

Town of Catlin
Regular Board Meeting Minutes
June 12, 2025

Meeting called to order at 7:00pm by Supervisor LaVerne Phelps.

ROLLCALL: BM: Mike Koval, Ron Moshier, Bill Collier, Craig Christiansen, Supervisor LaVerne Phelps, Attorney John Mustico

Pledge of Allegiance and Moment of Silence

Minutes:

Motion made by Collier; 2nd by Koval accepting Town Clerk's minutes for May 8, 2025, into records as submitted.

CARRIED: ALL

Correspondence:

- Board of Assessment Review – Grievance Day held June 2, 2025 – no one was seen. Grievance for Millenium Pipeline was submitted.
- Excellus Blue Cross/Blue Shield – potential 17.6% increase in rates for 2026.
- Julie Kucko – sent an e-mail requesting that Que Vista Dr and LeMae Dr be rezoned from AR to R1. Referring to Town Attorney.
- Application received from Coleen Austin for Deputy Town Clerk.

Motion made by Moshier; 2nd by Christiansen to receive and place on file all correspondence for further action if required.

CARRIED: ALL

Departmental Reports:

Reports submitted by Highway Superintendent, Supervisor, Town Clerk, Code Enforcement Officer, Animal Control Officer, and Sheriff.

- Supervisor – working with Code Enforcement on zoning.
- Animal Control – 10 complaints with investigations.

Motion made by Collier; 2nd by Moshier to receive and place on file all departmental reports for further action if required.

CARRIED: ALL

Abstracts:

Motion for **Resolution 25-65** was made by Phelps; 2nd by Collier approving June 12, 2025, Abstract #6 vouchers for payment: General vouchers 116-147: \$7,823.30; Highway vouchers 72-82: \$32,090.01; BV Light District vouchers 9-11: \$382.74; and BV Water District vouchers 36-43: \$2,142.60; Fire Protection District voucher 6: \$20.00 for a total of \$42,458.65.

CARRIED

AYES: Koval, Moshier, Collier Christiansen

NOES: None

Beaver Valley Water District:

- Fire Hydrants are Kennedy Valve hydrants and valves.
- A Kennedy Valve rep is coming June 27. He will come free of charge and do maintenance.
- There are 3 K-11's which are no longer serviceable. Potentially, they could cost about \$10,000 per hydrant, to replace.
- RCAP deadline is June, so can't get these on this year's grant cycle.
- Hunt Engineers has floating grants throughout the year.
- Mike Koval - Are we just going to cross our fingers?
- Supervisor Phelps - No, can't let this go. If we have a fire and they don't work, we don't have enough money to cover that. We have to do something. The hydrants work, they get flushed 4 times a year.
- Ron Moshier - Worst case scenario – we have enough resources to purchase new fire hydrants.
- Supervisor Phelps – Yes, we had a valve we couldn't find. It's on the corner of Chambers and 414. It was covered by the State when they paved it. We've been searching for a while. Ken Fields can almost outline it with his metal detector. It's on the State's side of 414. It will require permits, etc.

Hearing of the Public:

Opened: 7:10pm

- Jeff McCreary of 210 Que Vista East Dr. - asked if there would be a Public Hearing in July?
- Attorney Mustico - answered that that item is on the agenda.

Closed: 7:11pm

Old Business:

- None Presented

New Business:

- Catlin Planning Board – recommended that changes to Article 10.6.2.2B not be made.
- Kucko Request for rezoning Que Vista Dr and LeMae Dr from AR to R1.
 - Attorney Mustico – Must present petition of at least 50% of the front footage of the area proposed to be part of the district. Petitions must be signed and acknowledged by the owners.
 - Bill Collier – why was Yellow Rock Lane omitted? It's all the same neighborhood. Of the 23 properties on Que Vista, LeMae and Yellow Rock, quite a few are not in compliance with R1 so they would have to be grandfathered in.
- Deputy Town Clerk application submitted by Coleen Austin.
- Withdrawal of Resolution 25-64: **RESOLUTION REFERRING PROPOSED AMENDMENT TO TOWN OF CATLIN ARTICLE 10 DEVELOPMENT REQUIREMENTS §10.6.2.2 SIZE AND NUMBER OF ACCESSORY BUILDINGS SUBSECTION B**
 - Attorney Mustico – Action to amend the accessory building from 2 structures to 1 structure, keeping the square footage at 3000. Application was started with the Town Board. Even though this would be a change for the whole town, the party for which this was being investigated has taken out a building permit for two structures, 1500 sq. ft. each. I assume the board may want to withdraw their application.
 - Mike Koval – there is still a mechanism for which someone could appeal if they still wanted to do this?
 - Attorney Mustico - Zoning Board of Appeals can never issue a variance for one of these buildings. It's not a hard and fast rule, but it is a rule. If they issue an area variance for one, theoretically they need to issue a variance for all.
 - Bill Collier – So, we are taking the Planning Boards recommendation?
 - Attorney Mustico – No, you are withdrawing your request for an amendment.
 - Bill Collier – to answer Mr. McCreary's question – there will not be a public hearing next month.

Resolutions:

No action taken on Coleen Austin. The Town Clerk will appoint her.

Motion for **Resolution 25-66** was made by Phelps; 2nd by Moshier hereby withdrawing the Town Board's request regarding zoning amendment concerning accessory buildings, Resolution 25-64.

CARRIED

AYES: Koval, Moshier, Collier Christiansen

NOES: None

- Bill Collier – The request for Ms. Kucko is in the hands of the attorney?
- Attorney Mustico – my office is preparing the petitions and will get to her by the beginning of the week. I will tell her how the acknowledgment can be done. Frontage of whole area needs to be calculated.
- Bill Collier – And fine out why Yellow Rock Lane was excluded.
- Attorney Mustico – If people are against this, they can also file a petition protesting that action, that petition only requires 20% of the road frontage in the area. What this does is if the Town adopts it, it requires a super majority vote.

Motion was made by Phelps; 2nd by Collier adjourning the meeting at 7:24pm.

CARRIED: ALL

Respectfully Submitted,

Yvonne M. Cutler