

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

**REGULAR TOWN BOARD MEETING
Monday, September 11, 2017 6:30 PM**

Work session 5:30 p.m. to discuss parks projects

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. Continued PUBLIC HEARING 6:33 p.m. to consider the Petition of Michael P. Charles et al for a zone change from R-1 One Family Residential District to R-4, Multiple Family Residential District on a parcel at 7267 Oswego Road, Liverpool N.Y.
4. PUBLIC HEARING 6:36 p.m. to consider an amendment to the Salina Town Code: Chapter 225 Section 41, thereof Stop Intersections, to include a four-way stop sign at the intersection of Toas Ave. and Hill Ave.
5. Residents wishing to speak (sign in sheet at podium) and Town Board comments.
6. Consider items submitted by the Town Comptroller.
7. Consider the approval of the minutes of the August 28, 2017 Regular Town Board Meeting.
8. Town Attorney's Report
9. Town Engineer's Report
10. Consider a Revocable License for 430 Jewell Dr.
11. Consider the installation of two hydrants on Kirsch Drive with the town choosing one of two options for payment of installation as outlined in a letter from OCWA.

12. Robert Germain Esq. to appear to discuss where storage units could be located.

**SUPPLEMENTAL AGENDA
SALINA TOWN BOARD MEETING
Monday, September 11, 2017**

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

13. Consider approval of a change order for the Jewell Drive Project to include the parking area at Sehr Park in the amount of \$22,452.
14. Consider the appointment of two (2) substitute security officers per Justice Carey's request.
14. Executive Session to discuss matters regarding the Collective Bargaining Agreement.

**MINUTES of the REGULAR MEETING
SALINA TOWN BOARD
Monday, August 28, 2017**

The Town Board of the Town of Salina held a regular meeting on Monday, August 28, 2017 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 |
| | |
| Doug Wickman | Engineer |
| Robert D. Ventre | Attorney |
| | |
| Michael J. Del Vecchio Jr. | Absent |

ADOPTED S.E.Q.R. RESOLUTION

A motion was made by Mark A. Nicotra 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 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: Absent, Mark A. Nicotra: Yes.

PUBLIC HEARING- ZONE CHANGE 7267 OSWEGO ROAD

Mr. Nicotra opened the Public Hearing at 6:33 p.m. to consider the Petition of Michael P. Charles et al for a zone change from R-1 One Family Residential District to R-4 Multiple Family Residential District on a parcel at 7267 Oswego Rd, Liverpool N.Y.

Tim Coyer of Ianuzi and Romans Land Surveyors presented the zone change for the applicant.

Mr. Coyer stated they were back before the board and that they have researched the need for single family homes versus apartments. He said they would be able to build 27 single family homes on the parcel, the lot costs would be 40 to 50 thousand dollars each. The homes would then need to be priced at \$300,000.00 and it would not be economically feasible. He also mentioned with building single family homes all infrastructures would be public as opposed to apartments where it would be private.

He said the plan is for 92 apartments which would have a buffer of 35 to 38 feet between the existing homes in the neighboring development. The buffers would consist of trees and fences.

He further mentioned that ANG the natural gas station adjacent to this parcel is not opposed to the development of apartments.

He said the apartments will provide a buffer between the residents in the neighborhood and the natural gas filling station.

He stated the Alberici's will be the developers of the site and that a similar site is located on Buckley Road.

Mr. Coyer explained that a traffic study indicated the installation of a traffic light at the access road of Dunkin Donuts.

Ms. Gunnip asked Mr. Coyer if Ryan Home builders might be a possible consideration for a development of affordable homes.

A resident of Old Cove Road expressed his concerns with the next zone change that could be brought forward on the parcel adjacent to this one, stating it could bring more apartments. He further stated no neighbors want apartments but would like to see single family homes.

A second resident of Old Cove Road stated the applicant bought the parcel intending to build single family homes. Apartments are not acceptable.

A resident of Dorando Way does not believe apartments are a great buffer between the neighborhood and the ANG facility. He added that he has issues with security because of the height of the apartments. He said he is sorry that the owner cannot make a lucrative profit on the profit and that it should not be done at the neighbor's expense.

A third Old Cove resident stated they did not move into their home to look at apartments, and further stated traffic would be horrible and it would affect their property values.

A fourth resident of Old Cove Road stated he has owned his home for only three months and he moved into the neighborhood for peace and quiet. He values the mature trees that buffer his property from the parcel.

A second resident from Dorando Way has owned their home since November and would not have purchased it if it had abutted apartments, homes are fine, and \$300,000.00 homes will sell.

A question was posed to Mr. Coyer as to the make-up of the 92 apartments. Mr. Coyer said there would be a mix of single and two bedroom apartments.

Ms. Gunnip mentioned the SMTC traffic study that was conducted by the county last winter. She said the study showed a decrease in the traffic since the prior study was conducted.

One of the residents from Old Cove Rd. added that dumpsters at the Dunkin Donuts property are being dumped in the early morning. They are very loud. He said he could not imagine the noise that would be created from dumpsters being dumped at an apartment complex.

Mr. Nicotra said the Public Hearing would be held open until the next Town Board Meeting and if anyone had further comments to submit them by mail or e-mail.

RESIDENTS WISHING TO SPEAK –TOWN BOARD COMMENTS

A resident of Woods Ave. complained about activity in her neighborhood involving a group of young people that have taken over the street. She has called the Sheriff’s Department. The Supervisor stated that the town has notified the Sheriff’s Department to do additional drive-bys in the area. He also encouraged her to call 911 as often as she feels necessary.

Ms. Gunnip mentioned the Zone Change for Meyers Manor will be back on the Village Board agenda on September 18, 2017.

Mr. Magnarelli encouraged those that would be attending the New York State Fair to avail Park and Ride to avoid traffic.

Mr. Nicotra stated he would like to schedule a Public Hearing for a Zone Change to be held on October 10, 2017 for a parcel located at 611 Old Liverpool Road requesting a change from R-1 to R-4.

COMPTROLLER’S REPORT

A motion was made by Mark A. Nicotra to adopt a resolution approving the transfers as submitted by the Town Comptroller. 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: Absent, Mark A. Nicotra: Yes.

<u>Account Number</u>	<u>Account Description</u>	<u>Amount</u>	
001.7110.0440	Parks - Training	\$ 600.00	
001.7140.0461	Playground - Arts & Crafts	\$ 400.00	
001.7180.0412	Pool - Newspaper Ads	\$ 200.00	
<u>Account Number</u>	<u>Account Description</u>	<u>Amount</u>	
001.7110.0473	Parks - Tires	\$ 1,200.00	
001.7140.0201	Playground - Fence	\$ 1,200.00	

	<u>Account Number</u>	<u>Account Description</u>	<u>Amount</u>
TO:	003.5112.0200	Highway Improv. Paving	\$ 28,640.00
FROM:	003.5110.0492	Highway I - Blacktop	\$ 9,690.00
	003.5110.0460	Highway I - Equipment Rental	\$ 7,945.00
	003.5110.0491	Highway I - Drainage	\$ 11,005.00

APPROVE MINUTES

A motion was made by V. James Magnarelli to approve the minutes of the August 14, 2017 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: Yes , Michael J. Del Vecchio: Absent, Mark A. Nicotra: Yes.

TOWN ATTORNEY'S REPORT

Mr. Ventre spoke about the Local Law that was presented to the board regarding truck parking on residential streets. He stated Mr. Ciciarelli has asked for the restriction due to recurring problems in his area. He said the board can take this issue up at the last meeting in September.

TOWN ENGINEER'S REPORT

Mr. Wickman stated the facilities evaluation proposal can be held off until the October budget discussions.

He mentioned that a survey would need to be completed on the landfill access road in order to determine the length that would need to be paved. Paving the road would alleviate further problems that may occur with possible flooding of Ley Creek.

APPROVE SURVEY - LANDFILL ROAD

A motion was made by Colleen A. Gunnip to adopt a resolution authorizing Ianuzi and Romans Surveying to complete a survey of the landfill access road in the amount of \$600.00- \$800.00. 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: Absent, Mark A. Nicotra: Yes.

He mentioned that the residents of Sun Harbor Pond will be submitting an application to the DEC for weed control which would require the Town to sign. He suggested that the Supervisor

be authorized to sign the application. He stated that the Town would not be required to contribute any money for the permit or treatment.

AUTHORIZE EXECUTION OF PERMIT APPLICATION- DEC

A motion was made by Colleen A. Gunnip to authorize the Supervisor to execute a permit application with the DEC for weed control for Sun Harbor Pond. 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: Absent, Mark A. Nicotra: Yes.

Mr. Wickman said the town has received bids for the demolition of 404 Raphael Ave. and recommends the bid be awarded to Diversified Contruction Services in the amount of \$8,800.00.

APPROVE AWARD – 404 RAPHAEL AVE

A motion was made by Gerald Ciciarelli to adopt a resolution awarding the bid for demolition of 404 Raphael Ave. to Diversified Construction Services in the amount of \$8,800.00. 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: Absent, Mark A. Nicotra: Yes.

Mr. Wickman informed the board that the demolition of 304 Breman has been taken to court.

APPROVE APPOINTMENT – CHAIRMAN ZONING BOARD OF APPEALS

A motion was made by Mark A. Nicotra to adopt a resolution appointing Michael Gunther as Chairman of the Zoning Board of Appeals to fill a term expiring December 31, 2017. The motion was seconded by Gerald Ciciarelli 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: Absent, Mark A. Nicotra: Yes.

APPROVE APPOINTMENT- MEMBER ZONING BOARD OF APPEALS

A motion was made by V. James Magnarelli to adopt a resolution appointing Joseph Kelly as a member of the Zoning Board of Appeals to fill a vacancy with a term expiring December 31, 2021. 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: Absent, Mark A. Nicotra: Yes.

APPROVE APPOINTMENT- MEMBER PLANNING BOARD

A motion was made by Mark A. Nicotra to adopt a resolution approving the appointment of George Keeler as a member of the Planning Board to fill a vacancy with a term expiring December 31, 2020. 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: Absent, Mark A. Nicotra: Yes.

APPROVE APPOINTMENT –DEPUTY DIRECTOR PLANNING AND DEVELOPMENT

A motion was made by V. James Magnarelli to adopt a resolution approving the appointment of Mark Lafaver as the Deputy Director of Planning and Development to be paid in accordance with the monies appropriated in the 2017 Budget. The motion was seconded 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: Absent, Mark A. Nicotra: Yes.

SCHEDULE PUBLIC HEARING – STOP SIGNS TOAS AVE. AND HILL AVE.

A motion was made by Mark Nicotra to schedule a Public Hearing on September 11, 2017 at 6:36 p.m. to consider the installation of a four way stop sign at the intersection of Toas Ave. and Hill Ave. The motion was seconded by Gerald Ciciarelli 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: Absent, Mark A. Nicotra: Yes.

AMENDED AGENDA

A motion was made by Mark A. Nicotra seconded by V. James Magnarelli to waive Town Board policy to add the following items as supplements to this meeting’s agenda. The motion was carried unanimously.

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| 14. | Tax Map # 063.-20-14.0 | 310 Brown Ave. |
| | Tax Map # 045.-05-09.0 | 3705 Brewerton Rd. |
| | Tax Map # 045.-05-03.1 | 3719 Brewerton Rd. |
| | Tax Map # 045.-08-19.0 | 317 Elbow Rd. |
| | Tax Map #055.-06-05.0 | 101 Kirsch Dr. |

AUTHORIZED ISSUANCE OF CLEAN-UP ORDERS

A motion was made by 310 Brown Ave. (Tax Map # 063.-20-14.0); 3705 Brewerton Rd.(Tax Map # 045.-05-09.0; 3719 Brewerton Rd. (Tax Map # 045.-05-03.1); 317 Elbow Rd.(Tax Map # 045.-08-19.0); 101 Kirsch Dr. (Tax Map # 055.-06-05.0), pursuant to provisions of Chapter 180 of the Salina Town Code, the requirements of § 180-5, 180-6 and as such may apply, §180-5B

have been complied with and satisfied, and authorizing the costs incurred by the Town in performance of the work, including any quantifiable internal administrative costs to be paid for out of the general Town funds appropriated by the Town Board for such purpose with reimbursement made to the Town for the cost of the work performed or services rendered by direction of the Town Board, and for penalties assessed under §180-6B hereof by assessment and levy upon the lots or parcels of land wherein such work was performed or such services rendered with the expenses so assessed to constitute a lien and charge on the real property on which they are levied until paid or otherwise satisfied or discharged which costs and expenses to be collected in the same manner and at the same time as other Town charges. 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 Jr.: Absent, Mark A. Nicotra: Yes.

ADJOURNMENT

A motion was made by Mark A. Nicotra to adjourn. The motion was seconded by V. James Magnarelli and was carried unanimously. The meeting adjourned at 7:41 p.m.

Respectfully submitted

Jeannie P. Ventre, Town Clerk