

# The Bluff Point Association (BPA)

www.bluffpoint.org

October 2013

2013-3

---

## President's Report

It seemed like it would never get here, but finally Hunting Season!, the high point of the social calendar. We patiently suffered through a gorgeous spring and an endless summer full of visits from family and friends, now we get to enjoy the harvest. It is hard to recall a year when the apples and pears were so juicy and plentiful. So far I have pressed over 55 gallons of apple cider and 30 gallons of pear nectar and it is now happily bubbling away, soon to provide internal warmth on those cold winter nights.

The annual meeting was interesting and informative. A summary of the meeting is included below, and minutes of the meeting will be posted on our website [www.bluffpoint.org](http://www.bluffpoint.org) along with a copy of the overheads used in the meeting.

Don't forget to vote in the November 5 General Election. In addition to electing the County District Attorney, County Legislators, and Jerusalem Town Board members, there will be a number of proposals to amend the State Constitution on the ballot. They include: Proposal One - Authorizing Casino Gaming; Proposal Two – Additional Civil Service Credit for Veterans with Disabilities Certified Post-Appointment; Proposal Three – Exclusion of Indebtedness Contracted for Sewage Facilities; Proposal Four – Settling Disputed Title in the Forest Preserve; Proposal Five – In Relation to a Land Exchange in the State Forest Preserve with NYCO Minerals, Inc.; and Proposal Six – Increasing Age until which Certain State Judges Can Serve.

The full text of the proposals can be found at <http://www.elections.ny.gov/ProposedConsAmendments.html>

Here's hoping that you all get your deer, and not with your automobile.

**Tom Close ~ President**

## Annual Meeting Summary

Our annual meeting was held July 20th at the Keuka College Lightner Library.

### **Quick Takes**

The current membership is 325. Wendy Disbrow, Marcia English, and Rodgers Williams were elected as directors. Wendy was elected Treasurer and Martha Johnstone was elected Secretary. Thanks were expressed to retiring directors Ray Copson, Scott Demmin, and Lisa Saether. Lisa will continue as liason from the BPA to the Finger Lakes Land Trust, and Ray will continue to manage the website.

There was concern expressed about our contribution to the Finger Lakes Museum in light of the fact that we had voted at a previous meeting not to do so. As BPA President I accept full responsibility for the contribution.

The legal name of the organization has been changed from "East Bluff Drive Homeowners' Association" to "Bluff Point Association". We are still waiting for a clarification of our tax status from the IRS; application has been made for 501(c)(4) status; dues are not tax-deductible. The BPA by-laws, last revised in 2011, were amended to reflect numbering and typographical errors. The by-laws as amended are on the website. The balance of the Treasury on July 1, 2013 was \$10,256.

### **Local Updates**

Jim Crevelling, Chairman of the Ag-Res Zoning Review Committee spoke about the ongoing work of the committee; and Donna Gridley, member of the Town Planning Board spoke about the new "Scenic Overlay District" designed to protect the view along route 54A. Art Adams discussed the refinancing of water and sewer bonds. See Art's latest update in this newsletter.

## Annual Meeting Summary Cont'd

### Presentations

Report from the Legislature

Taylor Fitch and Mark Morris of the Yates County Legislature reported on the County Budget.

### Penn Yan Central School District

David Hamilton, Superintendent of the Penn Yan school district reported on the school budget and the continued need to find savings wherever possible.

### Finger Lakes Land Trust

Elizabeth Newbold, Land Protection Specialist at the Land Trust spoke about the efforts of the Land Trust, highlighting the recent donation of a conservation easement on the end of the Bluff.

### Finger Lakes Museum

Rolf Zerges, a Trustee on the Museum Board gave an update of the museum status and introduced two new staff members, Angie Cannan, a naturalist formerly with the U.S. Forest Service, and Pat Atkinson, a retired Penn Yan teacher.

### Hydrofracking Update

Jim Barre and Joe Hoff gave an update on the effort to restrict hydrofracking from the Keuka Lake watershed. The BPA joined the KLA in resolving not to permit hydrofracking in the watershed.

### New Business and Comments

The Sign committee is working on the placement of two permanent signs at the 54A scenic overlook, depicting the natural and cultural histories of the region. The NY Department of Transportation has reviewed the matter and has approved the concept. A resolution was passed stating that "the BPA supports the original intent of the ag-res law to be interpreted as limiting total building coverage on a given lot to 10% of the lot's total area, NOT individual buildings." A resolution was passed that BPA "immediately communicate to the Yates County Legislature the opposition of this membership to the Local Law currently being considered by the County Legislature which will over-ride the state-imposed 2% annual tax levy cap for fiscal year 2014."

## Water and Sewer Update

There were several questions that we could not answer during the annual meeting. The first was about debt service paid for water service. The capital charge is in fact modified each year by the total debt service required and the number of customers. The annual amounts per EDU for 2010 thru 2013 are as follows: \$251.90, \$249.74, \$246.91 and \$246.56 respectively. The capital charge for 2014 is expected to be \$225.12 which reflects a reduction due to refinancing the debt. The capital charge for Sewer 2 (East Bluff Drive) was reduced by \$13 for the last quarter of 2013 and is expected to be reduced by about \$13 per quarter for 2014.

Additionally, the water and sewer department continues to discuss the percentage of the Penn Yan wastewater system that we should pay in light of the fact that our usage is considerably below the minimum that we pay. Hopefully there may be some resolution to report in our next newsletter

Art Adams

## Penn Yan School District Update

Since final assessments were not available at the time of the annual meeting, the school district slides were based on approved spending, but last year's assessments. Final amounts are now available as follows:

### Current Assessments in Million Dollars

<u>Year</u>	<u>Jerusalem</u>	<u>Milo</u>	<u>Remainder</u>	<u>Total</u>
2004/05	418.2	298.9	376.1	1093.2
2005/06	433.1	306.4	400.9	1140.4
2006/07	475.4	334.5	383.8	1193.7
2007/08	602.1	392.1	410.3	1404.5
2008/09	643.4	406.2	457.9	1507.5
2009/10	674.9	405.0	474.7	1554.6
2010/11	677.4	414.0	479.6	1571.0
2011/12	677.4	417.4	489.7	1584.4
2012/13	664.1	419.6	484.8	1568.5
2013/14	667.7	432.5	489.6	1589.8

### Percent of Total School Tax

<u>Year</u>	<u>Jerusalem</u>	<u>Milo</u>	<u>Remainder</u>
04/05	38.3%	27.3%	34.4%
05/06	38.0%	26.9%	35.2%
06/07	39.8%	28.0%	32.2%

**Percent of Total School Tax Cont'd**

<u>Year</u>	<u>Jerusalem</u>	<u>Milo</u>	<u>Remainder</u>
07/08	42.9%	27.9%	29.2%
08/09	42.7%	26.9%	30.4%
09/10	43.4%	26.1%	30.5%
10/11	43.1%	26.4%	30.5%
11/12	42.8%	26.3%	30.9%
12/13	42.3%	26.8%	30.9%
13/14	42.0%	27.2%	30.8%

**TOTAL SCHOOL TAX PAID - MILLIONS**

<u>Year</u>	<u>Jerusalem</u>	<u>Milo</u>	<u>Remainder</u>	<u>Total</u>
2004/05	5.20	3.72	4.68	13.60
2005/06	5.56	3.94	5.15	14.65
2006/07	5.76	4.05	4.65	14.46
2007/08	6.40	4.17	4.36	14.93
2008/09	6.46	4.08	4.60	15.15
2009/10	6.63	4.00	4.52	15.15
2010/11	6.75	4.13	4.78	15.66
2011/12	6.89	4.24	4.98	16.11
2012/13	6.96	4.40	5.08	16.44
2013/14	7.08	4.59	5.18	16.85

The Penn Yan school district has done a good job at trying to control costs while still providing a quality education. Consolidating special education needs with other districts enabled considerate savings in busing and teaching and helps to mainstream students where possible. The District is also sharing a food service director with Dundee, a transportation director with Marcus Whitman and the technology coordinator thru BOCES. The computer system (called infrastructure) was redone over the summer to enhance security, increase speed and update the labs. It was reported at a recent Board meeting that this was greatly needed, much appreciated and done with a minimum amount of hassle. A new computer program will allow the bus routes to be evaluated and improved. And lastly a program of evaluating the possibility of restructuring or eliminating a position when someone leaves has been implemented.

Art Adams ~ Ex Officio

**Keuka College Develops Master Plan**

With the help of the nationally renowned college consulting firm Credo, Keuka College is undertaking a comprehensive Facility Master Plan. The Master Plan incorporates Credo’s “five-truths” of campus planning – that it has curb appeal, a welcome experience, invites involvement, embodies a culture of innovation, and is aligned with the institutional mission. Keuka’s Institutional Mission revolves around Fostering Highly Engaged Students, Employees and Alumni; Delivering Innovative and Excellent Academics; Providing a 21<sup>st</sup> Century Global Learning Environment; and Achieving Financial Sustainability within a Mission-Driven Culture. Credo’s study revealed that the campus community would benefit from a comprehensive “College-town” design that optimizes its lakefront location, provides better support space for academic programs, and highlights its experiential approach to academics. A conceptual approach to space, landscape, campus and building design, the “college-town” format incorporates a new arts & cultural center, renovated student housing incorporating classroom and student learning spaces, renovation and expansion of Dahlstrom Student Center and Lightner Library, and a new Assembly Ave corridor entrance through a pedestrian friendly “village”. The Library redesign would accommodate current trends in learning environments and global education supporting 24/7 student access. A critical expansion to the Jephson Science Center would be complimented with new buildings housing the Health Sciences, creating a new northern academic quad. Keuka’s Lakefront appeal would be maximized by transforming Lake Ave into a pedestrian/vehicular promenade with interpretive features and interactive spaces, creating an outdoor classroom below the renovated library, transforming the existing boathouse into a center for recreation, competition, arts and meeting activities, and enhancing Point Neamo with a gazebo, fire-pit, small performance venue and upgraded transient docks. Significant streetscape improvements at the intersection of Assembly and Central Avenues would become the heart of a new mixed-use, pedestrian oriented ” Village Common” anchored by a new college bookstore, food services, relocated post office, print shop, health services and college

## **Keuka College Master Plan Cont'd**

apartments. Additional retail, restaurant, office and residential space would be developed per market demand and support. Additionally, a proposed Business School would be located within the Common, and include space for the College's adult studies program.

An aggressive scenario depicting a redesigned campus that could potentially accommodate an impressive growth in enrollment from the current 1,000 to 1,700 students has been illustrated in model form. The Credo Model, on display in the Ball Hall Lounge, is available to view Monday through Friday between 8:30am - 4:30pm.

The BPA gratefully acknowledges Don Naetzker, Executive Director of the Finger Lakes Museum, and Keuka College Strategic Planning Consultant for contributing to the above article.

Lynn Wuytowicz

## **Resolution presented to YC Legislature**

The resolution, passed at the BPA annual meeting in July, in opposition to the Yates County Legislature's proposed Law to override New York State's annual real property tax levy cap, encouraging the Legislature to NOT override the annual tax levy cap, was presented by board member Marcia English at the Legislature's September public hearing. Despite this presentation enjoined by many other speakers with the same message to the Legislators, the County Legislature voted to override the cap, with only a single dissenting vote. Milo Representative Mark Morris was the sole legislator who voted to uphold the State Property Tax Levy Cap. All others voted to override.

On June 24, 2011 the property tax cap was signed into law (see Chapter 97 of the NYS Laws of 2011). Key Components of the Tax Cap (as published by the New York State Department of Taxation and Finance and the New York State Department of State, in Publication 1000) are summarized below. For complete details see:

<http://www.tax.ny.gov/pdf/publications/orpts/capguielines.pdf>

## **What is the property tax cap?**

The tax cap law establishes a limit on the annual growth of property taxes levied by local governments and school districts to two percent or the rate of inflation, whichever is less.

## **Who is subject to the tax cap?**

The cap applies to all independent school districts outside of the Big Five Cities (i.e. dependent school districts) and to all local governments including counties, cities, towns, villages and special districts (except those special districts noted below). The cap does not apply to New York City.

## **Are there exceptions to the tax cap?**

There are limited, narrow exclusions to the cap, including certain costs of significant judgments arising out of tort actions and unusually large year-to-year increases in pension contribution rates.

## **Is there an override mechanism to the tax cap?**

The tax levy cannot exceed the cap unless 60 percent of voters (for school districts) or 60 percent of the total voting power of the governing body (for local governments) approve such increase.

Marcia English and Lynn Wuytowicz

## **November 5 General Election**

It's Election time again! Don't forget to mark your calendar!! Polls are open 6am to 9pm.

Voting Locations:

Jerusalem 2 & 3 (Branchport Firehouse  
3686 State Route 54A)

Jerusalem 1 & 4 (Keuka Park Firehouse  
522 Assembly Ave just off Central Ave)

Sample Ballots are available online at  
Yates County Board of Elections: Sample Ballots  
<http://www.yatescounty.org>

If you're not sure what district you are in, or need an absentee ballot contact the Yates County Board of Elections at 315-536-5135 or check the Yates County Board of Elections Website.

## November 5 General Election Cont'd

Your vote counts!! The outcome of the September Primary Election resulted in a tied vote for Jerusalem Town Council which as regulated by Election Law, was ultimately decided by the Party.

### Keep Keuka Lake Clean

Winter is upon us, but spring will come fast, so it is a good time to be reminded of the regulations of the use of fertilizers that were enacted by the NYS Dishwasher Detergent and Nutrient Runoff Law that went into effect on August 14, 2010. The following restrictions went into effect starting January 1, 2012. The first thing to note is that application of any fertilizer on lawns or non-agricultural turf is prohibited between Dec 1 and April 1. Use of fertilizer products with a Phosphorous level of 0.67 by weight or lower (essentially zero) is allowed during other times of the year. Products with Phosphorous of 0.67 by weight or higher may only be used if a new lawn is being established or a soil test indicates that it is necessary. Furthermore, application of any fertilizer on lawns or non-agricultural turf within 20 feet of a water body or on paved surfaces is restricted.

When purchasing fertilizer, pay attention to the label. Fertilizer labels have three numbers on their labels that correspond with the content of Nitrogen-Phosphorous-Potassium (N-P-K). The number in the middle is Phosphorous content; use of products with the middle number higher than 0 is restricted as described above.

The addition of Phosphorous in waterways is detrimental because it decreases oxygen available for fish, increases algal growth and the chance of the production of algae by-products that decrease water quality. Removing phosphorous at wastewater treatment plants can cost from \$1 to \$20 per pound, therefore, this method is less costly. There is typically enough phosphorous in the soil to sustain the growth of a lawn that is already established.

<http://www.dec.ny.gov/chemical/67239.html>

Nicole Landers

## Finger Lakes Museum Update

The Finger Lakes Museum now has a temporary Field Office at the Branchport Hardware Store at the four corners in Branchport. Construction and re-modeling are proceeding at the Museum's Discovery Center site in Branchport. The new entrance on Route 54A next to the Branchport Firehouse is getting its top layers of paving material. Work is underway to repair the roof and remove asbestos from the former school building. The Creekside Center, a connection with fresh water resources and the home of the canoe and kayak livery, will be completed when the restored barn is put into place along Sugar Creek. On the grounds of the Discovery Center will also be the Bald Eagle Aviary, to be built using donated local labor, the Storm water exhibit and Discovery Gardens.

Visit the Museum's website, [www.fingerlakesmuseum.org](http://www.fingerlakesmuseum.org) for details of upcoming activities, education programs and fund-raising goals.

Martha Johnstone

### Through the Grapevine

This year was quite the bountiful year. Most vineyardists have found themselves with an unusual problem. The growing season was so good and the crop so big, that there may not be a market for all the grapes produced this year. We have actually had vineyardists who had to thin out some of their fruit back in July and August because of concerns that the yield was too high and would not allow for sufficient ripening of the fruit. Because the market is now flooded with grapes I am afraid there will be farmers who will not be getting paid for some of the grapes that they have grown. This dilemma is compounded further by the fact that the prior years' poor economy has contributed to a decrease in wine sales and thus an increase in reserves for the wineries.

Overall this is definitely not great news. Some of our friendly farmers continue to face significant hardship, but knowing the way they think, in spite of a trying year, I am sure that they will do all they can to preserve their farms and their industry.

## **Through the Grapevine Cont'd**

On a side note, you may have noticed the many acres of corn that are growing out on the end of the Point. As land owners, we are very grateful for this corn. The working of the land helps improve the soil, decreases the land owner's costs of mowing and maintenance and adds to the wildlife population-who are also enjoying the corn. It appears that the corn harvest will be bountiful as well, though the critters are most assuredly trying very hard to help both the grape and corn growers out with their harvest.

Agriculture is part of our community's foundation. I hope you will continue to support your local farming neighbor.

Wendy Disbrow

Wendy welcomes any questions you might have surrounding Bluff Point Agriculture.

## **New York Vineyard Survey**

The January 2013 New York Vineyard Survey reported some interesting statistics for our region.

As of 2011:

The Finger Lakes Region accounted for 9.39 thousand acres or 30 percent of the State's total grape acreage. Although total grape acreage statewide decreased by 11 percent between 2006 and 2011, Yates County experienced an increase (from 4,872 to 5,348 Acres).

Yates County grape production was 34,785 tons.

A complete breakdown of acreage for Yates County by grape variety is available at: [www.nass.usda.gov/ny](http://www.nass.usda.gov/ny) by selecting the Special Surveys link.

The New York Vineyard Survey is produced by the USDA and the National Agricultural Statistics Service-New York Field Office in cooperation with the New York Department of Agriculture.

Thanks to Nicole Landers for providing the above resource.

## **Grape Varieties Grown on the Bluff**

Aurore	Baco noir	GR 7
Elvira	Niagara	Isabella
Concord	Catawba	Esprit
Cayuga white	Traminette	Cabernet Franc
Chardonnay	Delaware	Pinot Gris
Pinot Noir	Castel	Moores Diamond
Ventura	Muscat	Reisling
Gruner	Veltliner	Rougeon
Lemberger	Leon millo	Noiret
Lakemont	Worden	Canadice

Thanks to Bob Morse of Morse Vineyards for supplying the above information.

## **Jerusalem History Club Update**

The Jerusalem History Club is working on the "Bluff File" from the Jerusalem Town Office. The goal is to add documents about steamboat landings, early cottages, farms, daily life, etc. on the Bluff. Content will be available as file items are scanned and indexed. Work is currently underway to gather and index past BPA Newsletters. Currently available copies of BPA newsletters include: June 10, 1991, June 1992, June 1993, July 1994, March, June and August 1995, May and July 1996, June 1997, July and August 1998, April and June 1999, May and September 2000, June 2002, and June and October 2003. Do you have any old BPA Newsletters laying around?

JHC meets at the Branchport Library – usually the last Wednesday of the month to scan/copy and index material. Of great interest is information on older Bluff residences. Everyone is welcome to join this volunteer group. The intent is to place Jerusalem History at the Branchport Library and Yates County History Center thereby increasing the places and times our town history can be viewed. Everyone is welcome to come enjoy and share Bluff history.

For meeting time notice please contact - Annette Toaspern 315-536-9887 [katoaspern@hotmail.com](mailto:katoaspern@hotmail.com)

## Vine to Wine Facts

75 Grapes = 1 Cluster = 1 Glass

4 Clusters = 1 Bottle

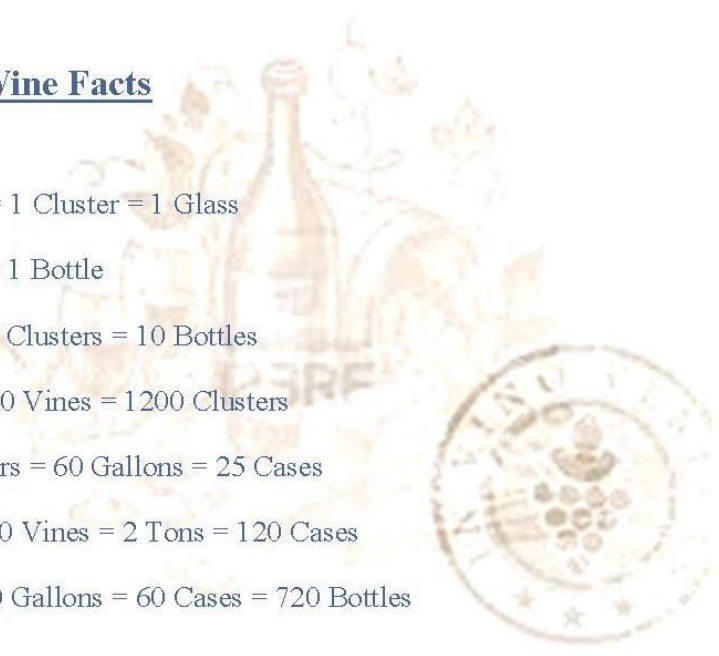
1 Vine = 40 Clusters = 10 Bottles

1 Barrel = 30 Vines = 1200 Clusters

1200 Clusters = 60 Gallons = 25 Cases

1 Acre = 900 Vines = 2 Tons = 120 Cases

1 Ton = 150 Gallons = 60 Cases = 720 Bottles



---

## Membership Renewal

We are pleased to provide you with this issue of the Bluff Point Association Newsletter. To continue receiving future news and to support our many efforts affecting the Bluff, we invite you to renew or join the many other Bluff residents who support the BPA with their annual membership gift of \$15.

### **Bluff Point Association, Membership Form, 2013-2014**

**Name:** \_\_\_\_\_

**Email:** \_\_\_\_\_

**Address 1**

**Address 2**

Jan  Feb  Mar  Apr  May  Jun  Jul  Aug  Sep  Oct  Nov  Dec

Jan  Feb  Mar  Apr  May  Jun  Jul  Aug  Sep  Oct  Nov  Dec

Street: \_\_\_\_\_

Street: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_

Telephone: \_\_\_\_\_

Bluff Point Address: \_\_\_\_\_

Renewal     New membership    Annual **Membership** Fee is \$15. Make checks payable to **Bluff Point Association**.

Send checks to: Bluff Point Association, PO Box 72, Bluff Point, NY 14478

Please check here if you would prefer to receive newsletters electronically.

I am including my contribution to the Bluff Point Fund, check made out to The Finger Lakes Land Trust; memo: Bluff Point Fund.

## **Bluff Point Association**

Tom Close, President	315-536-2779
Wendy Disbrow, Treasurer	315-536-3584
Martha Johnstone, Secretary	315-531-8889
Lynn Wuytowicz, Communications lwuytowicz@gmail.com	315-536-0912
Marcia English, Director	315-536-9436
Rodge Williams, Director	315-536-3456
Ray Copson, Web Support	315-536-6891
Nicole Landers, adviser	315-536-5123
Lisa Saether, liaison FLLT	315-536-2620
Art Adams, <i>ex officio</i>	678-319-0984

## **Federal**

29<sup>th</sup> District House of Representatives

### **Representative Thomas Reed**

Email via webstie: <http://reed.house.gov>  
202-225-3161 Washington D.C Office  
607-654-7566 Corning Office

## **New York State**

### **Assemblyman Phil Palmesano**

E-mail: [palmesano@assembly.state.ny.us](mailto:palmesano@assembly.state.ny.us)  
607-776-9691 Bath Office

### **Senator Tom O'Mara**

E-mail: [omara@nysenate.gov](mailto:omara@nysenate.gov)  
607-776-3201 Bath Office

### **Governor Andrew Cuomo**

The Honorable Andrew M. Cuomo  
Governor of New York State  
NYS State Capitol Building  
Albany, NY 12224  
518-474-8390  
[www.governor.ny.gov](http://www.governor.ny.gov) and choose 'Contact'

## **The Bluff Point Association**

P. O. Box 72  
Bluff Point, NY 14478  
[www.bluffpoint.org](http://www.bluffpoint.org)

## **Yates County Legislators**

417 Liberty Street, Penn Yan, NY 14527  
[www.yatescounty.org](http://www.yatescounty.org)  
[legislature@yatescounty.org](mailto:legislature@yatescounty.org)  
Ph: 315-536-5150

Taylor Fitch (Chair), Donna Alexander, Bob Multer,  
Doug Paddock

## **Town of Jerusalem**

3816 Italy Hill Rd., Branchport, NY 14418  
[www.jerusalem-ny.org](http://www.jerusalem-ny.org) Ph: 315-595-6668

Jim Balyszak, Watershed Inspector 315-536-5188

Daryl Jones, Supervisor  
Mike Folts, Town Board  
Max Parsons, Town Board  
Mike Steppe, Town Board  
Pat Killen, Town Board  
Sheila McMichael, Town Clerk  
Vernon Brand, Town Assessor  
John Phillips, Town Code Enforcement Officer  
Rob Martin, Highway Superintendent

## **Community Meeting Dates**

### At Yates County Office Building

County Legislature: 1pm, 2<sup>nd</sup> Monday of month  
Yatescounty.org ( Legislature Link ) 315-536-5150  
Budget Hearings Oct 28 & 29 in County Bldg  
County Planning Board: 7pm, 4<sup>th</sup> Thursday of month

### At Town of Jerusalem Offices 315-595-6668

Planning Board: 7pm, 1<sup>st</sup> Thursday of month  
Zoning Bd. Appeals: 7pm, 2<sup>nd</sup> Thursday of month  
Town Board: 7pm, 3<sup>rd</sup> Wednesday of month

### Penn Yan Central School Board: 315-536-3371

7pm, 1<sup>st</sup> and 3<sup>rd</sup> Wed. of month at Penn Yan Academy