

**Town Board Meeting**  
**April 2, 2018**  
**6:30 p.m.**

**Present:** Supervisor Aaron, Councilor Badami, Councilor Coville, Councilor McCormack, Attorney Smith. Absent: Councilor Tucker

**Also Present:** Sue Murphy, Dan Henrich, John Templin, Beth Battle, Steve White, Allan Wellington. Lindsey Groves

**Department Reports**

***Highway, Water, Transfer Station:*** Allan Wellington reported the Highway crew had not been out plowing in the last two weeks which makes it a total of 157 times for the year. They made equipment repairs and repaired numerous potholes. The Highway Department spent 4 days taking down and cleaning up trees in the Town right of way and installed new street signs that were missing. For the Water Department he reported they rebuilt a 3" valve in a pressure reducing valve pit on Jordan Road and replaced several residential MXU informational transmitters that were under warranty. At the Transfer Station they ordered the new grounds mower that was approved in the budget and the 30-day permissive referendum had been met and another trailer load of baled cardboard was ready for market.

***Parks Department:*** Sue Murphy reported they were getting ready for Spring sports to start in the parks next week. She was working with the Methodist Church on the antique show scheduled to be held in the Austin Pavilion July 11<sup>th</sup> and 12<sup>th</sup>. She had been interviewing candidates for seasonal playday councilors and lifeguards and met with the Skaneateles Nursery School. She reported that she had been in contact with Senator DeFranciso and Representative Gary Finch regarding grant opportunities for funding to repair the boat launch ramp at the Town boat launch at the Skaneateles Marina. She announced the Parks Department will be offering a new program with the Merry Go Round Theater this year. The Parks Department will be providing a package with tickets and bus service to three plays at the Merry Go Round Theater.

Supervisor Aaron said the Village of Skaneateles had notified the Town that the City of Syracuse has scheduled an infrastructure project for the maintenance and repair of the City water intake piping. The project will require construction activity within the central area of Clift Park and the project must be completed by Fall of 2018. Supervisor Aaron stated she had been informed by the Village and the City of Syracuse that the project will not impact the Clift park swimming area. Sue Murphy stated the swim area is scheduled to open June 20<sup>th</sup>.

***Budget:*** Budget Officer Bridgett Winkelman reported water district #2 had been billed and payroll #7 for 2018 had been completed. She reported the water department billing program had been updated to a sequel data base to work better with the updated Microsoft programs and she was working on the NYSERDA street lighting grant contract.

***Codes:*** No report submitted

**Planning & Zoning:** Supervisor Aaron reviewed the open project report from the Planning and Zoning Boards. There are 5 open projects for the month of March.

**Historian:** Town Historian, Beth Battle gave some history on Jordan Road. Jordan Road was constructed as a plank road in 1849.

\*report attached

*Resolution #18-81*

**Minutes of March 19, 2018:** On a motion of Councilor Coville, seconded by Councilor McCormack and with unanimous (4-0) affirmation of the Town Board, the minutes of March 19, 2018 were accepted.

**Public Comment:** No one spoke

*Resolution #18-82*

**Skaneateles Marina:** Supervisor Aaron reported the Skaneateles Marina applied to the Office of General Services for a permit for floating docks at their marina on Skaneateles Lake. Part of the request from OGS (Office of General Services) for the permit was a letter from the Town to provide input. In May of 2017 a letter was written with the Town's concerns about the floating docks. Then the project stalled and has now come back to the Board for their input again. The Town Board referred it to the Planning Board for site plan approval. The Planning Board reviewed the parking on the project with the site plan review, held a public hearing and approved the parking plan. The Town now needs to review the current agreement the Town has with the Marina.

Attorney Smith said the current agreement incorporates the Town's use of the turnaround on the Marina's property and the Marina's building partially encroaches on Town property. For years there has been a license agreement in place and now there has been some interest by the Board to change the license agreement to an easement. The Board would also like to have some clarification to the issues that have come up with this agreement over the years.

Attorney Smith recommended the Board discussed the Skaneateles Marina agreement in executive session since it is part of a contract negotiation.

*Resolution #18-83*

**Assessor Michael Maxwell – Lakefront Assessment Update:** Town of Skaneateles Assessor Michael Maxwell reported to the Board he had been working with an auditor from the New York State Comptroller's Office. The Comptroller's Office was auditing the Town's Veterans and Agricultural exemptions.

Mr. Maxwell stated to the Board he has focused on the assessments of the lake front properties. He stated they have been under assessed which is shown by the increase of the properties sale price in comparison to the assessed value.

Mr. Maxwell reviewed the assessments and his projected increases on the lake front properties. There are approximately 450 lake front properties in the Town. He stated the 2017 total assessed value of Town lake front properties was \$435,412,000 and he has increased the assessments on the lake front to a total of \$564,457,000 in 2018 which brings a total increase of \$129,000,000.

He stated the average adjusted sale price for sales from January 2011 to March 2018 was \$1,165,000 and the average assessed value of these properties was only \$862,000 which is a difference of \$303,000.

Mr. Maxwell reviewed the Village lake front assessments. There are approximately 67 lake front properties in the Village. In 2017 the total assessed value for these properties was \$95,893,000 and he has increased the total to \$149,415,000 for the 2018 tax roll. He stated the average adjusted sale price from January 2011 to March 2018 was \$2,243,000 and the average assessed value of these sale properties was only \$1,484,000, which is a difference of \$839,000.

He reviewed with the Board the total assessed value of all lake front properties in 2017 was \$505,395,000 and he has increased it to \$713,873,000 which is a 23% increase. The total increase in assessments for 2018 is \$163,477,000.

He also reported that there is about \$15 million in new construction in the Town that will also be added to the 2018 tax roll.

Mr. Maxwell said if he had not increased the assessments this year, the Town's equalization rate would have dropped to 87%. With these increased assessments the equalization rate will be back to 100%.

Mr. Maxwell stated that even with these increases he believes the sale prices for the lake front properties will continue to increase. Sales have exploded, and his increases are modest. He believes there will be a lot of traffic on Grievance Day with the increases.

Councilor McCormack asked who is doing the audit at the Town. Mr. Maxwell stated it was the New York State Comptrollers office. He stated one of the things the auditors have said they do not agree with is his income verification process of the applicants' income from their tax returns. He does not keep the tax returns, he verifies the income and, then shreds them due to the private information that is on a resident's tax return and does not feel the office has the proper security. He was told by the auditors that the tax returns should be kept. Exemptions can be complicated, and he works hard to verify all the income since when these exemptions are given on a property, the other property owners pay more on their taxes.

Supervisor Aaron and the Board thanked Mr. Maxwell for his report.

*Resolution #18-84*

**Approve Beach Safety Plan:** On a motion of Councilor McCormack, seconded by Councilor Coville and with unanimous (4-0) affirmation of the Town Board the 2017 Beach Safety Plan was approved as presented.

*Resolution #18-85*

**Hidden Estates – Planning Board as Lead Agent for SEQR:** Supervisor Aaron stated the Planning Board is reviewing the Hidden Estates subdivision application at 3894 East Lake Road. The Planning Board is in the process of completing SEQR and has asked the Town Board to designate the Planning Board as Lead Agency.

On a motion of Councilor McCormack, seconded by Councilor Badami and with unanimous (4-0) affirmation of the Town Board, Supervisor Aaron was authorized to sign the form consenting

to the Planning Board being Lead Agency for SEQR of the Hidden Estates subdivision application.

*Resolution #18-86*

**2018 Shotwell Brook Monitoring Program:** Supervisor Aaron reported to the Board that \$17,450 was approved last year for the monitoring of Shotwell Brook. This year the City of Syracuse plans to install a large retention basin to help reduce the sediments entering the lake. This is the third year the Town has sponsored the monitoring of Shotwell Brook. This year the Upstate Freshwater Institute (UFI) will be able to monitor it before and after the retention basin is installed. This will give the Upstate Freshwater Institute and the City of Syracuse the opportunity to monitor the change the retention basin will bring. The reason for the additional cost is \$985 for this year's monitoring program is because UFI wants to incorporate testing for nitrates and additional lab costs.

On a motion of Councilor McCormack, seconded by Councilor Coville and with unanimous (4-0) affirmation of the Town Board they agreed to the additional cost of \$985 for the 2018 Shotwell Brook Monitoring Program.

*Resolution #18-87*

**Mandana Parking Lot and Boat Washing Station:** Supervisor Aaron reported to the Board the Mandana Parking area must have drainage installed to accommodate the new boat washing station. They had submitted a Request for Proposals for the drainage field and had received two quotes. Excavation Plus submitted a quote for a total of \$3,500 and Brillo Excavation submitted a quote for \$3,800. Supervisor Aaron said she would recommend accepting the quote from Excavation Plus at a cost of \$3,500.

On a motion of Supervisor Aaron, seconded by Councilor Coville and with unanimous (4-0) affirmation of the Town Board they agreed accept the quote from Excavation Plus to install the drainage field at the Mandana Parking Area at a cost of \$3,500.

Supervisor Aaron stated she had been reviewing the quotes for the additional shed needed for the boat washing station and said they did receive one more from the Amish Group out of Tully New York. She stated, this is a comparable shed to Kennedy Hardwoods.

She said Councilor Tucker had asked Don Kasper, who is a member of the Town's Planning Board and a builder what his opinion was on the proposals the Town had received. Mr. Kasper stated he looked at the proposals and two sheds are both made by the same Amish company and are just affordable sheds with no sustainability.

The other shed is all rough- cut lumber and would crack and rot as it ages.

The Kennedy shed would be built with pressure treated floor joists and subfloor and would last longer with the floor being wet from the machinery and would resist mice and insects from destroying it, he is including a building ramp also.

Councilor Coville stated the new quote from The Amish Group was comparable to the Kennedy Harwood's quote. It also had the extra pressure treated floor joists with the custom deck and

overheard door for the pressure washing system. The Amish Group Quote was for \$4,343.00, which is \$800 less than Kennedy Hardwoods.

Councilor Badami stated these are comparable quotes and the Amish Group is \$800 less than Kennedy Hardwoods. The Town should go with the Amish Group shed for the boat washing station. The Board agreed.

On a motion of Councilor Badami, seconded by Councilor Coville and with unanimous (4-0) affirmation of the Town Board they agreed to rescind the previous approval and accept the quote from The Amish Group to build a 10'x10' custom A-Frame Duratemp Shed with custom deck for \$4343.00.

**Announcements/Correspondence/Updates:**

*Update on Joel Russell's Zoning and Comprehensive Plan Update:* Supervisor Aaron stated she had reached out to Greg Eriksen, Village Trustee, for the Village's response to the Comprehensive Plan. Mr. Eriksen said he would send a written statement to the Board. Supervisor Aaron stated Attorney Smith's will be on the next agenda.

*Update Hamlet Meeting – Skaneateles Falls April 4<sup>th</sup>:* Supervisor Aaron announced there will be a Hamlet Meeting in Skaneateles Fall April 4<sup>th</sup> at 7:00p.m. at the Skaneateles Falls Legion.

*Joint Information Meeting with Skaneateles Lake Association – June 6, 2018 7:00 p.m. at Waterman School:* Supervisor Aaron announced there will be a joint meeting with the Skaneateles Lake Association on June 6<sup>th</sup> at 7:00 p.m. at Waterman School.

*Resolution #18-88*

**Budget Amendments/Adjustments:** On a motion of Councilor Coville, seconded by Councilor badami and with unanimous (4-0) affirmation of the Town Board the following budget amendments were authorized for the abstract #18-007:

**General Fund**

\$2,000.00	Increase	016201.01.001.00	Building – P/S
\$2,000.00	Decrease	016204.01.004.00	Building – C/E

Additional cost for Town Work Forces to repair items

\$ 3,000.00	Increase	016802.01.002.00	Central Data Processing – Equip.
\$ 1,526.00	Decrease	014102.01.002.00	Town Clerk - Equipment
\$ 1,500.00	Decrease	013402.01.002.00	Budget – Equipment

New computers for Town Hall

\$ 155.00	Increase	085101.01.001.00	Community Beautification – P/S
\$ 155.00	Decrease	085104.01.004.00	Community Beautification – C/E

Additional Costs – Parks employees plowing Conservation area

*Resolution #18-89*

**Abstract #18-07:**

On a motion of Councilor Coville, seconded by Councilor Badami and with unanimous (4-0) affirmation of the Town Board voucher #18-0403 to 18-0461 were authorized from the following funds:

General Fund:	\$ 35,062.93	Part Town:	\$ 2,195.93
Highway:	\$ 11,302.14	Highway P/T:	\$ 191.61

Water:	\$ 1,753.89	Fire District:	\$258,425.00
T & A:	\$ 5,743.67	Lighting District	\$ 1,225.35
<b>Total:</b>	<b>\$315,900.06</b>		

**Public Comment:** Steve White of 20 State Street spoke to the Board regarding his concerns about the plans for the floating docks at the Skaneateles Marina and the agreement the Town currently has with them. Supervisor Aaron stated the Town has always had an agreement with the Marina since the Town owns the boat launch ramp next to the Marina. Attorney Smith stated Mr. Cherudelo, owner of the Skaneateles Marina, had submitted application to the Planning Board for their parking plan and the Planning Board approved the plan. Mr. White stated he was not concerned with parking, he is concerned about having 105 boat slips in Skaneateles Lake.

Mr. White stated with these additional boat slips at the Marina it will add 55 to 60 more boats than the Marina currently has in the water. Skaneateles Lake is 16 miles long and though he stated there is an average of 53 residents per mile, and there are about 400 boats on the lake now he had no documentation to support these numbers. He stated this plan is ludicrous. More boats should not be allowed to be kept in the water with all that has happened with the lake and our drinking water with the blue green algae outbreak last summer. More boats moored in the water mean more opportunity for gas and oil spillage.

Councilor Badami stated the Marina currently has boats that they take in and out of the lake for it's customers. There is a higher chance of oil and gas spillages when fueling your boat up not mooring it.

Councilor Badami said the Town Board does not grant the permit, the New York State Office of General Services does. The Town has no authority to permit docks on the Lake. Mr. White stated the Board can contact the Office of General Services with concerns.

Attorney Smith stated the Town sent a letter to the Office of General Services regarding their concerns. Mr. Cherudelo had addressed the Town's concerns and made some changes in his plan to accommodate these concerns. The Town Board asked Mr. Cherudelo to apply for a Site Plan with the Planning Board, which he did and the Planning Board approved the parking plan.

The Board thanked Mr. White for his concerns and asked if he had any additional data on water pollution caused by the mooring of boats the Board would review that with him.

*Resolution #18-90*

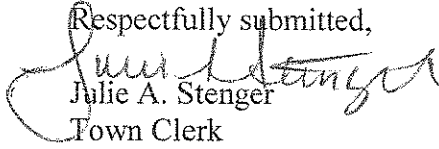
**Executive Session:** On a motion of Councilor McCormack, seconded by Councilor Badami and with unanimous (4-0) affirmation of the Town Board the meeting was adjourned to Executive Session at 7:40 p.m. to discuss Potential Litigation and Property Transactions.

The meeting was returned to open session at 8:45 p.m.

The Board agreed to have Attorney Smith draft an agreement with Skaneateles Marina and have it on the April 16<sup>th</sup> agenda for the Board's approval.

On a motion of Councilor Coville seconded by Councilor McCormack and with unanimous (4-0) affirmation of the Town Board the meeting was adjourned at 8:47 p.m.

Respectfully submitted,

  
Julie A. Stenger  
Town Clerk