

**TOWN OF SALINA
201 SCHOOL ROAD
LIVERPOOL, NEW YORK 13088**

**REGULAR TOWN BOARD MEETING
Monday, February 26, 2018 6:30 PM**

AGENDA

- 1. Call to order and Pledge to our flag.**
- 2. Adopt a S.E.Q.R. resolution declaring all actions taken by the Town Board to be Type II actions under the New York State Environmental Quality Review Act, unless otherwise designated by the Town Attorney.**
- 3. Residents wishing to speak (sign in sheet at podium) and Town Board comments.**
- 4. Consider items submitted by the Town Comptroller.**
- 5. Consider the approval of the minutes of the February 12, 2018 Regular Town Board Meeting.**
- 6. Town Attorney's Report**
- 7. Town Engineer's Report**
- 8. Planning Department Report**

**SUPPLEMENTAL AGENDA
SALINA TOWN BOARD MEETING**

Monday, February 26, 2018

A motion to waive Town Board policy and to add the following items as supplements to this meeting's agenda:

- 9. Consider the appointment of Andrew Contos as a member of the Board of Assessment Review.**
- 10. Consider the appointment of Peter Mitchell as a full time Code Officer with a salary in accordance with the Teamster's Collective Bargaining Agreement starting March 1, 2018.**

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**MINUTES of the REGULAR MEETING
SALINA TOWN BOARD
Monday, February 12, 2018**

The Town Board of the Town of Salina held a regular meeting on Monday, February 12, 2018 at 6:30 p.m. at the Town Hall, 201 School Road, Liverpool, New York with the following members present:

Mark A. Nicotra	Supervisor
Colleen Gunnip	Councilor
V. James Magnarelli	Councilor
Gerald Ciciarelli	Councilor
Michael J. Del Vecchio Jr.	Councilor
Doug Wickman	Engineer
Robert D. Ventre	Town Attorney

ADOPTED S.E.Q.R. RESOLUTION

A motion was made by Michael J. Del Vecchio Jr. to adopt an S.E.Q.R. resolution declaring all actions taken by the Town Board to be Type II actions under the New York State Environmental Quality Review Act, unless otherwise designated by the Town Attorney. The motion was seconded by Mark A. Nicotra and was put to a roll call vote which resulted as follows: Colleen A. Gunnip: Yes, V. James Magnarelli: Yes, Gerald Ciciarelli: Yes, Michael J. Del Vecchio: Yes, Mark A. Nicotra: Yes.

Mr. Nicotra opened the Public Hearing at 6:33 p.m. to consider a Zone Change for a parcel located at 629 Old Liverpool Road, changing from a C-3 Planned Commercial District to R-4, Multiple Family Residential District.

Mr. Ventre called for the board to make a resolution to incorporate the minutes of the last meeting relating to the Zone Change in this meeting minutes.

APPROVE RESOLUTION- INCORPORATING 01-26-2018 MEETING MINUTES

A motion was made by Mark A. Nicotra to adopt a resolution incorporating the minutes from the January 26, 2018 meeting relating to the proposed zone change of 629 Old Liverpool Road. The motion was seconded by V. James Magnarelli and was put to a roll call vote which resulted as follows: Colleen A. Gunnip: Yes, V. James Magnarelli: Yes, Gerald Ciciarelli: Yes, Michael J. Del Vecchio: Yes, Mark A. Nicotra: Yes.

INFORMATIONAL HEARING ZONE CHANGE 629 OLD LIVERPOOL ROAD

The town attorney advised the board that the public hearing could not proceed as the application submitted did not have the signature of the owner of the property. Further the applicant submitted a plot plan showing a 90 unit apartment complex while the proposed Zoning district only allows at most 45 units and further sets forth a plan which appears to require numerous other violations not permitted within the proposed zoning district. He went on to point out the difficulty in granting a zone change based on a need for substantial variances to accomplish the result intended.

On the presumption that applicant may resolve these issues, a public hearing was scheduled for the next meeting.

Tim Coyers of Ianuzi and Romans and Scott Dumas from Longley Jones spoke informally in regards to the Zone Change application.

The board asked to reschedule the Public Hearing for February 12th 6:33 p.m.

PUBLIC HEARING -ZONE CHANGE -629 OLD LIVERPOOL ROAD

Tim Coyers of Ianuzi and Romans Land Surveyors spoke on behalf of the applicant (Longley Jones). Mr. Coyers stated the applicant Longley Jones is in contract to purchase the property at 629 Old Liverpool Road the Lemoyne Manor site and is seeking a zone change from C-3 existing Commercial to R-4 to allow apartments. Mr. Coyers stated the parcel is 3.6 acres. He showed the board several images and explained them as he went along.

The first showed the existing property as a "Google Earth" image.

The second depicted the survey with the existing property lines in relation to the existing buildings.

The third depicted the deed plot.

The fourth was a sketch plan showing what the client anticipates developing. This shows 90 apartment units on the property. Mr. Coyers said the client wants to be upfront with the project. The first step would be to get the zone change; then move on to variances.

The fifth sketch showed density of what could be developed under existing zoning. The plan showed a hotel with 85 rooms and a restaurant with parking.

The sixth sketch depicted building apartments meeting current zoning regulations without any variances if the zone change were approved.

The seventh depicted the clients vision for the project with 90 units.

Mr. Rick Wilber of 619 Old Liverpool Road spoke saying he was quite concerned. He said he had not heard anything about the Jesuit Well that is located behind the property and wondered if anything had been addressed in relation to the Well.

He said with the newly approved zone change for apartments he is concerned with traffic and over utilization of the properties. He said he has difficulties now with the Pacific Health Club

traffic and his ability to make a left hand turn from his driveway.

Mr. Magnarelli asked what time of day he is most affected by the traffic. Mr. Wilber stated 7:00-8:00 in the morning and 4:30- 6:00 in the evening, rush hour traffic, is the worst.

Mr. Wilber continued by expressing his concerns for the wetlands backing up to the park.

He said there is a creek that overflows that has been neglected. He also mentioned the sewers run toward the Parkway and not to Old Liverpool Road.

No one else from the public spoke for or against the Zone Change.

Mr. Ventre the Town Attorney said the EAF submitted was for the 90 apartments. Mr. Ventre continued by saying a Full Environmental study would be required, and the study would be costly to the applicant. He said it would be difficult to do a SEQRA on a project that is not allowed within the zone. He said the board would need to think hard here before they ask the applicant to undergo a costly study. He said the biggest question is how you grant a zone change for a use that now you have been told is for a 90-unit apartment complex exceeding height regulations at 45 feet. Mr. Wickman the town engineer stated it also exceeds the coverage allowed, and includes several setbacks one of which is 3.75 feet off Old Liverpool Rd. Mr. Danaher the Attorney for the applicant spoke. He said they are before this board to seek the zone change, and should they obtain the zone change they would then go before the ZBA to seek the number of units they would like to build and seek the variances needed. He said it is like a chicken and an egg.

Mr. Ventre said he does not like to comment on the merits of a zone change. He read a "Summary of Area Variance Criteria" he said this is what the Zoning Board would need to consider if the applicant were to appear before their board asking for a variance;

- Whether benefit can be achieved by other means feasible to the applicant;
- Undesirable change in neighborhood character or to nearby properties;
- Whether request is substantial;
- Whether request will have adverse physical or environmental effects;
- Whether alleged difficulty is self created.

In his opinion the applicant would have a self-created hardship.

Mr. Ventre addressed the board and said the project is requesting more than what the code says. What do we have Codes for? This is a legislative action and is totally up to the board.

Ms. Gunnip asked if they would be required to do a traffic study. Both Mr. Wickman and Mr. Ventre concurred that Old Liverpool Road could handle the traffic even with the proposed safety changes to be made to Onondaga Lake Parkway.

Mr. Wickman said it is hard for him to see what the SEQR analysis could be. He would like to see the difference between what the impacts would be if they built within the code with no variances and compare that with what they are proposing, in the context of impacts to neighborhood, lot coverage, and setbacks. Mr. Wickman said he has never seen a proposed zone change which was so significantly at variance with what the zoning permits.

Mr. Wickman suggested the applicant evaluate the extent of the impact of what he is proposing to do with what the zone he is seeking permits.

Mr. Ventre suggested to keep the hearing open and to continue on March 12, 2018 at 6:33 p.m.

RESIDENTS WISHING TO SPEAK –TOWN BOARD COMMENTS

Mr. Ciciarelli announced a Neighborhood Watch meeting at the American Legion on March 8, 2018 at 6:30 p.m.

Mr. Ciciarelli also announced there will be a Third Ward Community Meeting held on February 27, 2018 at Salina Civic Center at 6:30 p.m.

COMPTROLLER'S REPORT

None

APPROVE MINUTES

A motion was made by V. James Magnarelli to approve the minutes of the January 22, 2018, regular Town Board Meeting. The motion was seconded by Mark A. Nicotra and was put to a roll call vote which resulted as follows: Colleen A. Gunnip: Yes, V. James Magnarelli: Yes, Gerald Ciciarelli: Abstain , Michael J. Del Vecchio: Abstain, Mark A. Nicotra: Yes.

TOWN ATTORNEY'S REPORT

None

TOWN ENGINEER'S REPORT

APPROVE SMALL SEWER PROJECT

A motion was made by V. James Magnarelli to adopt a resolution approving an expenditure of \$2,500.00 for a small sewer project. The motion was seconded by Mark A. Nicotra and was put to a roll call vote which resulted as follows: Colleen A. Gunnip: Yes, V. James Magnarelli: Yes, Gerald Ciciarelli: Yes, Michael J. Del Vecchio: Yes, Mark A. Nicotra: Yes.

PLANNING DEPARTMENT REPORT

None

APPROVE ADDENDUM TO ONONDAGA COUNTY SHERIFF'S CONTRACT

A motion was made by Mark A. Nicotra to approve an addendum to the Onondaga County Sheriff's contract for the year 2018, and authorize the Supervisor to sign. The motion was

seconded by V. James Magnarelli and was put to a roll call vote which resulted as follows: Colleen A. Gunnip: Yes, V. James Magnarelli: Yes, Gerald Ciciarelli: Yes, Michael J. Del Vecchio: Yes, Mark A. Nicotra: Yes.

LIQUOR LICENSE- SWEET HOME HOSPITALITY

No comment on a Liquor License for Sweet Home Hospitality, LP 400 7th North Street, Liverpool, NY 13088.

Mr. Magnarelli gave a brief overview of the negotiated contract for the Teamster Union.

ACCEPT PROPOSED CONTRACT- TEAMSTERS

A motion was made by V. James Magnarelli to adopt a resolution accepting the proposed contract with the Teamsters Union. The motion was seconded by Mark A. Nicotra and was put to a roll call vote which resulted as follows: Colleen A. Gunnip: Yes, V. James Magnarelli: Yes, Gerald Ciciarelli: No, Michael J. Del Vecchio: Yes, Mark A. Nicotra: Yes.

Mr. Nicotra asked to schedule a work session on March 12, 2018 at 5:30 p.m. to discuss any updates to the 5 Year Plan and projects for the 2018 Community Development Grant submission.

He stated a Public Hearing would also need to be scheduled to hear public comment on the application for the grant.

SCHEDULE PUBLIC HEARING - 2018 COMMUNITY DEVELOPMENT GRANT

A motion was made by Mark A. Nicotra to schedule a public hearing on March 12, 2018 at 6:36 p.m. to hear public comment on the submission of a Community Development Grant for the year 2018. The motion was seconded by Michael J. Del Vecchio Jr. and was carried unanimously.

AMENDED AGENDA

A motion was made by Mark A. Nicotra seconded by Michael J. Del Vecchio Jr. to waive Town Board policy to add the following items as supplements to this meeting's agenda. The motion was carried unanimously.

13. Consider the carry-over of 28 hours vacation time for Mark Lafaver to be taken March 10-17 2018.
14. Consider the appointment of Parks Maintenance laborer as submitted by the Director of Parks and Recreation.

APPROVE VACATION CARRY- OVER

A motion was made by Mark A. Nicotra to adopt resolution approving the carry –over of 28 hours vacation time for Mark Lafaver to be taken March 10-17th 2018. The motion was seconded by V, James Magnarelli and was put to a roll call vote which resulted as follows: Colleen A. Gunnip: Yes, V. James Magnarelli: Yes, Gerald Ciciarelli: Yes, Michael J. Del Vecchio: Yes, Mark A. Nicotra: Yes.

APPROVE APPOINTMENT- PARKS DEPARTMENT

A motion was made by Mark A. Nicotra adopting a resolution approving the appointment of a Parks Maintenance laborer as submitted by the Director of Parks and Recreation. The motion was seconded by V. James Magnarelli and was put to a roll call vote which resulted as follows: Colleen A. Gunnip: Yes, V. James Magnarelli: Yes, Gerald Ciciarelli: Yes, Michael J. Del Vecchio: Yes, Mark A. Nicotra: Yes.

Matthew Leary
7082 N. Manlius Rd
Kirkville, NY 13082

Parks Laborer
\$15.53 hourly
March 5 – Dec. 31

ADJOURNMENT

A motion was made by Mark A. Nicotra to adjourn. The motion was seconded by Michael J. Del Vecchio Jr. and was carried unanimously. The meeting adjourned at 7:10 p.m.

Respectfully submitted

Jeannie P. Ventre, Town Clerk



**Town Engineer's Report
February 26, 2018**

31143: GENERAL ACCOUNT

1. Onondaga Community Development Grant 2018- SCHEDULE WORK SESSION
Town to determine any updates to the 5 Year Plan (attached) and projects for submittal. The Town Board will need to hold a public hearing for citizen participation and adopt a Resolution which authorizes the application. Application is due in March 2018.
2. Onondaga Community Development Grant 2017- Town was awarded \$45,000 grant for the Burnham Park Improvements.
3. Onondaga County Save the Rain Grant SGIP-Mattydale CIPP- The Town was awarded \$250,000 in Save the Rain funding for 5,800 lf of CIPP and rehab of 21 manholes in Mattydale. Total project cost estimated at \$666,500.

DRAINAGE ACCOUNT

No Items

SANITARY SEWER DISTRICT ACCOUNT

No Items

HIGHWAY ACCOUNT

No Items

PLANNING BOARD ACCOUNT

No Items

PROJECTS:

29549: Groundwater Monitoring at Landfill (Non-Reimbursable)

1. 2017 Final Report submitted to Town Board on 2/5/18.
2. Current work: 1st quarter sampling and report.