

Zoning Board of Appeals for Argyle and Argyle Village Board Meeting  
June 7, 2010

Those in attendance: Kim McLean, Scott Baldwin, Jackie Greeno, Howard Denison, John McCauley, Joe Loret, Wes Clark, Debbie Newsome, Sue Brennan, Peter Bailey, Cher McCotter and Paul Bloomfield.

Zoning Board of Appeals called to order at 5:33 P.M.

Kim McLean asked Mr. Denison to explain to the Zoning Board what exactly they needed the Board to review.

Mr. Denison explained about the MacCauley property at 120 Main Street

- the property had to be sub-divided in order for the purchaser to obtain a mortgage
- the use of the property to stay the same
- set back needs a change variance
- the gift shop would stay as it is
- no plumbing or water is needed
- there is not enough room to put in a septic

Mrs. Greeno asked why it had to be split

- was told that financing can not be done under one mortgage
- zoning was already commercial
- new owners wanted to go with FHA
- the new owners want to keep Moseskill in operation

Mrs. McLean asked if anyone had any questions; none from the Zoning Board; she asked if this would be a problem for the community; none thought so and most were happy with the idea of further growth in the village.

No one from the public sector came to argue against the variance change.

Mrs. McLean asked for a motion to grant the variance change; Jackie Greeno made the motion; Paul Bloomfield seconded; all voted in favor; motion carried. Mrs. McLean signed papers as Chairperson.

Scott Baldwin made a motion to close the Zoning Board of Appeals; Jackie Greeno seconded; all voted in favor.

Zoning Board of Appeals closed at 5:47 P.M.

Planning Board opened 5:48 P.M.

Mayor Clark asked if any questions on approving site plan for the McCauley variance; none were asked; Mr. Denison asked for a motion to approve; Trustee Lohret made the motion; Trustee McCotter seconded; all voted in favor of; motion carried.

Mr. McCauley paid fee of \$10 to Village Clerk for filing. This action treated as a line adjustment, since the survey revealed the property was previously two lots.

Planning board adjourned at 5:52 P.M.

Village Board meeting opened at 5:53 P.M.

Debbie Newsome addressed the board with a problem with her neighbor at 73 Main St.

- a couple who rents for Steve Reid (is current with the rent)
- tenant has a business where he splits wood for income
- chain saws are going all the time
- had swimming pool put in without permits and is a code violation
- business of splitting firewood is a quality of life issue for neighbors
- neighbors would be willing to sign a petition
- noise ordinance in the Village needs to be further explored

Sue Brennan addressed the Board about historical record keeping for the Village. Mayor Clark spoke to State Vital Records and Giana Cross is the registrar for the combined district of Village and Town. Mayor wants to approach Ms. Cross and ask for records older than 50 years. Mayor asked question- "Do we want to keep Ms. Cross as Village Registrar and do we need/want to appoint a Village Registrar and Deputy Registrar? Trustee McDowell made a motion to have Sue Brennan as Deputy Registrar; Trustee McCotter seconded; Sue is not sure she wants this responsibility; Mayor to speak with Giana Cross.

Robert Webster came representing the Library

- sidewalk correction-curb problem
- parking is a problem due to a huge stump that needs to be cleared
- state highway dept. willing to help
- library neighbors (Pendergrass and Hamilton) willing to help
- wants to know if Village would be willing to cover the cost of concrete for a new sidewalk
- library has no trouble finding contractors
- have to remove all macadam
- must raise level of sidewalk
- need to get plans approved
- must be 4 ft wide to handle wheelchair

Trustee Bailey has to leave meeting at 6:32; Mr. Webster leaves with him.

Water Commissioner Garry Robinson is asked by Mr. Baldwin to please give him some time before the water meters are installed at his residence because he does not have an outside water shut off.

Commissioner Robinson supplied the Board with a report and is added to the minutes.

Steve Bonhote arrived at 7:03 to address the Village Board about water to the ball fields.

- there is an existing curb stop between Stiles' House and the Manse property
- Randy Cuthbert has looked and need to have Rural Water to come out and look for the shut off
- Mr. Bonhote is willing to look for it himself
- wants to have access to put in water line, must be five feet dep for pipe-insulate where it needs to
- DOH wants them to have sink

Mayor asked to set calendar for next 6 months of Board meetings; scheduled for the first Monday of each month; next is July 5<sup>th</sup> at 5:30 PM

Motion made not to have a meeting in the month of August 2010. Trustee McDowell made motion to allow Clerk to pay the warrants for the month of August; Trustee McCotter seconded; all voted in favor of; motion carried.

Trustee McCotter made a motion to allow the Clerk to pay the warrants for the month of June; Trustee McDowell seconded; all voted in favor of; motion carried.

Trustee McCotter made a motion to accept the minutes as written; Trustee McDowell seconded; all voted in favor of; motion carried.

Trustee Lohret made a motion to close the meeting; Trustee McCotter seconded; all voted in favor; motion carried.

Meeting adjourned at 7:18 P.M.

## The Water Commissioner's Report for June 7, 2010

### **AWQR**

The AWQR were sent out. We completed a draft and then forwarded it to NYSDOH to review. They came back with a series of comments and actually produced a revised draft for us to utilize. After reading it I contacted them and agreed with them that we could take out some of the paragraphs that they recommended. They have a way of making things sound bad that are in actuality not bad at all. At any rate, the AWQR that actually was sent is the compromise with NYSDOH. Actually this was an uneventful year. You wouldn't know it from the AWQR.

### **Meters**

Randy received the wire that is needed for the meter installation. He is going to be installing some soon but is a little slow these days. If you were unaware he recently broke his ankle and is actually working with a walking cast. He said that this will be for the next 3-4 weeks.

### **Alarm System**

The control panel has been removed from the town hall but the last I knew the antenna and exterior alarm box was still at town hall. Randy had it scheduled to complete before June 1 but because of his injury he has not got it done. Not to worry as far as the operation of the system is concerned - each day Randy or Doug are at pump house #1 and they can see the level of the water storage tank at that location. By now Randy may have installed the antenna and associated panels at the Stiles House but if not it will be soon.

### **Water Sampling**

This summer we will be doing additional sampling for lead and copper and for disinfection by-products. This results in about 15 additional samples that are not normally taken during a typical year.

### **Raw Water Sampling**

As you are aware, when we sampled our raw water at pump house #1 it resulted in a positive sample result for total coliform. We are currently re sampling for total coliform at this location quarterly. We also sampled the discharge at each well and found all the total coliform samples to be negative. A positive sample in the piping at well house #1 would mean that coliform is entering the old gravity line between the pump houses near Summit Lake and pump house #1. This would essentially mean that the pipeline is leaking surface or groundwater into the line hence we have an amount of surface or groundwater that is fed to the Village customers. If future samples confirm that this is occurring, our water would be considered by the NYSDOH to be groundwater under the influence of surface water and we would be required to filter our water or to repair the old line that runs from the lake down to pump house #1.

Going further down this path I would presume that NYSDOH will make us test the pipeline that runs from pump house #1 to the water storage tank as that line is also a gravity line. I believe that we will be looking at some pipe repair in the near future in order to keep NYSDOH happy. Not to down play this issue - the concern is that polluted surface or groundwater may be getting into our system through leaking pipelines and could be carrying some contaminants that are resistant to chlorine. Although my thought is that we are getting surface or groundwater into our lines (as all of these lines are gravity lines that are over 100 years old), chances are that we have had no chlorine resistant bugs in the water and likely will not.

### **Flow Based Chlorine Feed System Improvements**

Although we have agreed to do certain chlorine feed system improvements, we only agreed to complete them because the Village Board at the time this came up wanted us to make the improvements due to varying levels of chlorine in the water delivered to our customers. NYSDOH has kind of put our feet to the fire to get this done by the end of September. This is no problem but if you read the AWQR this sounds like it is a requirement - it is not. We have discussed this with our chlorine feed equipment supplier and I think that we will meet the NYSDOH schedule. As soon as we get pricing from everyone I will let you know.

### **Sewer**

We have resubmitted our application to Rural Development and are awaiting their comments. I have talked with NYSDEC regarding our Bond Act Grant and explained to them that we have had conversations with DHCR and that we resubmitted our application and that we will need more time on the grant so that we can get all of our ducks in a row to complete our project. Two different people in NYSDEC have messages to call me for about the last week and I have received no phone calls back. We will try again this week.

Call me if you have any questions or I will be at the meeting tonight.

GR

Garry Robinson, P.E.

Consulting Engineer

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WARRANTS FOR THE MONTH OF JULY 2010

GENERAL FUND

|                               |        |
|-------------------------------|--------|
| Pay roll                      | 400.00 |
| National Grid (street lights) | 379.57 |
| Miller & Mannix               | 96.00  |
| Post Star                     | 27.54  |
| <br>                          |        |
| TOTAL                         | 903.11 |

WATER FUND

|               |          |
|---------------|----------|
| Payroll       | 616.66   |
| National Grid | 501.79   |
| Well #1--     | 111.01   |
| Well #2 --    | 47.37    |
| Well #3 –     | 345.41   |
| C.N.A.        | 198.00   |
| Reid's        | 45.73    |
| <br>          |          |
| TOTAL         | 1,362.18 |