

Town of Alexandria
Regular Meeting
January 17, 2024
5:00 PM
Alexandria.statdvr.com
Audio/Video

Call the town board meeting to order at 5:00 pm by Supervisor Sweet

Pledge of Allegiance

Roll Call:

Councilman Davidson-Present
Councilman Hunneyman-Absent
Councilman Kring- Present
Supervisor Sweet-Present
Councilman Thomas -Absent

A motion was made by Supervisor Sweet to approve and pay the abstract bills as presented. Motion was second by Councilman Kring and carried with all voting in favor thereof.

A motion was made by Councilman Kring to accept the minutes of meetings from November 8, 2023, December 13, 2023, and December 28, 2023. Motion was seconded by Councilman Davidson. Motion carried all in favor.

Motion by Councilman Kring to open public hearing on Local Law # 1 of 2024 a Local Law to Amend the Town of Alexandria Zoning Law for the purpose of adding a Marine Island Zoning District. Seconded by Councilman Davidson

No One made any public comments or questions.

Motion by Councilman Davidson to Close Public Hearing for Local Law 1 or 2024. Motion was seconded by Councilman Kring. All Present in favor

Motion by Councilman Davidson to open public hearing on Local Law # 2 of 2024 a Local Law to Amend the Town of Alexandria Zoning Map (January 2010) by adding a Marine Island Zoning District in accordance with the provisions of Town of Alexandria Local Law # 1 of 2024. Seconded by Councilman Kring

No One made any public comments or questions.

Motion by Councilman Kring to Close Public Hearing for Local Law 2 or 2024. Motion was seconded by Councilman Davidson. All Present in favor

Supervisor Sweet Presented Local Law 1 of Year 2024 as follows:

Town of Alexandria

Local Law 1 of the Year 2024

A Local Law to Amend the Town of Alexandria Zoning Law for the purpose of adding a Marine Island Zoning District.

Be in enacted by the Town Board of the Town of Alexandria (the "Town Board") as follows:

Title.

This local law shall be known as Amendment of the Town of Alexandria Zoning Law for the purpose of adding a Marine Island Zoning District.

Purpose and Intent.

The purpose of this local law is to amend the current Town of Alexandria Zoning Law to add a Marine Island Zoning District. The Town Board has determined that, in order to preserve the unique and historical character of those islands within the Thousand Islands region of the St. Lawrence River, it is necessary to enact a Zoning Law which will limit development to residential uses upon the many islands located on the St. Lawrence River within the Town of Alexandria thereby preserving the historical character of the islands while protecting residential property values.

Authority.

This local law is adopted pursuant to New York Town Law and New York Municipal Home Rule Law.

Effective Date.

This local law shall take effect upon filing with the Secretary of State.

SEQRA Determination.

The Town Board hereby determines that the adoption of this local law is an unlisted action that will not have the potential for at least one significant adverse environmental impact and that no Environmental Impact Statement will be prepared, and no other determination or procedure is required under the NYS Environmental Quality Review Act (SEQRA).

Severability.

If any provision of this local law is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, the remaining provisions of this local law shall remain in effect.

The Town of Alexandria Zoning Law, dated July 1, 2010, is hereby amended as follows:

ARTICLE III, ESTABLISHMENT OF ZONING DISTRICTS

Amend the introductory section of this Article to add and insert "Marine Island District – MI¹" between the current "Industrial District" and "Marine Residential District."

Add the following footnote after the listed zoning districts: "¹The MI district includes all land situated upon those islands of the St. Lawrence River within the Town of Alexandria depicted on the Town of Alexandria Zoning Map, as may be subsequently amended from time to time."

1. ZONING MAP CERTIFICATION

The boundaries of the above-named zoning districts shall be depicted on a map entitled "Zoning Map, Town of Alexandria," as may be subsequently amended from time to time and is hereby incorporated into and made a part of this local law. Said map shall be filed in the office of the Town Clerk.

ARTICLE V, DISTRICT REGULATIONS SCHEDULE I - USE CONTROLS

The following "Marine Island District – MI" use controls shall be added and inserted between the current "Agricultural & Rural Residence District" use controls and the current "Marine Residential District" use controls.

MARINE ISLAND DISTRICT – MI

PURPOSE: The Marine Island District is designated to protect the unique characteristics of the Thousand Islands region by limiting development to residential uses only on the many islands located on the St. Lawrence River within the Town of Alexandria. [These regulations do not apply to Wellesley Island].

PERMITTED USES: Single family dwellings, including manufactured or modular homes and camps.

PERMITTED ACCESSORY USES: Private garages, sheds, boathouses*, docks/bulkheads*, decks, patios, swimming pools, small signs and roof mounted solar systems for on-site consumption.

SPECIAL USES: State and local parks, Community Facilities and Ground Mounted Solar Energy Systems that create energy for on-site consumption and are accessory to a primary use.

SITE PLAN REVIEW USES: Two family dwelling unit, boathouses, docks, bulkheads, and other structures as listed in the Town of Alexandria Docking Facilities Law of 2016, and those agricultural operations located within a NYS-certified Agricultural District so long as such review is determined to be free from unreasonable local restriction as defined in Section 305-a of the New York State Agricultural and Markets Law.

*Certain uses require site plan review as required by the Town of Alexandria's Docking Facilities Law of 2016

ARTICLE V: DISTRICT REGULATIONS SCHEDULE II - LOT DIMENSIONS

The following "Marine Island District – MI" lot dimensions shall be added and inserted between the current "Agricultural & Rural Residence District" lot dimensions and the current "Marine Residential District" lot dimensions.

MARINE ISLAND DISTRICT – MI

Exception: Boathouse, docks and other similarly situated Marine Accessory Uses may be located on the front property line or within the front yard setback, however, they are required to meet side yard requirements where they touch the shore.

Note: Front yard measurements are taken from the ordinary high-water mark for waterfront parcels and from road right of way line for non-waterfront parcels.

PERMITTED USES:

Maximum Lot Coverage: 50%

Minimum Lot Area: 15,000 square feet

Minimum Lot Width: 100'

Minimum Front Yard: 55'

Minimum Side Yard: 15'

Minimum Rear Yard: 25'

Maximum Building Height: 35'

ACCESSORY USES:

Minimum Front Yard: 55'

Minimum Side Yard: 6'

Minimum Rear Yard: 6'

Maximum Building Height: 35'

SPECIAL USE PERMIT OR SITE PLAN USES:

Maximum Lot Coverage: 50%

Minimum Lot Area: 15,000 square feet

Minimum Lot Width: 100'

Minimum Front Yard: 55'

Minimum Side Yard: 15'

Minimum Rear Yard: 25'

Maximum Building Height: 35'

LOT OF RECORD:

Maximum Lot Coverage: 50%

Minimum Lot Area: 7,500 square feet

Minimum Lot Width: 50'

Minimum Front Yard: 55'

Minimum Side Yard: 6'

Minimum Rear Yard: 25'

Maximum Building Height: 35'

ARTICLE VI: SUPPLEMENTAL REGULATIONS

Amend subsection "N" to add "MI" which shall now read:

N. POOLS – IN THE AR, MI, MR, RB, B AND THE PD DISTRICTS

Amend the first sentence of subsection "P" to read:

P. RECREATIONAL VEHICLES, campers and similar vehicles may be permitted, by temporary permit, in any district except the Marine Island District, provided they are not parked in a required front yard or other location where they will inhibit traffic and fire safety.

Amend subsection "R" to add "MI" as follows:

6. MI

- a) The maximum sign size is 6 square feet; a parcel may contain multiple signs, however; their cumulative total shall not exceed 32 square feet.
- b) Mechanically moving, flashing or self-illuminating signs shall not be permitted within the MI district, unless required for public safety purposes, as identified by a unit of government.
- c) All signs, if lit, must be dark-sky compliant.

ARTICLE IX-A: SOLAR ENERGY LAW

Amend subsection 5.B.1) to add "Marine Island" which shall now read as follows:

"Ground-mounted solar energy systems are permitted accessory uses except Marine Island, Marine Residential and Planned Development Districts. Within the Marine Island, Marine Residential and Planned Development Districts, a Special Use Permit shall be required."

Amend subsection 6.A to add "Marine Island" to the first sentence which shall now read as follows:

"Large-scale solar energy systems are permitted through the issuance of a special use permit within all districts except Marine Island, Marine Residential and Planned Development District, subject to the requirements set forth in the section, including site plan criteria.

ARTICLE X: PLANNED DEVELOPMENT DISTRICTS

1. General Intent and Operation

Amend the first paragraph to add the following after the last sentence:

“Planned Development Districts are prohibited within the Marine Island Zoning District.”

Motion by: Councilman Davidson

LOCAL LAW NO. 1 OF 2024

LOCAL LAW

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A Local Law to Amend the Town of Alexandria Zoning Law for the purpose of adding a Marine Island Zoning District

Seconded by: Councilman Kring

Roll Call Vote: Board Members	Aye	Absent
Brent H. Sweet, Town Supervisor	<u> X </u>	<u> </u>
Dale Hunneyman, Deputy Supervisor	<u> </u>	<u> X </u>
Shawn Thomas, Director of Finance	<u> </u>	<u> X </u>
Tim Davidson, Board Member	<u> X </u>	<u> </u>
Gene Kring, Board Member	<u> X </u>	<u> </u>

CERTIFICATION

This is to certify that I, the undersigned Town Clerk of the Town of Alexandria, New York have certified that the local law annexed hereto, designated as Local Law No. 1 of 2024 of the Town of Alexandria was duly passed by the Town of Alexandria Board on the 17th day of January, 2024 in accordance with the applicable provisions of law.

Dated: January 17, 2024

Sandra Caputo, Town Clerk

Supervisor Sweet Presented Local Law 2 of 2024

Town of Alexandria

Local Law #2 of the Year 2024

A Local Law to Amend the Town of Alexandria Zoning Map (January 2010) by adding a Marine Island Zoning District in accordance with the provisions of Town of Alexandria Local Law #1 of 2024 and thereby reclassifying certain islands within the Town of Alexandria to Marine Island Zoning District.

Be in enacted by the Town Board of the Town of Alexandria (the “Town Board”) as follows:

Title.

This local law shall be known as Amendment of the Town of Alexandria Zoning Map.

Purpose and Intent.

The purpose of this local law is to amend the current Town of Alexandria Zoning Map (January 2010) to add a Marine Island Zoning District and reclassify certain islands within the Town of Alexandria to Marine Island Zoning District in accordance with the provisions of Town of Alexandria Local Law #1 of 2024.

Authority.

This local law is adopted pursuant to New York Town Law and New York Municipal Home Rule Law.

Effective Date.

This local law shall take effect upon filing with the Secretary of State.

SEQRA Determination.

The Town Board hereby determines that the adoption of this local law is an unlisted action that will not have the potential for at least one significant adverse environmental impact and that no Environmental Impact Statement will be prepared, and no other determination or procedure is required under the NYS Environmental Quality Review Act (SEQRA).

Severability.

If any provision of this local law is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, the remaining provisions of this local law shall remain in effect.

Town of Alexandria Zoning Map amended.

The January 2010 Town of Alexandria Zoning Map is hereby amended to add “Marine Island” directly underneath “Marine Residential” in the map legend in conjunction with Town of Alexandria Local Law #1 of 2024. Further, the January 2010 Town of Alexandria Zoning Map is hereby amended to reclassify certain islands within the Town of Alexandria to Marine Island Zoning District. The amended Zoning Map is attached herewith and hereby incorporated by reference and made a part of this local law.

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Motion by: Councilman Davidson

LOCAL LAW NO. 2 OF 2024

LOCAL LAW

A Local Law to Amend the Town of Alexandria Zoning Map (January 2010) by adding a Marine Island Zoning District in accordance with the provisions of Town of Alexandria Local Law #1 of 2024 and thereby reclassifying certain islands within the Town of Alexandria to Marine Island Zoning District.

Seconded by: Councilman Kring

Roll Call Vote: Board Members	Aye	Absent
Brent H. Sweet, Town Supervisor	<u> X </u>	<u> </u>
Dale Hunneyman, Deputy Supervisor	<u> </u>	<u> X </u>
Shawn Thomas, Director of Finance	<u> </u>	<u> X </u>
Tim Davidson, Board Member	<u> X </u>	<u> </u>
Gene Kring, Board Member	<u> X </u>	<u> </u>

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CERTIFICATION

This is to certify that I, the undersigned Town Clerk of the Town of Alexandria, New York have certified that the local law annexed hereto, designated as Local Law No. 2 of 2024 of the Town of Alexandria was duly passed by the Town of Alexandria Board on the 17th day of January, 2024 in accordance with the applicable provisions of law.

Dated: January 17, 2024

Sandra Caputo, Town Clerk

Adopted this 17th day of January 2024. (3 pages total)

Adopted this 17th day of January 2024.

REPORTS:

What was said about RFP? No Video or Audio I missed this.

Assessor Report from Marlene A. Norfolk

This month senior citizens and veterans' exemption applications are being received and reviewed. I would like to post in a local paper or on our website that the deadline to file for an exemption in the Town of Alexandria is fast approaching. The deadline to file is March 1, 2024, which is our taxable status date.

I am reviewing the 2023 permits that have been issued by our Code Enforcement Officer. Jefferson county Real Property is providing their staff to assist with the field review of these permits. Jefferson County Real Property Tax Director, Roxanne Burns, has committed a member of her staff to assist with fieldwork to be accomplished for the 2024 assessment roll.

I will be requesting access to the NYS Real Property site to review sales and keep abreast of current legislation. This access will provide me with current sales and the ability to qualify them. Sales review is an ongoing process. It is important to qualify sales as they have an impact on our equalization rate established by NYS Real Property.

I have received notice from NYS Real Property that I will be required to take educational training courses to meet the requirements for assessors. I will advise you when these courses are being offered. I will have to complete the training by November of 2024. End of Report

Highway Reports, Zoning Report are on line at the Town of Alexandria Web site.

Water & Sewer Report from Jay and Jamie Since last meeting they have replaced 6 sewer pumps. Helped at the ice arena as needed. Plowed snow as needed. Received 10 more pumps bringing total for this year to 20. 135 new pumps have been purchased from 2012 to now. There are approximately 206 active units so if we continue to buy 20 per year in 4 years all will have been replaced. We need a few for spares so those are included. Last year 27 pumps were replaced.

Garage doors have been installed in the new building.

During the power outage, we ran generators at sewer plant and water tower. Manually pumped sewer pot from affected house without power so they wouldn't overflow.

Performed all testing and did billing read for water bills.

They are looking into pricing a standby generator for the sewer plant. Power needs to be on to run pumps, blower, flowmeter, and heat.

End of report.

Town Clerk Report: All monthly reports are completed and submitted. Tax Collection has started, and the Town has been paid in full. Sandy reported that all her accounts from 2023 are ready for the annual audits to be conducted at the Board's pleasure.

Water bills have been sent out. Bud Ridley called and asked for a meeting to discuss his water rate. Mrs. Viens called again about being charged the extra ½ an EDU for the empty lot that past Boards told them what to do and they did their part, and the Town has not done its part. Pam Nelson called again that her water consumption is too high, and she has had everything checked at her end.

OLD BUSINESS

1. Junk Law violation status. Motion by Councilman Kring to authorize the Town Attorney Andy Silver to sign notice of violations before they go out for serving for all Junk Law violations. Seconded by Councilman Davidson. Motion Carried all in favor.

2. Abandon Road. Supervisor Sweet introduced new Local Law # 4 to abandon Old County Route 192 which is approximately .67 miles in length. The Town Highway Superintendent is

requesting that the Road be abandoned because it has not been open, and no work has been done on it is over 6 years.

Motion by Councilman Kring to Introduce new Local Law # 4 to Abandon Old County Route 192. And set a public hearing date of February 21,2024 at 6PM. Motion seconded by Councilman Davidson. Motion carried all in favor.

3. Resolution made by Supervisor Sweet to formally declare the Streetscape Project complete. Seconded Councilman Davidson. Motion carried all in favor.

NEW BUSINESS:

1. Construction at chamber office. Only 2 bids going to hold off.
2. Discussion of Dog control law. Supervisor Sweet is going to talk with Butch Martin and see if any agreements can be met.
3. Budget transfer – None currently.
4. 3 quotes were presented for the wiring at the new DPW building at the sewer plant.
 1. Kahrs Electrical Construction \$8,250
 2. New Century Electric Inc \$7,518.77
 3. Ely Electric \$8,000

Jay and Jamie preferred the Ely estimate because it included the ditch and piping. Motion by Councilman Kring to accept the Ely Electric quote seconded by Councilman Davidson. Motion carried all in favor.

5. Marlene will let Board know when the training is available
6. Chamber lease agreement. Attorney Silver has looked over the agreement and is ok with approving. Motion by Councilman Kring to approve the Town Supervisor sign the lease agreement with the Chamber of Commerce. Seconded by Councilman Davidson. Motion carried all in favor.
7. FYI inspection at the Ice arena revealed that new exit signs and fire extinguisher were needed. This work has been completed.
8. Adjourn the meeting to Thursday 01-18-2024 @ 5pm for work session with village to discuss water. Open to the public.

Motion was made by Supervisor Sweet to move into Executive Session at 6:30 pm to discuss the Past / current employment history of town employee. Motion was seconded by Councilman Davidson motion was carried with all voting in favor thereof.