

Minutes of the Meeting of the Town Board of the Town of Durham held June 7, 2005 at the Town Building in Oak Hill, N.Y.

Present: Gary Hulbert – Supervisor
Robert Elpel - Councilman
Jodi Wood- Councilwoman
Linda Sutton – Councilwoman
William Carr – Councilman

Recording Secretary: Chris Kohrs - Deputy Town Clerk
Others Present: Wesley Moore – Highway Superintendent
Tal Rappleyea – Attorney
Charles Soderblom – Town Clerk
Gunther Ohm - Legislator

The Supervisor called the meeting to order with the Pledge to the Flag at 7:30 PM. Twenty-three people were present.

Gunther Ohm reported that the County won the lawsuit in Sleepy Hollow. At a recent Jail Task Force meeting, guest Larry Bacon, from the Federal Bureau of Prisons, reviewed current jail housing, and recommendations for the new jail. He recommended building dormitory like jails, which would decrease the construction costs.

Irene Lanzilotta would like to purchase ten more flags, if the town would pay for half. **Mr. Elpel made a motion and Mrs. Sutton seconded to purchase ten more banners at the cost of \$50 each. All were in favor.**

Wesley Moore, Superintendent, distributed to the board members four quotes to pave Sunside Road on Thursday. Carvers was the lowest at \$41,600, Callahan's \$43,555.20, Peckham \$50,884.00 and Cobleskill Stone at \$52,462.00. Wes met with FEMA and checked out the sites and the town will get back approximately \$42,000 between State and Federal FEMA. FEMA also looked at the arch bridge and will check to see if there is funding available for repair.

Chamber of Commerce will have a parade on July 2 at 11:00 am. Traffic will be delayed for a short period.

The Regular Meeting was closed and the Public Hearing opened at 7:42 PM for the Nelson and Hull Subdivision. There were no comments from the audience. Nelson/Hull will survey the smaller piece of property and bring the plans back to the board for approval. **The Nelson/Hull Public Hearing closed and the Regular Meeting reopened at 7:45PM.**

The board reviewed a proposed subdivision for Woodworth; they would like to combine two parcels into one large parcel. A public hearing for the proposed subdivision is scheduled for July 5 at 7:30 PM.

John Kosich addressed the board regarding a proposed subdivision for development of his property off Rte 145 behind the Durham Center Museum. He has a buyer who is interested in developing the acreage into building lots with a minimum of 2.5 acres per lot. The homes proposed would start in the mid to high \$300,000 range.

Sean Hulbert addressed the board with a concern regarding interpretation of the building law as it pertains to “significant” change to weight bearing capacity specifically as it relates to roofing. He has removed the shingles from his roof and is installing plywood over the existing roof boards to even out the roofline and to make the roofline even. His position is that he has removed more weight than he is adding and by being required to purchase a building permit, he is being penalized. Tal explained that the new code outlines that a major structural change affects the weight bearing load capacity and by adding the plywood, this capacity is changed. The board explained that it is the code enforcement officer’s job to interpret and enforce the building codes and they must support his decisions.

Mr. Hulbert updated the board on the progress of the Comprehensive Plan. He will fax the consultant the changes to the survey. The consultant will prepare and send the mailing with a return date of June 30, 2005. A town hall meeting has been scheduled for August 18 at 7:30 p.m.

Mr. Carr made the motion seconded by Ms. Wood to approve a resolution to apply of a Technical Assistant Grant at the recommendation of the Lt. Governor’s office. All were in favor and the motion carried. Frazier associates will prepare the grant on behalf of the town at a fee of \$1,560.00. The grant will be for \$25,000 and would cover the engineer expenses for the sidewalk improvement project.

Dr. Goldstein asked what the purpose of the Comprehensive Plan is and how will we gauge if we have accomplished the goals of the plan. Tal responded that the purpose of the plan is to look ahead and plan for future growth, and steer the community in the direction that was envisioned. Dr. Goldstein suggested that other towns who have recently completed comprehensive plans be contacted to see if they are satisfied with the results and what would they do different with the hindsight that they now have. Additional discussion followed.

Ms. Wood made a motion seconded by Mr. Carr to adjourn at 8:45 p.m.

Minutes approved:

Chris Kohrs, Deputy Town Clerk