

# AGENDA

**FEBRUARY 27, 2017**

**7:15 pm** Public Hearing to discuss a Local Law granting partial tax exemption for people with limited income who are 65+ yrs. of age

**7:30 pm** – Regular Town Board Meeting

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**Pledge of Allegiance**

**Opening Prayer**

**Public Input** (at start and end of meeting)

□ **For the record, Board Members Present**

**Approval of Minutes** February 6, 2017 Town Board Meeting (       /       )

**Bill Payment:**                      Voucher No. 20170102 - 20170233    \$177,226.21  
Pre-paid \$75,953.88                      **TOTAL**                      **\$253,180.09**

GENERAL FUND	\$ 38,586.19
HIGHWAY	\$ 15,728.96
WATER/SEWER	\$ 24,884.85
REFUSE	\$ 71,308.80
FIRE	\$ 2,123.51
CAPITAL/LEMKE-ERRICK CULV	\$ 2,861.90
CAPITAL/CLESCENT PUMP	\$ 20,682.00
CAPITAL/JAGOW PUMP	\$ 1,050.00

## Departments

- Highway ó Paul Siegmann
- Water / Sewer ó Rich Donner
- Recreation ó Mike Ranalli
- Building Inspector ó Mike Klock
- Assessor ó Brigitte Grawe
- Seniors - Arlene Mante
- Wendel ó Tim Zuber

**Motions:** per list attached (Matthew Brooks)

## Board Member Items:

Larry Helwig  
Gil Doucet  
Art Gerbec  
Randy Retzlaff  
Bob Cliffe

**Next Meeting: February 27, 2017 7:30 pm** Regular Town Board Meeting

**Public Input**

**Request Motion to Adjourn:** (       /       )

## MOTIONS

**From: Wendel**

Recommended by Planning Board

**MOTION By \_\_\_\_\_ Seconded By \_\_\_\_\_**

WHEREAS, the Wheatfield Planning Board has received a complete application for the Custom Covers and Canvass Building Addition project at 2946 Niagara Falls Boulevard (SBL:162.16-1-21);

NOW, THEREFORE, BE IT RESOLVED, Pursuant to Part 617 6NYCRR, Article 8 of the Environmental Conservation Law (SEQRA), it is the intent of the Town of Wheatfield Town Board to declare itself SEQR Lead Agency and conduct a coordinated review of this project, and

RESOLVED, The Wheatfield Town Board requests that Wendel provide assistance in completing this coordinated review process.

**MOTION By \_\_\_\_\_ Seconded By \_\_\_\_\_**  
to schedule a Public Hearing for the rezoning of 2946 Niagara Falls Boulevard (SBL:162.16-1-21) from part C-1 and Part R-1 to all C-1 on \_\_, 2017, at \_\_\_\_ pm.

**From: Wheatfield Local Development Corporation and Town Attorney**

**MOTION by \_\_\_\_\_ Seconded by \_\_\_\_\_**

WHEREAS, Summit Outlet L.P., d/b/a Big Thunder Brewing Co. (the ~~%Company+~~) plans to create a brewery and restaurant in the Town of Wheatfield (the ~~%Project+~~); and

WHEREAS, the Company has requested that the Town apply for funding on its behalf from the New York State Office of Community Renewal (the ~~%OCR+~~) to finance a portion of the cost of equipment to support the Project; and

WHEREAS, the Wheatfield Local Development Corporation (the ~~%WLDC+~~) is assisting in the facilitation of the Project and has requested that the Town provide the OCR funding to the WLDC as a grant for the purpose of making a deferred loan and a term loan to the Company; and

WHEREAS, the Project will result in substantial benefit to the Town of Wheatfield in the form of an estimated 54 new employment positions; and

WHEREAS, the Town has held a Public Hearing to obtain citizensq views regarding the CDBG Program as administered by OCR and the Project;

NOW, THEREFORE, BE IT

RESOLVED, that the Town Supervisor is hereby authorized to submit a grant application on behalf of the Town of Wheatfield in the approximate value of \$750,000.00 to the OCR to support the Project; and BE IT FURTHER

RESOLVED, that the Town Supervisor is hereby authorized to execute a grant agreement between the Town and the OCR and all related documents associated with the OCR grant, including entering into a grant agreement with the WLDC for the implementation of the Project and administration of the OCR grant, all such documents to be subject to review and approval by the Town Attorney; and BE IT FURTHER

RESOLVED, that the Town Supervisor is hereby designated as the Certifying Officer responsible for all activities associated with the federal environmental review process to be completed in conjunction with the Project.

**From: Town Supervisor and Town Attorney**

**MOTION by \_\_\_\_\_ Seconded by \_\_\_\_\_**  
to authorize expenditure of \$7,500.00 representing the Town of Wheatfield's share to commence a study by GAR Associates to prepare a report on purchase and development rights surrounding the Niagara Air Base in order to protect the liability of the Niagara Air Base.

**From: Highway Department Superintendent and Town Attorney**

**MOTION by \_\_\_\_\_ Seconded by \_\_\_\_\_**  
to authorize the expenditure by the Highway Department of the replacement of the old heater units in the older part of the Highway Department building with new radiant tube heaters pursuant to the quote from Greater Niagara Mechanical in the amount of \$17,780.00, which represents the lowest responsible quote solicited and received for this work. Said expenditure will be paid from the Highway Department's 2017 Budget.

**From: Sewer and Water Department Superintendent and Town Attorney**

**MOTION by \_\_\_\_\_ Seconded by \_\_\_\_\_**  
to authorize the Town to reimburse John Peffer of 2533 River Road for improvements made to the sewer grinder pit to remove the in-flow of storm water. The Town has previously done said work for other properties along River Road at a higher expense, and the invoice for this work in the amount of \$3,100.00 is a very reasonable amount, and was work the Town would otherwise had to have contracted for at a higher price. Accordingly, the Town authorizes the reimbursement to Mr. Peffer at 2533 River Road in the amount of \$3,100.00 from the Sewer and Water Department's 2017 Budget.

**From: Town Assessor, Town Supervisor and Town Attorney**

**MOTION by \_\_\_\_\_ Seconded by \_\_\_\_\_**  
to approve Local Law #2 for the year 2017 amending prior Town Code Section 173-5 as to increase the income levels for the real property tax exemption for persons 65 years of age or older, from a base of \$21,000.00 to \$28,499.99; a summary of which follows:

Pursuant to sec. 467 of the Real Property Tax Law of the State of New York, real property owned by one or more persons, each of whom is 65 years of age or over, or real property owned by husband and wife, or by siblings, one of whom is 65 years of age or over, shall be exempt from taxation to the extent as provided in the following schedule:

The exemption is:	If the income is:
50%	Less than \$21,000.00
45%	\$21,000.00 to \$21,999.99
40%	\$22,000.00 to \$22,999.99
35%	\$23,000.00 to \$23,999.99
30%	\$24,000.00 to \$24,899.99
25%	\$24,900.00 to \$25,799.99
20%	\$25,800.00 to \$26,699.99
15%	\$26,700.00 to \$27,599.99
10%	\$27,600.00 to \$28,499.99

**From: Town Clerk**

**MOTION by \_\_\_\_\_ Seconded by \_\_\_\_\_**  
to approve/extend the Pitney Bowes postage meter contract at a cost of \$55.88 per month and a five year contract.