Hamlin Regular Town Board Meeting
June 9, 2025

The Hamlin Town Board held their regular scheduled meeting in the Hamlin Town Hall located at 1658 Lake Road, Hamlin, New York. The meeting was called to order at 7:00 pm by Supervisor Baase. Everyone was invited to participate in the Pledge of Allegiance and a moment of silence for the deceased residents of Hamlin.

Present: Councilperson Jennifer Voelkl, Councilperson Rick Wright, Councilperson Joel Yager, Councilperson Phil Hurlbutt, Supervisor Steve Baase.
Also present: Town Clerk - Patty Jo Groenendaal, Highway Superintendent - Mike German, Code Enforcement Officer - Cheryl Pacelli, Town Attorney – Maureen Werner, Assessor – Liz Spencer, Recreation Supervisor – Keylee Gilfilian, Chris Bode, Johnathan Vogler, Joel Barrett, Dan Consadine, David Strong, Zach Myshlaff.

BROADCASTED LIVE: https://www.youtube.com/watch?v=GhbvetefFv8

INVOCATION: Led by Chris Bode from St. John Lutheran Church

PUBLIC FORUM:
Dan Consadine – The town has a drainage easement through my property. About 15 years ago we agreed to keep it where it is other than moving it to where the deed shows where it is as long as it is kept in good working order. Well, in the last couple of years it has not been in good working order. I called the highway; they came out, they did something, and it didn't solve the problem. Highway said they wouldn't be out for another 3-4 years. In the meantime, the property is flooding. It is just not working efficiently. How do I get this taken care of?
Baase – I can talk with the Highway Superintendent, and we can go out there to look at that. Call my office and leave your number so I can reach out to you.
Consadine – By the end of the season I would like it taken care of.

Dave Strong – I'm from New Leaf Energy Community Solar Energy. I have been in the field for over 22 years. We have two sights that we are looking at. We work with smaller communities from 15-20 acres not the big solar farms. I am here to offer any support or resources the town may need.
Baase – As you know we do have a moratorium mainly for the decommissioning. We also had 2 fires at a solar farm on Redman Road. There are also some problems with a school's lights on Walker Lake Road that is caused by the solar farm.
Strong – Even the school folks can call me if they have questions. The lights flickering should not be happening.

Hurlbutt – I know you have a couple of options with some landowners here, would that be going through the substation we have currently?
Strong – Yes, now that substation is full. National Grid released about four months ago a program called flexible interconnection. With that substation there are three megawatts available. The flexible interconnection can add another five or six megawatts. This program is in review and it will take a while for that approval.

Joel Barrett – I'm a real-estate developer out of Rochester working exclusively on converting buildings into residential multi-family housing. There are currently 12 apartments, a post office and a liquor store. Our goal is to expand the number of residential units and make everything legal and bring it all up to code. We are also hoping to build in the footprint of the carriage house and work on the parking situation. We are keeping the existing building and their footprint. We will be looking at the parking, making the street front look better and making the fire lanes to code. We will be acquiring measurements and then taking the plans to the Zoning Board and Planning Board. A majority of our work is eligible for tax credits. We have looked into that for this property, and it looks as if it doesn't qualify.
Wright – What are the plans for the other buildings like the liquor store?
Barrett – The Liquor Store and the Post Office will stay.
Baase – (Addressing the Attorney) What are the next steps?
Werner – The next step is to get the plans, if there are any variances needed address and those first.
Barrett – Yes. The goal would be to determine the number of variances and make it code compliant.
Voelkl – Keeping the same footprint and not changing much of the outside look will help.
Spencer – Will it be income-based apartments?
Barrett – that is not the plan.
Voelkl - What other projects have you done?
Barrett – A few in downtown Rochester. A couple tax credit projects in Canandaigua. Factory sites, including one in Fairport.

APPROVAL OF THE REGULAR TOWN BOARD MEETING MINUTES OF MAY 28, 2025

Resolution #154 Motion made by Councilperson Yager and seconded by Councilperson Wright to approve the Regular Town Board meeting minutes of May 28, 2025
Polled votes: Councilperson Yager aye, Councilperson Voelkl abstained, Councilperson Wright aye, Councilperson Hurlbutt aye, Supervisor Baase aye. Motion carried.

APPROVAL OF PAYMENT OF BILLS FROM THEIR RESPECTIVE FUNDS:

Resolution #155 Motion made by Councilperson Hurlbutt and seconded by Councilperson Wright to approve payment of bills from their respective funds.

ACCOUNT	VOUCHER#	AMOUNT	ACCOUNT TOTALS
General	2025-0697 to 2025-0698	338.43	
	2025-0730 to 2025-0778	21158.30	
Account Total			**$ 21,496.73**
Library	2025-0704 to 2025-0714	3797.77	
Account Total			**$ 3,797.77**
Highway	2025-0715 to 2025-0729	94793.83	
Account Total			**$ 94,793.83**
Sewer	2025-0701 to 2025-0703	888.70	
Account Total			**$ 888.70**
Hamlin/Kendall	2025-0699	9407.50	
Account Total			**$ 9,407.50**
Wiler Rd Bridge	2025-0700	3484.3	
Account Total			**$ 3,484.30**
Light District			
Account Total			**$ -**
Paychex	2025-0692	169.44	
	2025-0693	270.60	
Account Total			**$ 440.04**
Employees Trust	2025-0694	2444.65	
Account Total			**$ 2,444.65**
Visa Charges	Aldi	53.38	
	Amazon	779.09	
	Crosby's	45.63	
	Harbor Freight	229.99	
	Mark's Pizza	47.23	
	MC Dept of Planning & Develop	50.00	
	NY Flood Mgrs	20.00	
	NYSWYSA	105.00	
	Quickbooks	37.80	
	Runnings	16.99	

Account Total:	**$**	**1,385.11**
GRAND TOTAL:	**$**	**38,138.63**

Polled votes: Councilperson Voelkl aye, Councilperson Wright aye, Councilperson Yager aye, Councilperson Hurlbutt aye, Supervisor Baase aye. Motion carried.

CORRESPONDENCE:

a. NYSEG & RG&E Press Release: Utilities, New York State Public Service Commission Secure Refund for Customers of $13M Charged By Transmission Developer
b. Monroe County Now - June 2025 Newsletter
c. Erie Canalway News, JUNE 2025
d. NYSEG & RG&E Press Release: NYSEG and RG&E Unveil New Tool to Help Customers Manage Usage, Lower Bills
e. 2025 Press Release Scholarships

SUPERVISOR'S MONTHLY REPORT ACKNOWLEDGED AND FILED

APPROVAL OF AUCTION SALE PRICE OF $8,900.00 FOR ONE 2011 CHEVROLET SILVERADO, VIN #1GCRKREA6BZ230759

Resolution #156 Motion made by Councilperson Yager and seconded by Councilperson Hurlbutt to approve the auction sale price of $8,900.00 for one 2011 Chevrolet Silverado, Vin #1GCRKREA6BZ230759. Monies to be deposited into account AA2665.00. This is the old dog truck.
Polled votes: Councilperson Voelkl aye, Councilperson Wright aye, Councilperson Yager aye, Councilperson Hurlbutt aye, Supervisor Baase aye. Motion carried.

REAPPOINT STEVEN HUNDLEY TO THE BOARD OF ASSESSMENT REVIEW

Resolution #157 Motion made by Councilperson Yager and seconded by Councilperson Voelkl to reappoint Steven Hundley to the Board of Assessment review for 10/01/2025 until 09/30/2030.
Polled votes: Councilperson Voelkl aye, Councilperson Wright aye, Councilperson Yager aye, Councilperson Hurlbutt aye, Supervisor Baase aye. Motion carried.

REAPPOINT ELIZABETH SPENCER AS THE TOWN OF HAMLIN ASSESSOR

Resolution # 158 Motion made by Councilperson Wright and seconded by Councilperson Voelkl to reappoint Elizabeth Spencer as the Town of Hamlin Assessor for the term of office beginning on October 1, 2025 to September 30, 2031.
Polled votes: Councilperson Voelkl aye, Councilperson Wright aye, Councilperson Yager aye, Councilperson Hurlbutt aye, Supervisor Baase aye. Motion carried.

RESOLUTION AUTHORIZING MOWING OF VFW BASEBALL FIELDS AND EXECUTION OF AGREEMENT

Resolution #159 Motion made by Councilperson Yager and seconded by Councilperson Wright

WHEREAS, the Hamlin VFW Post 6703 has generously permitted the Town of Hamlin to use the baseball fields located on its premises for the Town's Recreation programs; and

WHEREAS, in consideration of this use, the Town of Hamlin wishes to assist the VFW by providing mowing services for the baseball fields; and

WHEREAS, the Town Board finds it to be in the best interest of the Town to enter into an agreement with the Hamlin VFW Post 6703 to provide such mowing services at no cost to either party;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Hamlin hereby authorizes the Parks Department or other designated Town personnel to perform regular mowing of the baseball fields located at the Hamlin VFW Post 6703; and

BE IT FURTHER RESOLVED, that the Town Board authorizes the Town Supervisor to execute an agreement with the Hamlin VFW Post 6703, in a form approved by the Town Attorney, setting forth the terms and conditions of this arrangement.

Voelkl – Kickball goes through July. Are we done at that time?

Baase – It says for this year. We may not want to mow all year but it state we can.

Yager – Are you going to extend and do a fall league?

Gilfilian – We are in our first week. I guess we will see how it goes before we decide that.

Voelkl – Mike are you ok with that?

German – Yes. This is all I ask for that we are covered legally.

Polled votes: Councilperson Voelkl aye, Councilperson Wright aye, Councilperson Yager aye, Councilperson Hurlbutt aye, Supervisor Baase aye. Motion carried.

REPORTS

Yager - I have been babysitting the new grandbaby. The baby is fine. Dave is turning in the dog report tomorrow.

Voelkl – History Center- Dave has been wanting to get a rolling display case. One was found on Facebook Marketplace with a nice antique look. Happy to have a new member involved. She and her daughter came to the Christmas Open House, and they enjoyed it. She is a student at SUNY Brockport majoring in history and needs 100 hours of work in a museum type setting and will be transcribing letters from the 1870's time and doing a biographical history of this woman Sarah who wrote the letters. Facebook – John Kucko did a nice little write up about the barn at the History Center. This brought in a bunch of foot traffic in after that was posted.

There is a tentative meeting on July 8th. Dave attended a cemetery tour in Leroy.

Chamber of Commerce – The last meeting there was a discussion on if they are going to move forward or not. They will be at the Apple Fest after that they will look into potentially disband or maybe put it on pause, in hopes that somebody would want to take over. It has been struggling since Covid.

Wright – Ambulance – They had 107 calls for the month of May and 555 year-to-date, that is an 18% increase.
Hilton Parma Fire District & Conservation – was unable to attend.
VFW – The Banner project – The clips will be delivered next week. 10 banners are being made and will be here in about 2 – 3 weeks.
Seniors – They had their dinner at Deerfield. The group would like $15,000.00 more dollars I talked with Steve about that. They had their senior meeting at St. John's there was only 15 people there. There is a survey available for seniors to fill out.
I went to the Wheelfest, the weather was great and there were a ton of people there.
Voelkl – What do they want the $15,000.00 for?
Baase – I met with them myself to iron out the issue.
Wright – They want to use the ARPA money to pay for the trips for next year, the costs are going crazy.
Baase – I don't even know if you can do that.

Hurlbutt - Planning Board – See June 2nd Planning Board minutes.
Hamlin Morton Walker Fire Department – They had 178 calls year-to-date. They had another solar farm fire on Redman Road again.

Pacelli - Building Department - 30 permits issued from 5/05/2025 – 6/09/2025
Permit cost received: $1,971.48, Permit valuation: $750,054.00, Permits have been closed: 8
Phone calls into the office - 366. Sent out 12 violation notices for various code violations and complaints. Mainly lawn mowing at this time of year. The department is working on notifying homeowners and property maintenance companies to comply with the property maintenance code for lawn mowing. The Town has hired Yard Daddy for vacant properties. Working on unlicensed vehicles.

German – West Wautoma is paved. We need to work on drainage. The three flower beds at the town and two County flower beds are done. Catching up with parks. We are doing County work hauling material and patching roads.
Hurlbutt – Do want to touch base on the Hamlin/Kendall sewer.
German – They are fusing pipe down at the gravel pit area. This end of the line is a 10" line the supplier shipped the 8" line instead. The drilling contractor should be in town next week and going up West Fork. They anticipate the road being open because it is wide enough. They have three lift stations. Everything is moving along.

Gilfilian – This is our busy season. Summer Camp is full. All the sports have started. We have one more picture night. Starting to work on events. Josh is working on the next program guide. We are short staffed, but we are making work.

Spencer – Final Tax roll will be up in the next two weeks.

Vogler – We had our first Zoning Board meeting using the new format for public hearing, being the primary and definitive action and it seemed to work out well.

Groenendaal – We have finished the tax collection and money has been sent to the county. The town will get their check shortly.

Baase – The county sales check came in it was more than last year. I will be meeting with the new replacement grant writer. Working with the grant writer for the dog shelter stuff. Working on stuff at the lodge and looking into getting rid of the exhaust system. I have been getting calls on the Kendall sewer.

DISCUSSION:

New waterlines:

Baase - Some of the roads with the most houses didn't even respond to the letter that was sent out. Maybe one out of twenty responded. For some of the lines it would be $1,432.92 that is just for the bond. Then an extra $300.00 per year for water. Most of the surveys that came back said they don't want to pay over $1,200.00. The next step is to have a public hearing. I still need to get with MRB for a date.

Spencer – Is maintenance included in that price?

Baase – there is not any maintenance on water lines.

Hurlbutt – If a few of the roads were not in that would make the cost fluctuate depending on what roads were cut out.

Werner – If you go ahead with this you must go through the comptroller's office. The threshold is $1111.00, anything over that we would need to go through the comptroller to get approval.

Baase – This is a USDA loan, so I think something is different with that. Maybe they take a higher limit.

Hamlin Lakeshore Sewer EDU payments:

Baase – I have heard from the board and some mentioned ½ EDU and some mentioned 0 EDU for vacant properties.

Yager – If they don't have a grinder I don't think they should be charged on the assumption that they could build something.

Baase- We have a public hearing scheduled already so we need a decision tonight to know what to put in the letter that is getting mailed out.

Yager – I believe we shouldn't charge an EDU at all if there is nothing there.
Hurlbutt – I was under the impression that the water districts are ½ EDU and for the sewer we talked about going with that with or without improvement.
Yager – What would be the cost difference?
Spencer – Looking at 52 ½ EDU and not charging them at all. Other people would have to absorb the $6,100.00. It's $238 per unit; it would go up to $260 - $270.
Baase – Right now a ½ EDU for all the properties is about $22. So, if you went to zero EDU it would be close to double at $44.00.
Yager – That is not that much.
Wright – Yes but how would you feel to have that added.
Yager - But how would you feel if you don't have anything. Someone down the road has a million-dollar home and has $22 bucks less. That's not right.
Wright – You are going to have a hard time to have people pay for somebody else's.
Yager – Right, but it is not a lot of money.
Baase – It is $22 for the ½ EDU.
Yager – If it is 0 EDU it would be roughly $44. That's not that bad.
Spencer – What about the vacant lots that have been improvements? I have 25 and 13 of them have garages, 12 have gazebos, porches, decks. What do you do with those 25?
Yager – If they have a house where they have to have a bathroom, that's what you charge. I don't think they should be charged unless they have a sewer.
Voelkl – If someone has a grinder pump and they have a garage on a separate piece of property, can they tie into their grinder pump they already have?
German – The only way they can tie in is if they have their own private pump to pump it over to the grinder pump.
Voelkl – If someone added a pump, they would have to contact the town to get that grinder pump.
German – They won't. You can buy a small grinder like you would put in the basement to lift it up into the leach.
Yager – You are still only using one grinder pump, and I do not see that happening.
Baase – It is already happening.
German – The way the water lines are set up when down the road you improve a property, you paid into that utility versus you pay nothing. The bond is paid off and you build you never paid anything for that utility.
Yager – For those that never do that they are paying for it.
Spencer – Currently they are paying $224 per unit. Ther are 356 that are paying that. 13 that are paying $112 and 8 that are not paying at all.
Yager – Initially JP talked about this it was a ½ EDU.
Baase – I am against this agreeing with what Mike said that you could wait to get the utility and not have to pay a dime for it. There are bigger garages than some houses.

Werner – Pursuant to state law the expense of the district is to be born by the several lots and parcels of land with the Town Board that shall determine and specify to especially benefit by the improvement. So, any lot that's in your district is benefited by the improvement. So per town law, they have to pay for it.
Yager – But they don't have to pay full, they can pay a ½?
Werner – It doesn't say full or ½.
Baase – The Kendall line actually has three different amounts, 1/2 , 75% and full EDU.
Voelkl – To keep things as clean as possible I would like to do a ½ EDU for any vacant property. If you have a house full EDU, anything with gazebo or garage it should be a ½ EDU. That is what the original proposal was from the beginning.

APPROVAL TO PROPOSE VACANT PROPERTY AT ½ EDU FOR THE LAKESHORE SEWER DISTRICT

Resolution #160 Motion made by Councilperson Yager and seconded by Councilperson Voelkl to have vacant property at ½ EDU for the Lakeshore Sewer District.
Polled votes: Councilperson Voelkl aye, Councilperson Wright aye, Councilperson Yager aye, Councilperson Hurlbutt aye, Supervisor Baase no. Motion carried.

Groenendaal – I would need to put it in the paper for the 21st edition. We can put it on the website, facebook and the newsletter.

Wright – I would like to thank Christine Gates for her service and wish her well.

Voelkl – The stairs are we doing a railing or anything with that?
Baase – It is ordered.
Pacelli – Maybe we need some film on the windows to keep the glare down.

ADJOURNMENT:

Resolution #161 Motion was made by Councilperson Hurlbutt and seconded by Councilperson Yager, requesting Town Board approval to adjourn the meeting at 8:27 pm as all business had been concluded.
Polled votes: All in Favor. Motion Carried.

Respectfully submitted,

Patty Jo Groenendaal

Patty Jo Groenendaal
Hamlin Town Clerk