

Town of Norfolk
Norfolk Town Board Meeting
September 9, 2021

The Norfolk Town Board held its Monthly Meeting on Thursday, September 9, 2021 at 6:00 PM at the Norfolk Town Hall.

Present: Supervisor Charles Pernice, Councilwoman Jean Gang, Councilman Donald Purvis and Councilman Paul Paige.

Not Present: Deputy Supervisor Robert Harvey

Also in attendance: Budget Officer William Dashnaw

PLEDGE

The Pledge of Allegiance was said by all present.

CALL MEETING TO ORDER

Supervisor Pernice called the meeting to order.

APPROVAL OF MINUTES

The minutes of the August 12, 2021 Budget/Town Board Meeting were reviewed and approved as submitted with a motion by Councilwoman Gang and Councilman Paige. All in Favor – Carried

The minutes of the August 12, 2021 Public Hearing to review proposed changes to Town Code: Chapter 150 Land Use and Development / Article X Special Use Recreational, Commercial and Chapter 150 Land Use and Development / Article XII Terminology were reviewed and approved as submitted with a motion by Councilwoman Gang and Councilman Purvis. All in Favor – Carried

SUPERVISOR'S UPDATE

Supervisor Pernice invited Planning Board Chair Kate Chepeleff to give an update on where things stood regarding the building permit application and preliminary site plan submitted 8/10/2021 to build a propane freight terminal

at 100B Remington Avenue (past the paper mill). Kate noted that there are multiple parties involved in this proposed project and it has taken much investigation with multiple contacts to try to understand what the situation is. This is what we know so far:

- The property (3 parcels) where this freight terminal would be located is owned by Ogdensburg Bridge and Port Authority (OBPA).
- OBPA is an entity that does not pay any local, county or school taxes.
- Other instances in the county where OBPA has entered into a lease agreement with business have enabled those businesses to also operate with tax exempt status.
- There is only one road in and out of this area and it is already being used for vehicle traffic for the residents that live on Remington Ave and W High St as well as vehicle and truck traffic to and from the paper mill.
- Vermont Rail currently operates the railroad.
- Propane is currently being brought in on rail cars and being directly offloaded onto trucks by a company called NGL which is a publically traded company.
- NGL would like to upgrade this operation by installing 2 160' long, 90,000 gal storage tanks and other supporting structures.
- NGL says they have a lease agreement with OBPA, we have not been able to confirm this. We have told NGL that they need to provide documentation (either a copy of their lease or a memorandum of lease agreement signed by both parties). As of this time, they have not produced this documentation.
- This property is zoned R-H (Residential Hamlet).
- This type of facility (Fuel Terminal) is not a Permitted Use nor a Permitted Special Use..... thus, it would require a Use Variance before a building permit could be issued.
- Alternatively, another option would be to have this property re-zoned as C-I (Commercial Industrial – as the paper mill property is) and include freight terminal as a permitted use in C-I.
- If the lease agreement is provided to go along with the building permit application additional options can be explored but for now, no additional action is being taken.

There was discussion. General comments were not supportive of the project given there were no identifiable benefits to the Town and only additional

costs associated with increased wear and tear on Remington Avenue, W High St and Furnace St, increased training requirements on the Fire Department and increased truck traffic in these residential areas.

REPORTS

*Monthly Police Report: The report of the Police Department was reviewed and approved as submitted with a motion by Councilwoman Gang and Councilman Paige. All in Favor – Carried

*Monthly Code Enforcement Report: The monthly report of CEO Leonard Halpern was reviewed and approved as submitted with a motion by Councilman Paige and Councilwoman Gang. All in Favor – Carried

- Supervisor Pernice suggested that the town board consider hiring a Code Enforcement Technician (Building Safety Inspector) to conduct the required rental property inspections that have not been done since 2019. This position requires the first three courses of the NYS Department of State Code Enforcement Basic Training Program – which can be done on-line. Details of compensation and budget would need to be worked out if the board decides to pursue this.

*Monthly Town Clerk Report: The monthly report of Town Clerk Jill Molnar was reviewed and approved as submitted with a motion by Councilman Paige and Councilman Purvis. All in Favor - Carried

*Monthly Dog Control Report: The monthly report of Dog Control Officer James McConkey was reviewed and approved with a motion by Councilman Paige and Councilwoman Gang. All in Favor – Carried

*Monthly Court Report: The monthly court reports (for March, April, June & August) were reviewed and approved with a motion by Councilwoman Gang and Councilman Purvis. All in Favor – Carried

*Norfolk Rescue Squad Report (April 1 – June 30, 2021) was reviewed and approved with a motion by Supervisor Pernice and Councilwoman Gang. All in Favor – Carried

*Verbal Highway Report: Highway Superintendent Peter Darabon noted the following:

- Hauled blacktop for Madrid
- Hauling right now for Louisville
- Hydrants are ready to paint (probably next weekend)
- Shouldering the Brouse Road is 75% complete
- Sober Street is being signed by the county. River Rd will be next. The county will now carry the liability for these roads.
- Fixed 5 water shut offs
- Putting shoulders on low spots on the town roads

EXECUTIVE SESSION

None

ACTION ITEMS

*Proclamation declaring September 17 – 23 Constitution Week was approved with a motion by Councilwoman Gang and Councilman Paige. All in Favor – Carried

COUNCIL COMMENTS

Councilwoman Gang noted that Kate Chepeleff (Business Advisor – CITEC Business Solutions) did an excellent job conducting the September 2, 2021 Sexual Harassment Prevention Training.

Councilwoman Gang also noted that 84 animals were vaccinated at the Rabies Clinic conducted August 5th at the Norfolk Arena.

Councilman Purvis – no comments.

Councilman Paige – no comments.

PUBLIC COMMENT

NVFD Chief Rick Bump noted that they are still working on seeing if they will be able to host the Norfolk Halloween Festival block dance Saturday 10/2/2021.

APPROVAL OF BILLS

The September Abstract of Vouchers in the amount of \$ **85,578.87** was reviewed and approved for payment with a motion by Supervisor Pernice and Councilman Paige. All in Favor – Carried

Additional Vouchers:

- Barkley's Safe \$ 2,955.59
- Enhanced Business \$ 975.00
- NY Assessor's Association \$ 470.00
- Cintas \$ 62.48
- DANC \$ 6,633.60

were reviewed and approved with a motion by Councilwoman Gang and Town Supervisor Pernice. All in Favor – Carried

ADJOURNMENT

The meeting was adjourned with a motion by Supervisor Pernice and Councilman Paige. All in Favor – Carried

Supervisor – Charles Pernice
Deputy Supervisor – Robert Harvey
Councilman – Donald Purvis
Councilwoman – Jean Gang
Councilman – Paul Paige

Dated: September 10, 2021

Jill M. Molnar – Norfolk Town Clerk