

At 7:00 p.m. Supervisor Lester called to order a public hearing located at the Town Hall, 18 State Street, Brockport, New York on September 27, 2005. The purpose of the public hearing was to hear all persons for or against the request by petition for the establishment of the Fourth Section Road North Side Extension to the Sweden Consolidated Sewer District in the Town of Sweden.

Town Board Members present were Supervisor Lester, Councilperson Rob Carges, Councilperson Patricia Connors, Councilperson Tom Ferris, and Councilperson Danielle Windus-Cook. Also present were Town Clerk Karen Sweeting, Finance Director Leisa Strabel, and Town Attorney James Bell.

Visitors present were Jim Oberst the Town Engineer from MRB/group, Rebecca and Greg Donohue from 7230 Fourth Section Road, Ken and Sue Lower from 7292 Fourth Section Road, Gary and Elizabeth Kenney from 117 Hollybrook Road, Susan Carlson from 7268 Fourth Section Road, Barb Canham from 4895 Redman Road, Tim Bates from 69 Royal Gardens Way, and Frank and Julie Lapinski from 4016 Sweden Walker Road.

Supervisor Lester introduced the members of the Board and asked Town Clerk Karen Sweeting to read the legal notice published in the Town newspapers. Notice was read.

Supervisor Lester then introduced Jim Oberst, the Town Engineer from MRB/group. Mr. Oberst stated that he was going to recap the project information that many of the residents heard at the informational meeting in the spring of 2005. Mr. Oberst mentioned that the project was spurred by the approval of the Northview Subdivision. The transmission main was installed at the expense of the developer of the Northview Subdivision to serve the residents of that development and also the Sweden Town Park on Redman Road. Mr. Oberst stated that several residents along the north side of Fourth Section Road have expressed an interest in tying into the sewer main and forming a sewer district. Mr. Oberst explained in detail the boundaries of the proposed sewer district extension. He stated that in the spring of 2005 there was a meeting that explained the project and petitions were made available to sign. The Town of Sweden has received the petitions and have exceeded the number of parcels and assessed valuations necessary to proceed with the formation.

Mr. Oberst continued to describe the details of the project. The sewer district would extend down Fourth Section Road, onto Hartshorn Place, several parcels on Redman Road and continue down Fourth Section Road toward the Northview Subdivision. Mr. Oberst gave a breakdown of the costs relative to the formation. The total estimated cost is \$247,635 and the Town will bond the cost over a thirty (30) year period. Mr. Oberst stated that if you divide the cost by the forty-one (41) units in the district, the annual debt service is an estimated \$427 per year. He added the estimated annual cost of operation and maintenance is \$15 per year, and the estimated commodity charge to Monroe County Pure Waters, based on water usage for an average unit is \$100 per year. These figures added represent the total estimated annual charge per occupied parcel per year of \$542. Mr. Oberst stated that compared to the state threshold for the year 2005 of \$573, this project falls below by approximately \$30. If the project cost exceeded the state threshold, the Town would have to go to the state for approval.

Mr. Oberst stated that tonight's public hearing was the next step in the process. The Town Board now needs to adopt the formation of the sewer district by resolution and then the surveys and design of the district will be done and submitted to state and county agencies. Mr. Oberst proposed that Town forces complete the work if scheduling permits and tentatively sees the work to begin sometime in 2006.

Rebecca Donohue from 7230 Fourth Section Road asked how a parcel with a primary dwelling and a vacant parcel rated in the total cost; are they all charged the same debt service. Mr.

Oberst answered the debt service remains the same, but on the vacant parcel there would not be an annual commodity/usage charge. R. Donohue asked why it was not figured on a pro-rated basis if the parcel was not occupied. Mr. Oberst stated that was the Town's decision.

R. Donohue asked if it was possible to combine the parcels into one. Supervisor Lester answered that a parcel owner is welcome to come into the Planning Board with the information to merge the two parcels. Discussion took place relative to the process of merging parcels.

Supervisor Lester mentioned that the estimated figures are based on the cost if the Town does not do the work. Mr. Oberst reaffirmed that the estimated costs included having to put the project out to bid. Mr. Lester added that the \$542 estimated annual charge per year is on the high end, it is better to take the safe route.

R. Donohue asked if the \$542 included the fee to hook up to the line. Mr. Oberst answered no. R. Donohue asked what an estimated cost would be to hook up. Mr. Oberst answered that each contractor is different, but he thought approximately \$10-15 per foot.

R. Donohue mentioned the statement "borne by the properties within the district on a benefits basis" and asked Mr. Oberst to explain this. Mr. Oberst stated that each parcel is treated the same, the parcels worth does not determine the cost. R. Donohue asked that by forming a sewer district it may open doors for more development, how will new parcel owners pay. Mr. Oberst answered that if the parcel is within the new district boundaries the parcel owner will have to pay the same debt services as the others. If they are not within the same sewer district, the parcel owner will have to start the formation process and complete the same steps to form a sewer extension to the district. Discussion relative to the addition of new parcels continued.

Supervisor Lester added that the developer of Northview Subdivision paid for the installation of the transmission main to the development. If the developer had not paid for the transmission main installation, the project may not have come in under the required state threshold. Mr. Lester stated that the parcels owners in the proposed sewer district extension are only paying for the costs in their district, not the cost of the transmission main.

Barb Canham from 4895 Redman Road asked if a parcel owner would be charged if they did not hook up. Mr. Oberst answered there would not be a commodity/usage charge.

Susan Carlson from 7268 Fourth Section Road asked how this would be billed. Supervisor Lester answered the charges will show up on your Town and County tax bill as a new line for sewer district. Mr. Lester stated the final costs would not be known until completion.

S. Carlson asked where the line would be placed. Mr. Oberst answered normally the opposite side of the water, but it will not be known until a survey is completed. All factors need to be considered before a determination can be made relative to placement. B. Canham stated her concern for the trees on her parcel. Ken Lower from 7292 Fourth Section Road also expressed his concern as to the placement of the line. Mr. Oberst stated that the Town might have to pursue easements from the parcel owners in order to place the sewer line. More discussion took place relative to location of the line.

R. Donohue asked how much worth would the sewer district add to the house/parcel. Councilperson Windus-Cook stated that the worth would depend on the buyer. Supervisor Lester added he did not believe that the formation would result in any drastic assessment changes.

R. Donohue asked at what point would it be known whether the Town would do the work. Supervisor Lester stated he was fairly confident that the Town would do the work. S. Carlson asked if the \$500 hook up fee would have to be paid by next fall. Mr. Oberst answered the line must be installed and tested first before any hook ups can be done.

Supervisor Lester mentioned that the petition was available if anyone wanted to sign.

Supervisor Lester asked if anyone else would like to place a comment on the record. There were none. Mr. Lester thanked the visitors for attending the meeting.

The public hearing was closed at 7:40 p.m.

Respectfully Submitted,

Karen M. Sweeting  
Town Clerk