

TOWN OF SANFORD

REGULAR MEETING

July 8, 2025

PRESENT:	Kenny Wist	Supervisor
	Jay Vandermark	Councilman
	Alice Ray	Councilman-absent
	Shane Lester	Councilman
	Dan Andresen	Councilman

ALSO PRESENT:	Leo Shew	Highway Superintendent
	Pete Hathaway	Code Enforcement
	Deborah Proffitt	Town Clerk

Supervisor Wist called the Regular Meeting to order at 7:00pm with the Pledge of Allegiance led by Shane Lester, at the Town Hall, 91 Second Street, Deposit, NY 13754.

Supervisor Wist gave the floor to Code Enforcement Officer, Pete Hathaway. Hathaway reported issuing Permits: 21-25 670 Kenyon Hill Rd 30x40 Pole barn, D-1 177 N Sanford Rd Demo House, 22-25 73 Wheeler School Rd. Storage Shed, 23-23 118 H Decker Rd Septic System, 24-25 314 Rector Rd. 30x40 Garage. Inspections were done on 90 Baker Rd. Concrete Wall, and Final for Permit 2-25 Manufactured Home Replacement Stillson Rd. Certificates of Occupancy were issued for 34 Stillson Rd Manufactured Home, and 220 Gillette Rd, New Home Permit#18-20. Hathaway spoke to a potential owner of a property near Cascade Valley in reference to quarry information and received two site plans for docks that will be forwarded to the Planning Board. On a Motion made by Jay Vandermark and seconded by Shane Lester and all approved the Code Enforcement Officers Report.

Supervisor Wist presented the Oquaga Lake Sewer Report to the Board as Scott Conklin was not present. The Board reviewed the Oquaga Lake Sewer Report. On a Motion made by Dan Andresen and seconded by Shane Lester and all approved the Oquaga Lake Sewer Report. Supervisor Wist gave the floor to Mark Millspaugh who spoke on behalf of the Oquaga Lake Association stating their desire to move forward and pursuit new opportunities for funding the replacement of the present sewer system.

Supervisor Wist discussed the Professional Services Agreement with Delaware Engineering for Environmental Review and Funding Applications Assistance with the Oquaga Lake Sewer District Upgrade Project. Details of the Agreement were discussed. On a Motion made by Shane Lester, seconded by Jay Vandermark and all approved the following Resolution.

#52-RESOLUTION-2025
APPROVING THE PROFESSIONAL SERVICES AGREEMENT
WITH DELAWARE ENGINEERING FOR ENVIRONMENTAL REVIEW
& FUNDING APPLICATIONS ASSISTANCE FOR THE OQUAGA LAKE
SEWER UPGRADE PROJECT

RESOLVED, that the Town Board of the Town of Sanford, Broome County, New York, do hereby approve the Professional Services Agreement with Delaware Engineering for Environmental Review and Funding Applications Assistance with the Oquaga Lake Sewer Upgrade Project.

A Roll Call Vote was taken as follows: Supervisor Kenny Wist: AYE; Councilman Dan Andresen: AYE; Councilman Shane Lester: AYE; Councilman Jay Vandermark: AYE; NOES: None.

CARRIED: Dated: July 8, 2025.

Supervisor Wist introduced the State Environmental Quality Review Resolution

#53-RESOLUTION-2025

DECLARE INTENT TO SERVE AS LEAD AGENCY(SEQR) TO REVIEW THE POTENTIAL ENVIRONMENTAL IMPACTS RESULTING FROM THE PROPOSED UPGRADE OF THE OQUAGA LAKE SANITARY SEWER COLLECTION & TREATMENT SYSTEM TO ADDRESS INFRASTRUCTURE DEFICIENCIES, REDUCE INFILTRATION AND INFLOW (I&I), AND PROTECT WATER QUALITY IN OQUAGA LAKE

WHEREAS, the Town of Sanford, Broome County, New York, (hereinafter the “Town”) owns and operates the Oquaga Lake Sewer District, a municipal wastewater collection and treatment system that serves residential and seasonal users around Oquaga Lake; and

WHEREAS, the Town is responsible for ensuring that the system maintains compliance with NYDEC regulations; and

WHEREAS, the Town has identified the need to upgrade its aging sanitary sewer infrastructure, including the replacement of resident septic tank effluent pump (STEP) systems, improvement to pump stations, and rehabilitation of the existing wastewater treatment plant; and

WHEREAS, the Town has engaged in consulting engineers to evaluate system conditions and has completed a Preliminary Engineering Report identifying necessary improvements to address inflow and infiltration(I&I), equipment failure, and environmental risk to Oquaga Lake; and

WHEREAS, infrastructure upgrades of this nature are subject to review under 6 NYCRR Part 617, the implementing regulations of the State Environmental Quality Review Act (SEQRA); and

WHEREAS, the Town has determined itself to be the appropriate body to act as “Lead Agency” for conducting a coordinated review for the Water System Upgrade Project under SEQRA:

NOW THEREFORE BE IT RESOLVED BY THAT:

1. The Town declares its intention to serve as Lead Agency for the SEQR review of the proposed Oquaga Lake Sewer System Upgrade Project, provided no involved agency submits an objection within thirty (30) days of receiving notice of this intent; and

2. The Town hereby determines that the project is classified as an Unlisted action under the State Environmental Quality Review Act (SEQRA), pursuant to the implementing provisions found in 6 NYCRR Part 617; and
3. The Town shall cause to be prepared a Full Environmental Assessment Form (FEAF) and to notify the potentially involved and interested agencies of their intent to serve as lead agency and to further initiate a coordinated review of the project under SEQRA regulations.

On a Motion made by Dan Andresen and seconded by Shane Lester and all approved the aforementioned Resolution for the Town to serve as Lead Agency.

A Roll Call Vote was taken as follows: Supervisor Kenny Wist; AYE; Councilman Dan Andresen: AYE; Councilman Shane Lester: AYE; Councilman Jay Vandermark: AYE; NOES: None;
CARRIED: Dated: July 8, 2025

Supervisor Wist gave the floor to Highway Superintendent, Leo Shew. Shew stated there are 15 roads directly affected by the last storm. Crews continue to make storm repairs while trying to complete work on the gravel roads. Clark, Hawkins and Blowers are currently closed. Shew stated he hopes to have Hawkins open by next week. Equipment and materials are lined up. Clark Road is a timing inconvenience waiting on FEMA versus the cost of making more repairs. Supervisor Wist stated we should hear something in the next few weeks. JD Seymour commented on using FEMA to pay overtime wanting to speed up progress on Clark Road as Businesses couldn't get thru and have to charge their customers more. He also remarked on shared services and felt we should be focused more on our own township versus assisting others. Mr. Seymour also stated he would like the shoulders marked on Big Hollow Road. Highway Superintendent Shew stated he would have the shoulders marked. Supervisor Wist stated that shared services were not the reason for the Clark Road repairs delay. It is a matter of Weather, Equipment and Funding. Mr. Seymour continued to disagree and felt the Town had the equipment necessary to make the repairs. With no further comments, Supervisor Wist continued to the Public Hearing portion:

With Proof of Notice having been furnished, the Public Hearing On the Adoption of a Local Law to Regulate the Operation of Lake Front De-Icing Systems in the Special and Lake Protection Overlay Zoning Districts, was called to Order at 7:20PM, by Supervisor Kenny Wist.

Supervisor Wist asked if the Town Clerk had received any oral or written comments. Town Clerk Proffitt reported that the Town had received two letters. Both of which were submitted for Board review.

Supervisor Wist then asked for any Public Comments.

Kiernan Crowley, who also submitted a letter to the Board spoke on his personal experience with both types of Ice Eaters, finding the Bubbler type system to be the reasonable compromise. Mr. Crowley does not agree with the proposed Regulation as it stands stating thermostat issues, that it

specifically targets Oquaga Lake, and permit regulations. He would like the opportunity to work this issue out with the Lake Owners Association.

Brad Farrell, who also submitted a letter, and spoke on the Community coming together under the Lake Association, solving their issues thru this more community-based approach without the Towns involvement. Mr. Farrell wanted to know who would be in charge of the law

Supervisor Wist stated the Code Enforcement Officer would be the one to enforce and make those determinations. The Board has and will continue to simplify the law and show support for the Lake Residence. The majority of Lake Residence are already in compliance. As with any law it's for the few who are not. The Town is not looking to supervise anything. We are hoping this is just the support the Lake Association with those few individuals unwilling to comply, and will continue to refine this law if needed.

Sarah Lea Mulcahy spoke with concerns of Risk and Liability. She would like further communication with the Lake Association.

Councilman Shane Lester stated the Town Attorney has been instrumental in the construction of this law and that other lakes in this state have similar laws in place.

Kurt Acker stated that everyone was not in compliance from last year. Proof of that came when an ice eater was found to still be running Memorial Day.

Mara Grace was concerned that Oquaga Lake was the only Lake this law was pertaining to and what studies/guidelines were used.

Supervisor Wist stated Oquaga Lake was the only Lake in the Town of Sanford included in the law due to its sizable structures and lake volume. Information on this law came from DEC, and specific sections were consistent with other laws of this nature.

Lindsey Phelps stated she shared the dissenting view and was not in favor of the permits.

Meghan Crowley would like to reopen discussion with the Lake Association.

Mark McDonough thought this situation had been cleared up last year with the Lake Association.

Leo Race stated that, we came to the Board to help us with this Regulation. Last year everyone was in agreement to switch, over and he was very much appreciative of those who did however, 2-3 people didn't believe this was necessary and don't care. We need this little bit of help to at least get people to comply.

Mark Millspaugh stated we discussed this Regulation with the Lake Association at multiple meetings to no avail. The Oquaga Lake Improvement Association is a part of the NYS Federation of Lake Associations with numerous resources and information on this subject, and how they dealt with this situation through Codes due to the fact that the Lake Association itself has no ability to enforce. We could not go forward with the banning of Jet Skis without the help of the Town and a Local Ordinance that we are now able to enforce. Property Rights issues cut both ways. The main reasons for this Regulation include Safety, Utilization, and Property Rights protecting docks. After last Julys Meeting for the Lake Association, push back is a surprise.

Gary Holdrege reminded everyone that every 5 years the lake is lowered for repairs and to be prepared for ice movement early March.

Sarah Lea Mulcahy would like to go back to the Lake Association to revisit Ice Eaters.

Kurt Acker and Leo Race reminded everyone that there was a lot of discussion that had taken place last year with the Lake Association to get to this point.

Bill Maines stated he realized the Town was just trying to assist and thanked the Board.

Kermit Mott stated that this all began because of the algae growth possibly due to the Ice Eaters, and that if you have a law in place, you have something to fall back on. He also reminded everyone of the First Responders and that signage was an extremely important safety issue.

Leo Race asked if this law was a working document to which Supervisor Wist responded it was.

Gary Holdrege asked if people could just use due diligence. To which Supervisor Wist responded unfortunately that is not being done and why we are here.

Supervisor Wist stated that in light of many great comments and good points, this law will be revisited and there will be another meeting.

All persons desiring to be heard, having been heard, the Hearing was closed at 8:25PM.

Supervisor Wist opened the floor for Public Comment.

Jodie Seymour spoke of their Grand Opening July 26, at noon. She also wanted to see the Dog Control Officers report as she had a complaint and was sure nothing was done. Supervisor Wist read the report which stated that the DCO spoke to the parties involved. Supervisor Wist offered Mrs. Seymour a copy of the report. Conant Smith, 33 Parker Rd, spoke of repetitive damage to his property from the continuous storms and the Creek next to his property. He has taken care of it many times as a responsible home owner and also appreciates all the time and effort Leo has put into all of the storm repair. Mr. Smith was asking if someone might be able to look at the property. Supervisor Wist stated they were progressing toward Parker Rd and would get someone up there to take a look at it. Kermit Mott is still looking for Planning Board Members and would like someone preferably from Oquaga Lake. Mr. Mott asked about the percentage rate for Bonding. Supervisor Wist stated around 4%. He also stated the latest updates to the New Highway Garage including the framework for the Maintenance Building was completed and that roof panels were next. Catch basins were completed as well as the foundation for the storage building. Fuel Lines and underground Plumbing were next.

The Dog Control Report was presented to the Board. On a Motion made by Dan Andresen and seconded by Jay Vandermark and all approved the DCO Report.

There was no Assessors Report.

The Minutes of the June 10, 2025 Regular Meeting were presented to the Board. On a Motion made by Shane Lester and seconded by Dan Andresen and all approved the June 10, 2025 Regular Meeting Minutes.

The Clerks Report of June 2025 was presented to the Board. On a Motion made by Jay Vandermark, and seconded by Dan Andresen and all approved the Clerks Report for June 2025.

The Monthly Supervisors Report of May 2025 was presented to the Board. On a Motion made by Shane Lester and seconded by Jay Vandermark and all approved the Supervisors Report for May 2025.

Supervisor Kenny Wist spoke on the Committee Reports. The Collective Bargaining Agreement expires the end of this year so Negotiations have begun. We have had one meeting to date with another scheduled for July 15, 2025.

Bills were presented to the Board.

The Motion was made by Jay Vandermark and seconded by Dan Andresen and all approved that the Bills be paid as presented:

The Total Amounts and Voucher Numbers submitted to Town Clerk by Supervisor's Secretary.

Date of Audit: 7/08/25 Abstract #6– General: \$56,123.66–Voucher #371-393. Highway: \$189,297.78– Voucher #402-418. Sewer O & M: \$15,337.71– Voucher #393-401. CAPITAL: \$1,186,876.97-Voucher #419-427.

Since no further business was at hand, on a motion made by Dan Andresen seconded by Shane Lester and all approved that the meeting be adjourned at 8:50PM.

Deborah Proffitt, Town Clerk