system into the subdivision.

The entire development would not require municipal water since 63 of the single family lots already lie within the confines of water district No. 1. But the other 116 would need to be hooked into the municipal system at a cost of \$675,000, which Rosen has agreed to pay.

During a public hearing on the water district extension, Delmar resident Sherwood Davies asked the board to withhold action until

an updated engineering report is prepared and submitted to the board for its approval.

Davies told the board five main points need to be addressed:

- The adequacy of the existing sources (the Vly Creek reservoir and the the new Hudson River infiltration gallery) to meet current and future needs of the town.
- The amount of water the town would need to purchase from Albany.
- Short and long-term obligations to sell water to Selkirk Cogen at a reduced rate.
- The need to expand the system's water storage.
- Improvements needed in the distribution system to meet fire flow demand.

"The justification of Bethlehem's new water project and the engineering report on the proposed Haswell Farms water extension contains misleading and inaccurate information," Davies said. "Mr. (Bruce) Secor, commissioner of public works, projected that Bethlehem would save \$160 million over 50 years by building a new system vs. purchasing Albany water. We now find that we have built a new system, but we still need to purchase water."

Supervisor Sheila Fuller suggested that Secor prepare a report for the board on Davies' concerns in time for the next board meeting on Wednesday, Sept. 25.

"Sherwood Davies is in the business of trying to say that up is down and down is up," Secor remarked. "This is going to be a very straightforward and factual report. What Mr. Davies is saying is inaccurate."

"We built a new two million gallon storage tank at the Clapper Road (water treatment) plant, and he's saying we can't count that. ...It's the same old stuff over and over again. They're tactics simply designed to scare people."

For the first eight months of this year, the amount of water Bethlehem has needed to purchase from Albany as a backup for the residential sector has been miniscule, with monthly bills averaging less than \$100.

The negotiations between the city and town on a long-term contract have been stalled for several months with Albany insisting that Bethlehem pay a premium price for the water it buys given that the amounts are so small.

The Bethlehem water district services about 28,000 people.

Haswell Farms would add about 700 people to the water system and would require about 70,000 additional gallons of water per day.



Secor

what he summarized is what is summarized in his Memorandum to the Board. Supervisor Fuller said most of it was. Mr. Davies asked if this was the extent of his report. Supervisor Fuller indicated it was. Mr. Davies said the second question is if the Memorandum or report is available for public review or when would it be available. Supervisor Fuller said it was received before the meeting and therefore, it would be available tomorrow. Mr. Davies asked if he could get a copy on Thursday. Supervisor Fuller said yes. Mr. Davies summarized his statement to the Board.

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Supervisor Fuller asked if anyone else wished to address the Board. Mr. David Pellettier said he lives at 75 Henderson Road. He said it is a new subdivision called Woodhill. He said is concerned that the type of home being constructed at this time, since a new owner is building the subdivision, are different than the original proposal. He said he purchased a house in section 2 with the understanding -- he paid a premium -- to have bigger, larger homes. He noted the new homes start off about \$25,000 less and go up to 26,000 square feet. He said he was most interested if this was permitted under a registered subdivision to change midstream the type of homes built. Mr. Pellettier said he loves this Town and everything he heard about it is true. He said he put it on the record because he has talked to other employees at Town Hall and somehow he felt they did not take it seriously. He said he would appreciate it if someone from the Town Board would look into this since it is on the record. Supervisor Fuller thanked Mr. Pellettier and noted she can check on Thursday and give him a call.

Supervisor Fuller asked if anyone else wished to address the Board. There were none. She welcomed the students and said it is less than an hour. She thanked them for coming and invited them to come again.

Supervisor Fuller asked for a motion to meet in Executive Session following the regular Town Board meeting to discuss personnel. The motion was made by Mrs. Davis and seconded by Mr. Lenhardt to meet in Executive Session to discuss personnel matters following the close of the regular Town Board meeting.

Motion was made to meet in executive session.

The motion was passed by the following vote:

Ayes: Mrs. Fuller, Mr. Lenhardt, Mrs. Davis, Mr. Johnson.
Noes: None.
Absent: Mr. Putney.

The motion to adjourn the regular Town Board meeting was made by Mr. Lenhardt and seconded by Mrs. Davis at 8:17 p.m. The motion was passed by the following vote:

Regular meeting was adjourned

Ayes: Mrs. Fuller, Mr. Lenhardt, Mrs. Davis, Mr. Johnson.
Noes: None.
Absent: Mr. Putney.

Kathleen A. Newkirk
Town Clerk