

TOWN OF SALINA
201 SCHOOL ROAD
LIVERPOOL, NEW YORK 13088

REGULAR TOWN BOARD MEETING
Monday, March 22, 2021 6:30 PM

PUBLIC ATTENDANCE WILL BE LIMITED TO 25 PEOPLE
PUBLIC MUST WEAR A MASK & MAY BE TURNED AWAY AT THE
DOOR IF THE CAPACITY IS FULL

AGENDA

1. Call to order and Pledge to our flag.
2. CONTINUE PUBLIC HEARING 6:33 p.m. for a Zone Change by Michael Gwynn as petitioner on three parcels located at 2023 , 2026, 2028 Teall Ave. changing the zone from Commercial 2 (C-2) to Commercial 3 (C-3). [Residents can call (315) 457-6661 to be heard]
3. PUBLIC HEARING 6:36 p.m.to consider a Local Law 2021___ to amend Chapter 210 of the Code of the Town of Salina to modify restrictions related to one way in/out streets. [Residents can call (315) 457-6661 to be heard]
4. PUBLIC HEARING 6:39 p.m. to receive public comment on amendments to the Five-Year Plan for the 2021 Onondaga County Community Development Block Grant and receive public comment on the proposed application(s) for the 2021 Community Development projects. Residents can call (315) 457-6661 to be heard]
5. Residents wishing to speak and Town Board comments. [Residents can call (315) 457-6661 to be heard]
6. Consider items submitted by the Town Comptroller.
7. Consider the approval of the minutes of the March 8, 2021 Regular Town Board Meeting.
8. Town Attorney's Report
9. Town Engineer's Report

10. Consider a decision on a Zone Change from R-2 One and Two Family Residential to R-4 Multiple Residence as requested by North Shore Woods LLC as petitioner on a 5.3± parcel located at Long Branch Rd.

11. Consider appointments submitted by the Parks and Recreation Department.

**MINUTES of the REGULAR MEETING
SALINA TOWN BOARD
Monday, March 8, 2021**

The Town Board of the Town of Salina held a regular meeting on Monday, March 8, 2021 at 6:30 p.m. at the Town Hall, 201 School Road, Liverpool, New York with the following members present:

Colleen Gunnip	Supervisor
Nicholas Paro	Councilor
V. James Magnarelli	Councilor
Daniel Ciciarelli	Councilor
Tim Frateschi	Town Attorney
Doug Wickman	Town Engineer
David Carnie	Absent

CONTINUE PUBLIC HEARING- NORTSHORE WOODS LLC

Tim Coyer of Ianuzi and Romans Land Surveyors spoke on behalf of the applicant Northshore Woods LLC as petitioner on a zone change on a 5.3 acre parcel along Long Branch Rd.

Mr. Coyer provided an update on the Northern Long Eared Bat in regards to the nesting habits. He also mentioned they were able to complete a traffic study. He mentioned that the County is requiring a 35% bump in the numbers due to the COVID pandemic. He further stated that even with the increase the gap and site distances were adequate.

He demonstrated the townhouse sketch that the board had requested, showing the current zoning. This would show how the townhouses would fit on the property. Due to the wetlands; he said the townhouses would need to be placed within five feet of the existing neighboring properties, as opposed to the apartments which would need a 30 foot buffer.

Ms. Gunnip asked how many cars would be generated from apartments. He said with 42 units, the traffic study would allow for 500 cars with the gap analysis.

Ms. Gunnip asked about the wetland delineation, Mr. Coyer said the delineation could lead to an increase in the size of the wetlands.

Mr. Ciciarelli asked if the developer would build townhouses if the zone change were not granted. He answered that his client builds primarily apartments.

Mr. Paro said one of his concerns is the privacy from a three story building. Ms. Gunnip asked what the distance is from the house on Green Acres and the apartments on the plan. Mr. Coyer answered it is approximately 200 feet.

Mr. Coyer understands that the neighbors want the most vegetation as possible for privacy. He said they would be willing to work with the neighbors to provide the best coverage.

Miranda Nelson of Green Acres Drive thanked the board for visiting the area. She further mentioned that she and some of her neighbors attended the Onondaga County Planning Board

meeting. She gave a synopsis of some of the comments made by the members such as “spot zoning”, “development is a good thing but not everything has to be built on”, “driveway not being wide enough for emergency vehicles”

She said the board agreed to No Position with comments.

She said she would prefer townhomes to be developed.

Matt Bartholomew of Green Acres Drive spoke about the Long Form EAF and commented on the length of time to develop the parcel. He said a full year to develop seems like a long time to live with construction.

One of his concerns was with water runoff, another is available public transportation.

He questioned the data collection of the traffic study, and mentioned the traffic is much busier in the warm summer months and that it did not touch on the traffic effects on the one lane bridge.

Mr. Paro asked Mr. Coyer to address the stormwater management facilities. Mr. Coyer said it the swales, detention ponds, catch basins everything that will collect all the stormwater and funnel it to the wetlands level. He said the are not allowed to change the drainage patterns. He said this would be shown during Site Plan.

Mr. Frateschi said tonight we are just considering a zone change. He said all stormwater facilities are addressed in Site Plan should the zone change be granted.

He added at the next meeting the board will review Part II of the Long Form EAF. He further stated that the town board should at this time declare Lead Agency status.

DECLARE LEAD AGENCY

A motion was made by Colleen Gunnip to declare the Town as Lead Agency as it pertains to SEQR. The motion was seconded by Nicholas Paro and was put to a roll call vote which resulted as follows: Nicholas Paro: Yes, V. James Magnarelli: Yes, Daniel Ciciarelli: Yes, David Carnie: Absent, Colleen Gunnip: Yes.

UNLISTED ACTION- SEQR

A motion was made by Colleen Gunnip to declare this to be an unlisted action under SEQR. The motion was seconded by Nicholas Paro and was put to a roll call vote which resulted as follows: Nicholas Paro: Yes, V. James Magnarelli: Yes, Daniel Ciciarelli: Yes, David Carnie: Absent, Colleen Gunnip: Yes.

CLOSE PUBLIC HEARING

A motion was made by Colleen Gunnip to close the public hearing. The motion was seconded by Nicholas Paro and was put to a roll call vote which resulted as follows: Nicholas Paro: Yes, V. James Magnarelli: Yes, Daniel Ciciarelli: Yes, David Carnie: Absent, Colleen Gunnip: Yes.

Mr. Frateschi took an opportunity to speak to the roll of the County Planning Board. He said we are required to send the zone change to them if the project is within 500 feet of a county road for their review. Their sole purpose of the action or the project will have a county wide impact. They have determined that this project will not have a countywide impact and returned a resolution No Position with comments.

He also clarified the comment about spot zoning; he said this zone change is residential to residential and would not be considered spot zoning.

RESIDENTS WISHING TO SPEAK – TOWN BOARD COMMENTS

Daniel Ciciarelli spoke about the Brewerton Road Community Development Grant project. He said he announced on Facebook he would like the residents to decide what they would like to see on the new sign. He said he would like to have a contest to design the sign and have the community vote on the winner, saying this would be a way for the community to have a little fun. He said he would like to have this finalized by the end of the month, please reach out to him if interested.

Mr. Ciciarelli mentioned he had a letter from a resident requesting that it be read at the meeting. The letter asked that the Town of Salina recognize the late Ron Hoover for his past contributions to the Mattydale community. It went on to ask to have the basketball court at Richfield Park be named after him and also to dedicate the pavilion at the park, by adding a plaque with his name on it.

Mr. Ciciarelli made an impassioned plea to make this happen.

Ms. Gunnip said this can be added to the next agenda.

Colleen Gunnip announced the Parks Director is looking for lifeguards for the summer pool season.

COMPTROLLER'S REPORT

ESTABLISH CAPITAL PROJECT ACCOUNT COMMUNITY DEVELOPMENT PROJECT

A motion was made by Colleen Gunnip to establish a Capital Project account for the Sehr Park Community Development Grant project. The motion was seconded by V. James Magnarelli and was put to a roll call vote which resulted as follows: Nicholas Paro: Yes, V. James Magnarelli: Yes, Daniel Ciciarelli: Yes, David Carnie: Absent, Colleen Gunnip: Yes.

APPROVE MINUTES

A motion was made by Nicholas Paro to approve the minutes of the February 22, 2021 regular Town Board Meeting. The motion was seconded by V. James Magnarelli and was put to a roll call vote which resulted as follows: Nicholas Paro: Yes, V. James Magnarelli: Yes, Daniel Ciciarelli: Yes, David Carnie: Absent, Colleen Gunnip: Yes.

TOWN ATTORNEY'S REPORT

Mr. Frateschi said a Local Law will be drawn to address the number of accessory structures on properties.

TOWN ENGINEER'S REPORT

Mr. Wickman explained to the board the bids for the Town Hall Improvements were extremely competitive, which allowed the town to explore the replacement of the windows. C & S was asked to work with the General Contractor.

APPROVE GENERAL CONTRACTOR -REPLACEMENT OF WINDOWS

A motion was made by Colleen Gunnip to approve the General Contractor-Upstate to move forward with the replacement of the windows at Town Hall subject to legal and engineering. The motion was seconded by V. James Magnarelli and was put to a roll call vote which resulted as follows: Nicholas Paro: Yes, V. James Magnarelli: Yes, Daniel Ciciarelli: Yes, David Carnie: Absent, Colleen Gunnip: Yes.

APPROVE CONSRUCTION OBSERVATION SERVICES C&S ENGINEERS

A motion was made by Colleen Gunnip to approve C& S Engineering to do additional construction observation work at a cost of \$50,000.00. The motion was seconded by V. James Magnarelli and was put to a roll call vote which resulted as follows: Nicholas Paro: Yes, V. James Magnarelli: Yes, Daniel Ciciarelli: Yes, David Carnie: Absent, Colleen Gunnip: Yes.

APPROVE UPDATED FIRE ALARM SYSTEM- JOHNSON CONTROLS

A motion was made by Colleen Gunnip to adopt a resolution approving an updated fire alarm system at Town Hall by Johnson Controls (State Contract vendor) in the amount of \$114,901.02. The motion was seconded by V. James Magnarelli and was put to a roll call vote which resulted as follows: Nicholas Paro: Yes, V. James Magnarelli: Yes, Daniel Ciciarelli: Yes, David Carnie: Absent, Colleen Gunnip: Yes.

APPROVE INSTALLATION OF CAMERAS

A motion was made by Colleen Gunnip to adopt a resolution approving the installation of five new cameras by BerNational in the amount of \$14,811.40. The motion was seconded by V. James Magnarelli and was put to a roll call vote which resulted as follows: Nicholas Paro: Yes, V. James Magnarelli: Yes, Daniel Ciciarelli: Yes, David Carnie: Absent, Colleen Gunnip: Yes.

Ms. Gunnip informed the board that the Town has received the Grant for Sehr Park in the amount of \$150,000.00. The contract with county has to be approved and signed.

APPROVE CONTRACT- ONONDAGA COUNTY COMMUNITY DEVELOPMENT

A motion was made by Colleen Gunnip to approve the contract with Onondaga County Community Development for the Sehr Park and Alvord House Improvements and authorize the Supervisor to sign. The motion was seconded by Nicholas Paro and was put to a roll call vote which resulted as follows: Nicholas Paro: Yes, V. James Magnarelli: Yes, Daniel Ciciarelli: Yes, David Carnie: Absent, Colleen Gunnip: Yes.

APPROVE PROPOSAL CHA-PROFESSIONAL SERVICES- SEHR PARK/ALVORD HOUSE

A motion was made by Colleen Gunnip to approve a proposal submitted by CHA Companies for professional services related to the Sehr Park and Alvord House Improvement Project. The motion was seconded by V. James Magnarelli and was put to a roll call vote which resulted as follows: Nicholas Paro: Yes, V. James Magnarelli: Yes, Daniel Ciciarelli: Yes, David Carnie: Absent, Colleen Gunnip: Yes.

Ms. Gunnip said in 2020 Governor's office mandated the adoption of a Public Employer Health Emergency Plan which must be passed by April 1, 2021. She said the plan was reviewed by both unions without comment.

APPROVE THE ADOPTION OF THE PUBLIC EMPLOYER HEALTH EMERGENCY PLAN

A motion was made by V. James Magnarelli to approve the adoption of the Public Employer Health Emergency Plan. The motion was seconded by Nicholas Paro and was put to a roll call vote which resulted as follows: Nicholas Paro: Yes, V. James Magnarelli: Yes, Daniel Ciciarelli: Yes, David Carnie: Absent, Colleen Gunnip: Yes.

Mr. Magnarelli said neighbors have asked to have the issue of the Bonfire Code to be revisited. He said there still may be some concerns that need to be addressed as to who would responsible be answering calls for violations.

SCHEDULE PUBLIC HEARING- LOCAL LAW 2021- REPEAL AND REPLACE CHAPTER 78 OF THE CODE OF THE TOWN OF SALINA- BONFIRE CONTROL CODE

A motion was made by V. James Magnarelli to schedule a Public Hearing on April 26, 2021 to consider a Local Law 2021 ___ repealing and replacing Chapter 78 of the Town Code of the Town of Salina named the Bonfire Control Code. The motion was seconded by Daniel Ciciarelli and was

put to a roll call vote which resulted as follows: Nicholas Paro: Yes, V. James Magnarelli: Yes, Daniel Ciciarelli: Yes, David Carnie: Absent, Colleen Gunnip: Yes.

AMENDED AGENDA

A motion was made by Colleen Gunnip and seconded by Nicholas Paro to waive Town Board policy to add the following items as supplements to this meeting's agenda. The motion was carried unanimously.

13. Consider scheduling a Public Hearing for a Local Law 2021-___ amending Chapter 210, Article V, Section 210-29, Entitled "General Layout of Street" of the Code of the Town of Salina.

14. Consider scheduling a Public Hearing to receive public comment on amendments to the Five-Year Plan for the 2021 Onondaga County Community Development Block Grant.

SCHEDULE PUBLIC HEARING- AMEND CHAPTER 210

A motion was made by Colleen Gunnip to schedule a Public Hearing on March 22, 2021 at 6:36 p.m. to consider a Local Law 2021-___ amending Chapter 210 of the Code of the Town of Salina to modify restrictions related to one way in/out streets. The motion was seconded by V. James Magnarelli and was put to a roll call vote which resulted as follows: Nicholas Paro: Yes, V. James Magnarelli: Yes, Daniel Ciciarelli: Yes, David Carnie: Absent, Colleen Gunnip: Yes.

IN THE MATTER OF

**LOCAL LAW 2021-___ AMENDING
AMMENDING CHAPTER 210 OF THE
CODE OF THE TOWN OF SALINA TO
MODIFY RESTRICTIONS RELATED TO
ONE WAY IN/ONE WAY OUT STREETS**

**RESOLUTION CALLING FOR
A PUBLIC HEARING**

The **TOWN BOARD OF THE TOWN OF SALINA**, in the County of Onondaga, State of New York, met in regular session at the Town Hall in the Town of Salina, located at 201 School Road in the Liverpool, County of Onondaga, State of New York, on the 8th day of March 2021, at 6:30 p.m.

The meeting was called to order by Colleen A. Gunnip, Supervisor, and the following were present, namely:

Colleen A. Gunnip	Supervisor
Nicholas Paro	1 st Ward Councilor
V. James Magnarelli	2 nd Ward Councilor
Daniel Ciciarelli	3 rd Ward Councilor
Absent:	David Carnie 4 th Ward Councilor

The following resolution was moved, seconded and adopted:

WHEREAS, a Local Law has been introduced before the Board, to wit: Local Law 2021 - ___, entitled "A Local Law Further Amending Chapter 210, Article V, Section 210-29 entitled "General Layout of streets" the text of which is as follows:

LOCAL LAW 2021 - __ AMENDING CHAPTER 210, ARTICLE V, SECTION 210-29, ENTITLED "GENERAL LAYOUT OF STREETS" OF THE CODE OF THE TOWN OF SALINA

BE IT ORDAINED AND ENACTED by the Town Board of the Town of Salina, County of Onondaga, State of New York, as follows:

Section 1. That Chapter 210-29, entitled "General layout of streets" of the Code of the Town of Salina, as amended, is further amended as follows:

- I. No subdivision shall be built with a single-access road exceeding 800 feet in length or serving more than 19 residential units *unless the Planning Board, after consultation with the Town Engineer and the fire department that services the single-access road, determines that the length may be safely extended and the number of lots increased, such length and number of lots to be determined at the discretion of the Planning Board. Under no circumstances shall the Planning Board allow the number of lots approved for a subdivision on a single-access road be more than the underlying zoning permits in that zoning district.* ~~When a street is extended a distance greater than 800 feet beyond an intersection, or will service 19 or more residential units, a second access must be provided to the end of the street.~~ Generally, an intersection with a cross section

which connects to another street within the subdivision is sufficient. In addition, a second access shall be provided for nonresidential development as deemed necessary by the Planning Board.

Section 2. This local law shall take upon the filing with the Secretary of State.

WHEREAS, the restriction on road length for a single-access road has caused difficulty in developing certain areas of the Town, which has very little developable land left;

WHEREAS, there are several single-access roads in the Town that do not meet this restriction;

WHEREAS, the Planning Board, after consulting with the Town Engineer and the fire department, has the expertise to determine the safety and efficacy of a single-access road over 800 feet, including the number of fire hydrants and water volume available to services the residential lots;

WHEREAS, the Town Board desires to hold a public hearing on Local Law 2021-___ to hear those who support or oppose the amendment;

WHEREAS, a public hearing was held on _____ at which the public was given the opportunity to speak for and against Local Law 2021-___;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Salina, County of Onondaga, State of New York, shall hold a Public Hearing on said proposed Local Law 2021-___, and that such Hearing shall be held at Salina Town Hall, 201 School Road, Liverpool, New York such hearing shall take place on the 22nd day of March, 2021 at approximately 6:36 p.m. and be it further

RESOLVED, that the Town Clerk shall give notice of such Public Hearing by the

publication of a notice in at least one newspaper circulated in the Town, specifying the time when and the place where such Public Hearing will be held, and in general terms, describing the proposed Local Law. Such notice shall be published once at least five (5) days prior to the Public Hearing.

I, JEANNIE VENTRE, Town Clerk of the Town of Salina, **DO HEREBY CERTIFY** that the preceding Resolution was duly adopted by the Town Board of the Town of Salina at a regular meeting of the Board duly called and held on the ___th day of March 2021; that said Resolution was entered in the minutes of said meeting; that I have compared the foregoing copy with the original thereof now on file in my office; and that the same is a true and correct transcript of said Resolution and of the whole thereof.

I HEREBY CERTIFY that all members of said Board had due notice of said meeting.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Town of Salina, this ___th day of March, 2021.

DATED: March ____, 2021
Liverpool, New York

Jeannie Ventre
Town Clerk of the Town of Salina

Onondaga County, New York

SCHEDULE PUBLIC HEARING- FIVE YEAR PLAN

A motion was made by Colleen Gunnip to schedule a Public Hearing on March 22, 2021 at 6:39 p.m. to hear public comment on amendments to the Five-Year Plan for the 2021 Onondaga Community Development Block Grant and to receive comment on the proposed application(s) for the 2021 Community Development projects . The motion was seconded by Daniel Ciciarelli and was put to a roll call vote which resulted as follows: Nicholas Paro: Yes, V. James Magnarelli: Yes, Daniel Ciciarelli: Yes, David Carnie: Absent, Colleen Gunnip: Yes.

EXECUTIVE SESSION

A motion was made by Colleen Gunnip to enter into executive session to discuss matters related to the employment history of a particular individual. The motion was seconded by Nicholas Paro and was carried unanimously.

Colleen Gunnip made a motion to return to regular session. The motion was seconded by Nicholas Paro and was carried unanimously.

CREATE CLERK 1 POSITION- JUSTICE PIRAINO'S OFFICE

A motion was made by Colleen Gunnip to create a Clerk 1 Position at the hourly rate in the union contract. The motion was seconded by V. James Magnarelli and was put to a roll call vote which resulted as follows: Nicholas Paro: Yes, V. James Magnarelli: Yes, Daniel Ciciarelli: Yes, David Carnie: Absent, Colleen Gunnip: Yes.

ADJOURNMENT

A motion was made by V. James Magnarelli to adjourn the meeting at 7:53p.m. The motion was seconded by Nicholas Paro and was unanimously carried.

Respectfully submitted

Jeannie P. Ventre, Town Clerk