

TOWN OF SALINA
201 SCHOOL ROAD
LIVERPOOL, NEW YORK 13088

REGULAR TOWN BOARD MEETING
Tuesday, December 29, 2020 6:30 PM

NO PUBLIC ATTENDANCE

AGENDA

1. Call to order and Pledge to our flag.
2. **PUBLIC HEARING** at 6:33 p.m. to consider entering into a contract with Liverpool Fire Department for providing fire protection within the Liverpool Fire Protection District for the year 2021.
3. Residents wishing to speak and Town Board comments. [Residents can call (315) 457-6661 to be heard if the capacity is full]
4. Consider items submitted by the Town Comptroller.
5. Consider the approval of the minutes of the December 14, 2020 Regular Town Board Meeting.
6. Town Attorney's Report
 - a.) Catholic Charities Lease
 - b.) Trash Contract Amendment
7. Town Engineer's Report
8. Approve Engagement Letter -D'Arcangelo and Companies
9. 2021 Organizational Meeting

SUPPLEMENTAL AGENDA
SALINA TOWN BOARD MEETING
Tuesday, December 29, 2020

10. Consider a resolution directing the Assessor to grant exemptions pursuant to such section on the 2021 Assessment roll to all property owners who received the exemption on the 2020 assessment roll.

11. Consider amending Section 225-44 Schedule XII: Parking Prohibited at All Times to add "No Parking" on the North side of Dippold Avenue from Trailer A17 through Trailer A8.

**MINUTES of the REGULAR MEETING
SALINA TOWN BOARD
Monday, December 14, 2020**

The Town Board of the Town of Salina held a regular meeting on Monday, December 14, 2020 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
David Carnie	Councilor
Tim Frateschi	Town Attorney
Doug Wickman	Town Engineer

**PUBLIC HEARING LOCAL LAW 2020- AMENDING §225-44 SCHEDULE XII:
PARKING PROHIBITED AT ALL TIMES**

Ms. Gunnip opened the Public Hearing to consider amending §225-44 Schedule XII: Parking Prohibited at All Times to add No Parking on both the North and South sides of Dippold Ave. from Matthews Drive to Lemoyne Ave.

Mr. John Morris the owner of Lemoyne Village a mobile home community of 62 homes at 1705 Lemoyne Ave. thanked Mr. Carnie and the Supervisor for taking this issue on. He expressed his concerns with the neighboring business that wrecks havoc on Dippold Ave. loading and unloading cars that are dismantled on site. The business creates a hazard for the community, strewing glass and metal in the middle of the street. He asks that the town enact No Parking on both sides of the road to help protect the residents in the mobile home park.

Ms. Gunnip asked if by adding no parking to both sides, if this would impact his residents and their ability to park.

Ms. Gunnip suggested that the board consider passing No Parking on the business side of the street, then continue to work on the issue for the other side of the street, she said the engineer or the Highway Superintendent could go and measure the distances. She said there are other areas of the town where a limited distance of no parking has been established.

Mr. Morris agreed to have this passed on the business side of Dippold Ave. and to take a look at this for the other side in sixty days.

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

A motion was made by David Carnie to adopt Local Law # 12-2020 amending Chapter 225 of the Code of the Town of Salina to prohibit parking on Dippold Ave. from Matthews Drive and Lemoyne Ave. The motion was seconded by Colleen Gunnip and was put to a roll call vote which resulted as follows: Nicholas Paro: Yes, V. James Magnarelli: Yes, Daniel Ciciarelli: Yes, David Carnie: Yes, Colleen Gunnip: Yes.

**IN THE MATTER OF
LOCAL LAW 2020-12 AMENDING CHAPTER 225 OF
THE CODE OF THE TOWN OF SALINA TO
PROHIBIT PARKING ON DIPPOLD AVENUE**

**RESOLUTION ENACTING A LOCAL
LAW AMENDING TOWN OF SALINA
CODE SECTION 225-16, SCHEDULE
XII**

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 14th day of December 2020, 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
David Carnie	4 th Ward Councilor

Absent:

The following resolution was moved, seconded and adopted:

WHEREAS, a Local Law has been introduced before the Board, to wit: Local Law 2020 -12, entitled "A Local Law Further Amending Chapter 225, Article III, Section 235-16 entitled "Parking, Standing and Stopping of the Code of the Town of Salina," the text of which is as follows:

LOCAL LAW 2020 -12 AMENDING CHAPTER 225, ARTICLE III, SECTION 235-16, EXHIBIT XII,

ENTITLED "PARKING, STANDING AND STOPPING" 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 225-16, Schedule XII, entitled "Parking Prohibited at All Times" of the Code of the Town of Salina, as amended, is further amended as follows:

Name of Street	Side	Location
Dippold Avenue	South	From Mathews Drive to LeMoyne Avenue

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

WHEREAS, at the recommendation of the Town Highway Superintendent, the no parking signs proposed herein are for the benefit and safety of the residents of the Town of Salina;

WHEREAS, a public hearing was held on December 14, 2020 at which the public was given the opportunity to speak for and against Local Law 2020-12;

WHEREAS, the Town Board believes the no parking signs are in the best interest of the Town because the Dippold Avenue has both commercial and residential properties and the commercial properties are taking using the Street, as opposed to their existing parking lots, which makes spaces for residential parking more difficult;

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of the Town of Salina hereby adopts Local Law 2020-12 as set forth above; and be it further

RESOLVED, that the Town Clerk shall file this local law with the New York State Department of State within twenty (20) days of the adoption of this Local Law.

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 14th day of December 2020; 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 15th day of December, 2020.

DATED: December 15, 2020
Liverpool, New York

Jeannie Ventre
Town Clerk of the Town of Salina
Onondaga County, New York

Ms. Gunnip made a motion 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: Yes, Colleen Gunnip: Yes.

RESIDENTS WISHING TO SPEAK AND TOWN BOARD COMMENTS

Nicholas Paro wished everyone a Merry Christmas and Happy Holidays, hope everyone stays safe and healthy.

V. James Magnarelli wished everyone a Merry Christmas.

Daniel Ciciarelli reminded everyone about the Holiday Decorating contest on December 17, 2020. He said there is a great slate of judges, and there many prizes that have been donated by the local businesses. He wished everyone a Happy Hanukkah, Merry Christmas and happy holidays to everybody.

David Carnie complimented the staff of town hall for the great job they do. He then wished everyone a Merry Christmas.

Colleen Gunnip said the next meeting will be Tuesday, December 29, 2020 she said this meeting will be live streamed but with no public attendance. She announced in light of the numbers of COVID cases going up, the next few meetings will be live streamed but may not allow public attendance, please check the website for updated information.

COMPTROLLER'S REPORT

A motion was made by Daniel Ciciarelli to adopt a resolution approving the transfers as submitted by the Town Comptroller. The motion was seconded by Colleen Gunnip and was put to a roll call vote which resulted as follows: Nicholas Paro: Yes, V. James Magnarelli: Yes, Daniel Ciciarelli: Yes, David Carnie: Yes, Colleen Gunnip: Yes.

Authorization is hereby given to the Comptroller to make the following budget adjustments:			
BUDGET AMENDMENT:			
FROM:	008.0000.0909	REFUSE FUND BALANCE	\$ (11,500.00)
TO:	008.8002.0490	REFUSE CONTRACT 2020	\$ 11,500.00
		increase in tipping fees	
BUDGET TRANSFER			
FROM:	001.1680.0466	IT - WEBSITE	\$ (4,000.00)
TO:	001.1680.0200	IT - EQUIPMENT	\$ 4,000.00
		increase in equipment for laptops due to COVID	
FROM:	001.1680.0466	IT WEBSITE	\$ (4,000.00)
TO:	001.1680.0441	IT CONTRACTUAL	\$ 4,000.00
		increase in IT work due to COVID	
FROM:	001.1315.0481	COMPTROLLER OUTSIDE AGREEMENT S	\$ (2,369.00)
TO:	001.1960.490	BOND ADMINISTRATIVE FEES SEC	\$ 2,369.00
		larger bonding amount for 2020	

APPROVE MINUTES

A motion was made by Nicholas Paro to approve the minutes of the November 23, 2020 regular Town Board Meeting and the December 1, 2020. The motion was seconded by David Carnie and was put to a roll call vote which resulted as follows: Nicholas Paro: Yes, V. James Magnarelli: Yes, Daniel Ciciarelli: Yes, David Carnie: Yes, Colleen Gunnip: Yes.

TOWN ATTORNEY'S REPORT

Mr. Frateschi said he is drafting a lease for Catholic Charities for the Salina Civic Center. He said that Catholic Charities is willing to enter into a new lease for the space they use. This will be a one year lease.

Ms. Gunnip said a new lease will provide us with an idea of what programs they are offering and how this benefits our residents. Quarterly reporting will be required. Ms. Gunnip asked Mr. Frateschi to send the draft to the board for their input.

Mr. Frateschi said there needs to be an amendment to the trash contract to accommodate the increase in OCRRA's tipping fee, and recycling fee. The hauler's attorney said a \$12.60 increase would be sufficient. Ms. Gunnip mentioned that \$18.75 was put in the budget to be safe.

APPROVE AMENDMENT TO TRASH CONTRACT.

A motion was made by Nicholas Paro to adopt a resolution approving the amendment to the trash/recycling contract to reflect the \$12.60 increase to each resident due to OCRRA's change in the tipping and recycling fees. The motion was seconded by David Carnie and was put to a roll call vote which resulted as follows: Nicholas Paro: Yes, V. James Magnarelli: Yes, Daniel Ciciarelli: Yes, David Carnie: Yes, Colleen Gunnip: Yes.

Mr. Frateschi said he has reviewed and made minor changes to the Pro-Champ contract.

APPROVE PROCHAMPS CONTRACT

A motion was made by Daniel Ciciarelli to approve entering into a contract with Pro-Champs and authorize the Supervisor to sign. The motion was seconded by Colleen Gunnip and was put to a roll call vote which resulted as follows: Nicholas Paro: Yes, V. James Magnarelli: Yes, Daniel Ciciarelli: Yes, David Carnie: Abstain, Colleen Gunnip: Yes.

A discussion regarding the amendment to the fee schedule pertaining to the property registry ensued.

Mr. Ciciarelli said he would like to see the fee set at \$500.00 every 6 months, as this would encourage banks to fix up and sell off foreclosure properties.

Mr. Paro said that he has concerns with the higher price. Mr. Magnarelli expressed his reservations as well. He said this program is not to make money for the town, it is to get a better handle on our vacant properties.

Mr. Ciciarelli said the higher price will motivate the entities to move the properties as it will impact their bottom line.

Ms. Gunnip said perhaps it would be best to do two fees, one for vacant properties and one for foreclosures.

Ms. Gunnip suggested \$500.00 every six months for foreclosures and \$250.00 every six months for vacant properties.

AMEND FEE SCHEDULE

Mr. Ciciarelli made a motion to amend the fee schedule to include a \$500.00 charge every six months for foreclosed properties and \$250.00 every six months for vacant properties. The motion was seconded by Colleen Gunnip and was put to a roll call vote which resulted as follows: Nicholas Paro: No, V. James Magnarelli: No, Daniel Ciciarelli: Yes, David Carnie: Abstain, Colleen Gunnip: Yes.

Motion failed.

A motion was made by Nicholas Paro to amend the fee schedule to include a \$250.00 charge every six months for foreclosed properties and \$250.00 every six months for vacant properties. The motion was seconded by V. James Magnarelli and was put to roll call vote which resulted as follows: Nicholas Paro: Yes, V. James Magnarelli: Yes, Daniel Ciciarelli: No, David Carnie: Abstain, Colleen Gunnip: Yes.

TOWN ENGINEER'S REPORT

None

APPROVE AMENDMENT OF ELECTRONICS PARK DECLARATION AND RESTRICTIONS

A motion was made by V. James Magnarelli to approve the amendment of the Electronics Park Declaration and Restrictions to remove the restriction in the Declaration that prohibits "Gasoline service facility(ies)" at a parcel (the "Parcel") owned by DiStefano Development, LLC (tax no.031.-01-01.8); pursuant to the Planning Board's recommendations. The motion was seconded by Colleen Gunnip and was put to a roll call vote which resulted as follows: Nicholas Paro: Yes, V. James Magnarelli: Yes, Daniel Ciciarelli: Yes, David Carnie: Yes, Colleen Gunnip: Yes.

IN THE MATTER

Of

**A RESOLUTION OF THE PLANNING
BOARD RECOMMENDING
MODIFICIATION OF THE ELECTRONICS
PARK DECLARATION AND
RESTRICTIONS**

Resolution 12-1-2020

The **PLANNING 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 1st day of December 2020, at 7:00 p.m.

The meeting was called to order by George Keeler, Chairman, and the following were present, namely:

Chairman	George Keeler
Member	Joseph Falge
Member	Frank Sommers
Member	John Niestemski
Member	Joe Gunnip

The following Resolution was moved, seconded and adopted unanimously:

WHEREAS, the Town of Salina Planning Board met in regular session on December 1, 2020; and

WHEREAS, at the December 1st meeting, the Planning Board considered a request by the Town Board to review the “Electronics Park Declaration and Restrictions” (the “Declaration”), dated August 9, 2000; and

WHEREAS, the purpose of this review was to determine whether to give a positive or negative recommendation to the Town Board related to removing the restriction in the Declaration that prohibits “Gasoline service facility(ies)” at a parcel (the “Parcel”) owned by DiStefano Development, LLC (tax no.031.-01-01.8); and

WHEREAS, Sonbyrne Sales, Inc./Byrne Dairy Stores has expressed an interest in developing the Parcel as a convenient store with gasoline service pumps; and

WHEREAS, such a convenience store is not out of character for the Parcel given its location, size and access to major streets and highways and the place where it is situated on the Lockheed Martin Campus; and

WHEREAS, the Declaration prohibiting “Gasoline service facilities” did not contemplate the type of convenience store being proposed for the Parcel, especially since gasoline service is only one component of the services to be provided at the convenience store; and

WHEREAS, the Declaration makes provision for modification, subject to the Planning Board making a positive recommendation to the Town Board and the Town Board determining it will follow that recommendation.

NOW THEREFORE, BE IT

RESOLVED that the Town of Salina Planning Board hereby provides a positive recommendation to the Town Board to remove the restriction in the Declaration for a “Gasoline service station”; and be it

FURTHER RESOLVED, that the modification apply solely to the Parcel;

FURTHER RESOLVED, that to the extent practical, the Town Board would condition its approval on the following: (i) no tractor trailer parking on the site of the proposed store; (ii) no overnight parking on the Parcel; (iii) encourage the use of the Parcel for motor vehicles as opposed to tractor trailers.

ADOPT LOCAL LAW 2020-13 AMENDING AND ADDING PROVISIONS TO CREATE THE REPURPOSING AND REUSE OVERLAY DISTRICT AND PROCEDURES TO IMPLEMENT SUCH

A motion was made by Nicholas Paro to adopt Local Law #13-2020 amending the Zoning Ordinance of the Town of Salina amending §235-22 and §235-23 to create the Repurposing and Reuse Overlay District. 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: Yes, Colleen Gunnip: Yes.

IN THE MATTER OF

LOCAL LAW 2020-13 AMENDING AND ADDING PROVISIONS TO CREATE THE REPURPOSING AND REUSE OVERLAY DISTRICT AND PROCEDURES TO IMPLEMENT SUCH

RESOLUTION ENACTING A LOCAL LAW AMENDING TOWN OF SALINA ZONING CODE

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 14th day of December 2020, 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
David Carnie	4 th Ward Councilor

The following resolution was moved, seconded and adopted:

WHEREAS, the Town of Salina is almost fully developed with residential, commercial, industrial and retail properties; and

WHEREAS, over time, the Town has experienced properties that have become underutilized or abandoned;

WHEREAS, underutilized and abandoned properties become a detriment to the neighborhood where they are situated, a blight on the Town and depress the tax base of the Town;

WHEREAS, the Town desires to create zoning options so that underutilized and abandoned industrial and commercial buildings can be repurposed and restored for uses that are not ordinary for the type of zoning traditional for a specific property;

WHEREAS, such uses include residential uses of abandoned buildings in industrial zoned area and authorizing mixed use concepts on parcels that the Town Board determines a reuse and repurposing makes sense;

WHEREAS, the Town Board desires to promote and encourage reuse and development of blighted properties and believe such initiative are in the best interest of the Town in that it creates economic development, unique housing opportunities, may create village type development projects and use mixed use concepts and coordinate residential, retail, office and commercial uses;

WHEREAS, a Local Law has been introduced before the Board, to wit: Local Law 2020-13, entitled **“A LOCAL LAW AMENDING CHAPTER 235 OF THE CODE OF THE TOWN OF SALINA ENTITLED - “ZONING”** the text of which is as follows:

LOCAL LAW 2020-13, A LOCAL LAW AMENDING THE ZONING CODE OF THE TOWN OF SALINA:

Be it enacted by the Town Board of the Town of Salina, Onondaga County, New York as follows:

Section 1. Section 235-22 of the Town of Salina Code be amended to add the following:

§ 235-22 Purpose; creation; adoption.

- A. Purpose. The purpose of this section is to create a procedure whereby the Town Board may create additional zoning classifications within the Town in the form of an overlay district.
- B. Creation of overlay district. An overlay district may be created for the purpose of improving, developing, and/or generally enhancing any property, or group of properties, within the Town, including but not limited to any neighborhood, street, business area or other defined area of the Town. Properties to be included in any particular overlay district shall generally share common characteristics and goals for aesthetics, economics, safety and/or convenience.
- C. Zoning Districts Allowed. An overlay district shall only be allowed in the following existing Zoning Districts:
 - (1) O-2
 - (2) I-1
 - (3) C-2
 - (4) C-3
- D. Adoption of Overlay District. In the adoption of any overlay district, the Town Board shall follow the procedures for adoption of zoning regulations as same are set forth in § 264 of the Town Law of the State of New York.
- E. Where an overlay district is created by the Town Board, any such local law which creates an overlay district shall define the purposes, goals, restrictions and requirements that will be applicable to the overlay district and shall specifically delineate all properties to be included in the overlay district.

- F. Any requirements of an overlay district so created in the Town shall be subject to enforcement in accordance with this Code in the same force and effect as all other zoning districts in the Town.
- G. The Town Board shall retain the right to review and approve all Overlay Site Plan applications, pursuant to the process outlined in Section 235-41, notwithstanding the authority granted to the Planning Board to review site plans under said Section.

Section 2. Section 235-23 of the Town of Salina Code be amended to add the following:

§ 235-23 Repurposing and Reuse Floating Overlay District.

- A. Purpose. This Repurposing and Reuse Overlay District (“RROD”) is hereby created under the authority of Town Code Section 235-22 and the specific objectives of this RROD Districts are to:

- (1) Encourage the re-use and re-purposing of older commercial buildings that have either been abandoned or have become underutilized.
- (2) Achieve a pattern of development that encourages restoration of existing buildings and a development that encourages people to walk, ride a bicycle or use public transit;
- (3) Allow for a mix of uses, inclusive of residential, designed to attract pedestrians;
- (4) To discourage singular use buildings developed as isolated islands within an expansive parking lot;
- (5) To encourage the adaptive reuse of aging commercial buildings;
- (6) Provide a high level of amenities that creates a comfortable environment for pedestrians, bicyclists, and other users;
- (7) Provide sufficient density of employees, residents and recreational users to support public transit, while generating a percentage of trips serviceable by public transit;
- (8) Maintain an adequate level of parking appropriate to the use and integrate this use safely with pedestrians, bicyclists, and other users;
- (9) Take advantage of existing infrastructure and resources available on site and encourage development compatible with existing land use and contours on the site.

B. Applicability.

- (1) The requirements of this chapter are applied after voluntary application to the Town Board requesting the application of such RODD and adoption by the Town Board and amendment of the Official Zoning Map of the Town of Salina;
- (2) The requirements of this chapter may only be applied, after all procedural requirements are met, to structures, uses and properties within the area(s) designated as RROD as set forth in Appendix A of this chapter.
- (3) Any property owner desiring to utilize this Chapter for structures, uses and properties within a RROD area shall make application with a) the Town Board for Overlay Site Plan Review pursuant to Section 235-22; and b) upon an amendment of the Zoning Map following the procedure set forth in § 235-22.
- (4) The applicable regulations for specified uses requirements applying to all districts, all requirements of the zoning district in which the structure, use or property is situate shall apply to all structures, uses or property within the RROD, except as same may be specifically modified in this chapter. Notwithstanding this paragraph or any underlying zoning district dimensional requirements, including but not limited to height or setbacks, any existing building on the proposed RROD site that is proposed to be reused or restored shall be considered a non-conforming use and will not be required to meet dimensional requirements of the underlying zoning. All newly built structures shall meet all the dimensional requirements of the underlying zoning district.
- (5) Until all requirements of this chapter are followed including the amendment of the Official Zoning Map of the Town of Salina as contemplated herein, the zoning district and its requirements pursuant to the Code of the Town of Salina remain unchanged.

C. General overview.

- (1) Mixed use is intended to provide a development where residential uses, accompanied by commercial uses, are integrated into a pedestrian-friendly neighborhood. Project amenities that address this objective include but are not limited to;
- (2) Sidewalks throughout the development, including walkways within parking lots;

- (3) Architectural street lighting and site furniture.
- (4) Consistent architectural theme throughout.
- (5) Extensive landscaped and green areas with feature areas for pedestrian and public use.
- (6) Clustering of new buildings which allow for large areas for walks, pathways and recreational areas, as well as connections to adjoining properties, offsite community connection for pedestrians to nearby uses and facilities, as well as possible future uses and facilities
- (7) Re-use or re-purposing of existing buildings that have historical significance but have been abandoned.

D. Overall project density shall be based on the parameters described herein in consultation with the Planning Board prior to Overlay Site Plan consideration and/or subdivision preparation.

E. Dwelling units in any residential district shall not be converted or altered to allow other uses.

- (1) This provision shall not be deemed to prohibit the use of a portion of the building or structure as living quarters for caretakers or attendants of places of worship or institutions where such uses are authorized in any zoning district;

- (2) The procedure outlined § 235-22 Modifications of zoning provisions; cluster development, as provided for in New York State Town Law § 278, may be applicable to RROD for development which utilizes this § 235-23.

- (3) Street-level uses:

F. One or more of the uses listed in this subsection are allowed at street level on all lots abutting streets shown on the RROD. The following uses, if permitted in the underlying zoning district, qualify as required street-level uses:

- (1) General sales and service uses:

- (a) Educational facility.

- (b) Religious use.

- (c) Business office.

- (d) Day-care center.

- (e) Finance/banks.
- (f) Funeral home/mortuary.
- (g) Retail store.
- (h) Animal day-care.
- (i) Administrative and management services.

(2) Eating and drinking establishments:

- (a) Cafe without drive-through facilities.
- (b) Restaurant without drive-through facilities.

(3) Entertainment uses:

- (a) Recreational and entertainment facilities, indoor.

(4) Street-level uses must be oriented toward the primary street or streets, public or private, in the mixed-use development.

Section 3. This Local Law shall take effect upon the filing thereof with the Secretary of State of the State of New York.

WHEREAS, a public hearing on Local Law 2020-13 was held on November 9, 2020 and held over to November 23, 2020 at which time the public was afforded the opportunity to speak in favor or against Local Law 2020-13;

WHEREAS, the Onondaga County Planning Board has reviewed this Local Law and has made recommendations, which have been reviewed and adopted in part;

NOW, THEREFORE, BE IT

RESOLVED, that Local Law 2020-13 is hereby approved and enacted; and be it further

RESOLVED, that the Town Clerk is directed to file Local Law 2020-13 with the Secretary of State within 20 days of the date set forth herein.

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 14th day of December 2020; 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 15th day of December, 2020.

DATED: December 15, 2020
Liverpool, New York

Jeannie Ventre
Town Clerk of the Town of Salina
Onondaga County, New York

APPROVE SPCA SHELTER AND CRUELTY CONTRACTS

A motion was made by Colleen Gunnip to adopt a resolution approving the 2021 SPCA contracts for both shelter and cruelty. 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: Yes, Colleen Gunnip: Yes.

SCHEDULE PUBLIC HEARING- ZONE CHANGE LONGBRANCH ROAD

A motion was made by Nicholas Paro to schedule a Public Hearing on February 8, 2021 at 6:33 p.m. for a Zone Change on a parcel of land located on Long Branch Road from R-2 District: One and Two Family Residential District to R-4 District: Multiple- Family Residential District. The

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

SCHEDULE PUBLIC HEARING- LIVERPOOL FIRE PROTECTION CONTRACT

A motion was made by Colleen Gunnip to schedule a Public Hearing on December 29, 2020 at 6:33 p.m. to consider entering into a contract with Liverpool Fire Department for providing fire protection within the Liverpool Fire Protection District for the year 2021 in the amount of \$1,623,625.00 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: Yes, Colleen Gunnip: Yes.

APPROVE REVOCABLE LICENSE 3983 PAWNEE DR

A motion was made by Nicholas Paro to approve a Revocable License for 3983 Pawnee Dr.. The motion was seconded by Colleen Gunnip and was put to a roll call vote which resulted as follows: Nicholas Paro: Yes, V. James Magnarelli: Yes, Daniel Ciciarelli: Yes, David Carnie: Yes, 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.

14. Consider scheduling a Public Hearing for a Zone Change on a parcel located at 100 Buckley Road from I-1 Industrial District to I-1 Repurposing and Reuse Overlay District.

A motion was made by Colleen Gunnip to adopt a resolution calling for a Public Hearing for a Zone Change on a parcel located at 100 Buckley Road from I-1 Industrial District to I-1 Repurposing and Reuse Overlay District. The motion was seconded by David Carnie and was put to a roll call vote which resulted as follows: Nicholas Paro: Yes, V. James Magnarelli: Yes, Daniel Ciciarelli: Yes, David Carnie: Yes, Colleen Gunnip: Yes.

IN THE MATTER OF

Local Law 2021-__ the Application of Ur-Ban Villages Rd, Liverpool, New York for a Change of Zone to allow Repurposing and Reuse Floating Overlay District (RROD)

**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 14th day of December, 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
David Carnie	4 th Ward Councilor

The following resolution was moved, seconded and adopted:

WHEREAS, an application (the “Application”) has been made to the Town Board by Ur-Ban Villages PFA, LLC (the “Applicant”) for approval of a zone change to an RROD for the property located at 100 Buckley Road, Liverpool, New York, which property consists of two lots of approximately 11.50 acres, more particularly identified as tax map no. 086-01-15.2 (the “Property”); and

WHEREAS, the Town Board is considering this zone change under Local Law 2021-___, as set forth below:

LOCAL LAW 2021-___, A LOCAL LAW AMENDING THE ZONING MAP OF THE TOWN OF SALINA:

Be it enacted by the Town Board of the Town of Salina, Onondaga County, New York as follows:

Section 1. That "The Revised Zoning Ordinance of the Town of Salina", as amended, and the "Zoning Map of the Town of Salina", which by provisions of said Zoning Ordinance shall be, and the same hereby are, amended to change the zone of the following described premises to the **Repurposing and Reuse Floating Overlay District** which premises is located at 100 Buckley Road, Liverpool, NY, Town of Salina, County of Onondaga, State of New York, and, more particularly identified as Tax Map Parcel No. 086-01-15.2 and as shown on that survey of Farm Lots 130 & 132, Town of Salina and Pt. of 15 Acre Marsh Lots 14, 15, 22, Town of Salina, prepared by D.W. Hannig L.S., P.C., Project J182877.

Section 2. This law shall take effect upon filing with the New York State Department of State.

WHEREAS, the Town Board has recently enacted the RROD to encourage the development of underutilized or abandoned property in the Town;

WHEREAS, the Property is in an Industrial zone and has been used in the past as a candle making factory;

WHEREAS, for several decades, the Property has become abandoned and its manufacturing buildings have fallen into disrepair.

WHEREAS, the RROD was adopted to encourage the redevelopment and re-use of sites like the Property and such reuse will have many benefits for the Town, including: (i) cleaning up a blighted area in the Town; (ii) making an unproductive parcel of land into a productive parcel; (iii) increasing the Town's tax base; (iv) providing unique housing opportunities that currently do not exist in the Town;

WHEREAS, the Town is interested in hearing from its residents about this zone change request;

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of the Town of Salina hereby schedules a public

hearing for January 11, 2021 to hear all of those members of the public who would like to speak in favor or against said Local Law; and

BE IT FURTHER RESOLVED, that the Town Clerk shall post a copy of said Local Law on the Official Bulletin Board of the Town and publish notice of said local law in the Official Town Newspaper at least five (5) days before 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 15th day of December 2020; 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 15th day of December, 2020.

DATED: December 15, 2020
Liverpool, New York

Jeannie Ventre
Town Clerk of the Town of Salina
Onondaga County, New York

ADJOURNMENT

A motion was made by Colleen Gunnip to adjourn the meeting at 7:47 p.m. The motion was seconded by Nicholas Paro and was unanimously carried.

Respectfully submitted

Jeannie P. Ventre, Town Clerk