

## Town Board Meeting

July 8, 2021

6:30 p.m.

Location: Town Hall, 24 Jordan Street, Skaneateles, NY 13152

Zoom: <https://us02web.zoom.us/j/84869310409>

Meeting ID: 848 6931 0409

Passcode: 998686

**Present:** Supervisor Aaron, Councilor Tucker, Councilor McCormack, Councilor Alexander, Councilor Legg, Attorney Smith

### **Also, Present:**

**Attending Via Zoom:** Sue Murphy, Kim Benda, Miranda Robinson, Allan Wellington, Paula Powell, Jason Gabak (Skaneateles Press), Kathleen Teasdale-Edwards, Donna Hogan, Fran McCormack, Jessica Millman, Lucas Roberts, Doreen Simmons, Kim Persse, Carolyn Volpe, Jay Stith, Julie Hempson, Dessa Bergan.

**Attending in person:** Guido Vanderlin, Bob Eggleston, Amy Rolleri, David Hempson, Ralph Demasi, Paula Conan, Nickie Marquis, Robert Laskowski, Katrina Zepp, Ryan Zepp, Susanne Guske, Diane Fellerman, Duane Shoen (Insero & Co., CPAs), Travis Buckley (Insero & Co., CPAs).

**Highway, Water, Transfer Station:** Highway Superintendent Allan Wellington reported in the Highway Department crews milled and paved Butters Farm Lane, Sheldon Road and Railroad Street Extension, with help from the Towns of Marcellus, Tully, Sennett, and Elbridge. They helped the Town of Marcellus with their paving project, cleaned ditches on Franklin Street and Masters Road, installed 400 feet of 12” drainage pipe along County Line Road, repaired a drainage issue on Heifer Road, removed weeds and brush along bridges and guardrails, mowed roadsides and made equipment repairs. In the Water Department they disassembled a leaking fire hydrant on Fennell Street and ordered a replacement hydrant, repaired a leaking fire hydrant on Jordan Road near Maple Drive, made a repair to the pit at Sewer 6 and preformed quarterly maintenance to the 4 pressure reducing valves. At the Transfer Station they loaded out another truck load of baled cardboard. The price of cardboard is now up to \$120/ton. He reported Demarco’s Landscaping is currently grinding the brush pile, at no cost to the Town.

**Planning & Zoning:** Councilor Tucker reviewed the Planning and Zoning open projects report. A Site Plan at 2335 Thornton Grove, second floor addition. A Site Plan for Margaret McCarthy for a single-family dwelling. An Amendment at 1812 West Lake Road, for dwelling modifications. A Special Permit at 1737 Russell’s landing to demolish and replace dwelling Area Variance at 1737 Russell’s Landing for the same project.

Councilor Tucker reviewed the status of existing open projects. Hidden Estates – The application had been approved for a preliminary plat plan. County Line Subdivision (now Fox Run Subdivision) – Requesting amendment to subdivision approval so that it could be accomplished in phases, will present at the July Planning Board meeting. Chris Graham – Application pending for re-design of multi-family residences for the RR district. Meunier -The application for 8 condo units in the “Block” building on Jordan Road, is pending with the Planning Board. ZBA approved

the variances at their March 3, 2020, meeting and extended the time of approval through March of 2022. Victory Sports – The application is pending as the Applicant is considering the potential for smaller scale development on the property. Other activities included six pre-application meetings, eleven hours of training, including DOT Grant and Codes training, provided research for the RAISE Grant, scheduled a Zoning Committee staff meeting to review the PDD draft and attended 2 pavilion meetings.

**Codes:** Councilor Tucker reviewed the June Codes Enforcement report. He stated there were 15 new permits issued at a total construction cost of \$564,471.65 with permit costs for a total of \$6,253.00. They had issued 13 Certificates of Completion and one violation.

**Parks:** Parks Manager Sue Murphy reported Playday was up and running smoothly. They had to shut down registration before the camp started this year due to the number of kids signed up. The Waterfront is ready. She thanked the Village for their help in putting in the rafts and the Lifeguard Chairs. The Waterfront is open but unfortunately due to the shortage of lifeguards the swim area will not be open every day. She stated they are working with the Country Club to schedule the guards to keep the swimming areas open. The Clift Park swimming area schedule will change each week depending on guard availability. She stated they had worked with the Skaneateles Lake Association at the boat launches. The Farmer's Market is going well, and Recreation Attendant Kim Kelly had been taking on more responsibilities at the Farmer's Market as well as Playday. At the Charlie Major Nature Trail a tree went down and Gene Laforte cleaned it up. Next week they would be putting down new stone dust at the Nature Trail. Ms. Murphy reminded people of the Village Leash Law and that is enforceable at Austin Park. This is important for the safety of all that use the parks. She also reminded everyone when the Clift Park Swimming area is closed there is NO swimming.

Councilor Alexander stated the lifeguard shortage this year is a national problem, and they are doing the best they can to get the waterfront open. She thanked Sue for all her work.

**Staff Engineer:** Town Engineer, Miranda Robinson reported with the Solar project at the Transfer Station - The rails are being set up and will be continuing throughout the month of July. She urged people to continue to sign up on the community solar website, they have filled the slots for our solar farm but there is still opportunity for Skaneateles residents to save money on their electric bill with neighboring solar farms. She thanked the Board for their support on this project. They have had more than 400 households sign up and the numbers continue to grow. The RAISE Grant- The deadline is July 12 at 5pm and the team is working feverishly to hit the deadline. She reported that she had completed 16 hours of training with water rates, funding opportunities-state and federal, new lead, and copper regulations.

Supervisor Aaron asked if the Solar Project was on schedule for completion. Engineer Robinson stated yes, they are on schedule for completion before the winter.

**Budget:** Budget Officer Winkelman reported they had completed the monthly water billing. Bookkeeper Fey had supplied the department heads with their packets for the 2022 Budget. The quarterly reports had been completed and filed.

**Minutes of June 21, 2021, and June 22, 2021:** On a motion of Councilor Legg, seconded by Councilor Alexander, and with a (5-0) affirmation of the Town Board the minutes of June 21<sup>st</sup> and 22<sup>nd</sup> were accepted as presented.

**ZBA Recommendations for an Amendment to Zoning Code Section 148-8-9-GL:** Supervisor Aaron stated a request was received from Scott Molnar, Planning and Zoning Attorney on behalf of the Zoning Board of Appeals requesting a revision to the newly adopted Code §148-8-9-G (Previously §148-12-6(7)) to permit the ZBA to hear variance applications by interested parties seeking an increase in non-conforming impermeable surface coverage (“ISC”), historically managed by the ZBA with efficiency under the old Code.

Supervisor Aaron stated she would like the approval of the Board for Attorney Smith to draft an Introductory Local Law for the Board to consider this amendment to the Code at the July 19<sup>th</sup> Town Board meeting and schedule a Public Hearing.

On a motion of Councilor Tucker, seconded by Councilor Legg and with unanimous (5-0) affirmation of the Town Board, the Board authorized Attorney Smith to draft an Introductory Local Law to consider an Amendment to Town Code §148-8-9-G as recommended by the Town Zoning Board of Appeals, to be presented to the Board on July 19, 2021, and a public hearing to be scheduled.

**2021 Plumley Engineering Proposal – Town Landfill Post-Closure Monitoring:** Supervisor Aaron reviewed the proposal from Plumley Engineering for the Town Landfill Post-Closure Monitoring. The annual monitoring is required every year. The proposed cost submitted by Plumley Engineering is \$11,500. In 2014, the DEC agreed to a reduced monitoring program that eliminated sampling of the groundwater monitoring wells to every other year and alternating laboratory analyses between "routine" parameters (shorter list) and "baseline" parameters (longer list). Since the wells were last sampled for baseline parameters in 2019, sampling and analysis for routine parameters is required this year. Samples will be collected from the diversion trench and the leachate sump as required each year.

On a motion of Councilor Legg, seconded by Councilor Tucker and with unanimous (5-0) affirmation of the Town Board the 2021 Landfill Post-Closure Monitoring Proposal from Plumley Engineering was approved at a cost of \$11,500.

#### **Announcements/Correspondence/Updates**

- *2020 OCWA Annual Report:* Supervisor Aaron announced the Town had received the 2020 OCWA annual report. The report is available on the OCWA website and at the Skaneateles Town Hall.
- *Fire Department Letter of Thanks to the Town of Skaneateles Highway Department:* Supervisor Aaron announced a letter was received from the Skaneateles Fire Department thanking the Town of Skaneateles Highway Department for their quick action at a house fire on Fisher Road, June 16, 2021. The Highway Department was working on Fisher Road when the fire broke out and were the first on the scene.

- *Update – Talcott Water District Extension:* Supervisor Aaron reported the Village of Skaneateles engineers are reviewing the request for the extension of the Talcott Water District and the Town Board is waiting for the approval from the Village.
- *Syracuse Metropolitan Transportation Council Newsletter – Eastern Gateway Project:* Supervisor Aaron stated the Town of Skaneateles Eastern Gateway Project was highlighted in the Syracuse Metropolitan Transportation Council Newsletter. The Town is trying to make improvements to the Eastern Gateway to the Town.
- *Blood Drive Sponsored by Assemblyman John Lemondes – Saturday July 31, 2021, 7:30am-12:30pm at the Skaneateles Fire Department:* Supervisor Aaron announced Assemblyman John Lemondes is sponsoring a blood drive at the Skaneateles Fire Department on Saturday July 31, 2021.
- *Onondaga County Sheriff's – Skaneateles Lake Patrol:* Supervisor Aaron reported she had been in contact with Onondaga County Sheriff Conway about having patrol boats on Skaneateles Lake, especially over the 4<sup>th</sup> of July weekend. Supervisor Aaron reviewed the following report:

**Friday July 2, 2021** - Traffic was light with rain conditions no issues observed.

**Saturday July 3, 2021** - Traffic was light with rain in the morning. Weather broke in the afternoon and boats came out for the ring of fire and some were in the cove. No incidents observed/reported and in total 5 warnings were issued for safety violations. Several checks of Amerman Road resulted in no issues observed.

**Sunday July 4, 2021** - Traffic was heavy all day with the cove being extremely busy. Our partnership with the Country Club hiring off duty members to assist resulted in no major issues in the cove. We did respond to several minor incidents including one intoxicated person who was dropped off on the Country Club docks after drinking in the cove, Detail and Navigation units arrived quickly, the female was ultimately evaluated by EMS and was transported to the hospital. In total 6 tickets and 30 warnings were issued on Sunday. Several checks of Amerman Road resulted in no issues observed.

- *Representative John Katko to hold Telephone Town Hall to provide updates on the I-81 Project:* Supervisor Aaron announced U.S. Representative John Katko would be holding a Telephone Town Hall on Monday July 12, 2021, at 5:30 p.m. on the future of I-81 and the ongoing negotiations in Congress on comprehensive infrastructure legislation. Supervisor Aaron stated the I-81 project is important to this area. They are doing all they can to keep the trucks on I-81 and not come through Skaneateles and the smaller Towns. Anyone interested would need to register on their website. Councilor Legg stated any comments or concerns should be addressed to the NYS Department of Transportation. The Draft Environmental Impact Statement (DEIS) would be released in August regarding this project for review and comments. Attorney Smith stated the DEIS comment period would be relatively short.

**7:00 p.m. Public Hearing Regarding the Sale of Real Property – 75 Fennell Street:** Supervisor Aaron read the following statement:

“The public hearing tonight is for the town board to consider authorizing a contract with the Skaneateles Library for the purchase of a 2.14 Acre Town of Skaneateles parcel located at 75 Fennell Street for \$413,000. The property was previously occupied by Standard Oil and was

purchased by the Town in 1924. The property was the location of the Town Highway Department until 2001 when the Town and Village worked together to purchase the old Pennysaver building that now houses both the Town Highway Department, the Skaneateles School bus garage, the Food Pantry, and the Outreach Office.

To date we have received 49 letters and emails of which 1 was against the library but without any reason and 48 were in favor for various reasons including larger facility to offer additional services for the 21<sup>st</sup> century needs; accessibility, parking was a big issue, the benefit to the community and to the Fennell Street neighborhood; walking distance to the school and to other parts of the community, additional space for children as well as seniors to be able to socialize, allow for Barrow Gallery to expand and thankful that the current library is still going to be retained. These letters came from a range of families with young children to our seniors. They have been read by the Board members and will become part of the record for this public hearing and considered when the Board votes.

In addition to the letters and emails the public hearing tonight is for the Board to hear your comments. Be assured that we will take all your comments into consideration when making our decision. We have people here in person and by Zoom and you all will have an opportunity to present your comments. Please wait to be recognized before speaking and please state your name for the record.

Supervisor Aaron stated the Town Clerk provided an Affidavit of Posting dated June 23, 2021, an Affidavit of Publication dated June 30, 2021, which were published in the Skaneateles Press and posted on the sign board at the Town Hall, 24 Jordan Street, and also posted on the Town website.

On a motion of Councilor Legg, seconded by Councilor Tucker and with unanimous (5-0) affirmation of the Town Board, the Town Board opened the Public Hearing to consider the sale of Real Property at 75 Fennell Street to the Skaneateles Library Association.

Supervisor Aaron asked if there was anyone who wished to speak in favor, against or have any comments who were present in-person.

**Dave Hempson:** Mr. Hempson stated he was the current Skaneateles Library Board President. He asked the Skaneateles Town Board to approve the sale of 75 Fennell Street to the Library Association. They have dedicated three years to this vision of a new Library. The Library Board envisions building a Library that will be a hub in the community. It would be a Library for seniors as well as young children. We have a very bold and courageous Library Board who is willing to take on this project. This Board also wants to save the existing Library building. They have come up with a strategy that is economically viable that also repurposes the old Library building for community use. He strongly asked the Board to approve this sale and purchase agreement.

**Susanne Guske:** Ms. Guske addressed the Board stating she is the current Vice President of the Library Board. She stated they had held community interface meetings since January and heard from over 225 people in the community, as well as emails from many more. The Board had been pleased by the community feedback that very much support the relocation of the Skaneateles Library to 75 Fennell Street.

**Guido Vanderlin:** Mr. Vanderlin asked the Board if the property is being sold at market value and if so, what was the procedure in determining the market value of the property? And are there any unfunded tax liabilities that the taxpayers would be signing up for.

Supervisor Aaron thanked Mr. Vanderlin and stated at the end of the comment period the Town Attorney would address his questions.

**Diane Fellerman:** Ms. Fellerman stated she is a 30+ year resident of the Town of Skaneateles. She had raised her sons here and now is a Senior living in the community. The library is a very important part of a community for all ages. As a senior in the community there are few places for a gathering place, to have a coffee and read a book. We have a chance with the Library Board and this Town Board to have a new Library for our community. The current Library Board has been able to meet the concerns of the community regarding the old Library. This Board has created a plan to repurpose and keep using the old building. The library has been fortunate enough to have the tax backing in the community. The amount paid by taxes is very small. Ms. Fellerman stated she is very much in support of the new Library at 75 Fennell Street.

**Bob Eggleston:** Mr. Eggleston stated to the Board he is in favor of this location for the new Library. He had been impressed by the professionalism and the diligence the Library Board had put into this project. He stated the Comprehensive Plan supports this location for a facility like the library, it fits the Plan to a tee. It is in a location that is walkable in the Village, there would be parking, and it would serve the whole community very well. He stated he was very pleased they are keeping the original building and have found a purpose for the building. The Barrow Art Gallery should stay downtown in that building.

Supervisor Aaron asked if there was anyone who wished to speak in favor, against or have any comments who were participating via Zoom.

**Erin McCormack:** Ms. McCormack voiced her support for this plan and was very impressed with the library's financial plan and building plans. It is a wonderful way to serve every socioeconomic group in the Town and County. As a mom, with a middle schooler it is a wonderful idea. She fully supports the library's project and their move to 75 Fennell Street.

**Julie Hempson:** Ms. Hempson stated she fully supports the library project and the move to the Fennell Street location. As a new member of the community, they are looking forward to taking advantage of the programming and easy access to the new Library.

On a motion of Councilor Tucker, seconded by Councilor Legg and with unanimous (5-0) affirmation of the Town Board, the Town Board closed the Public Hearing to consider the sale of Real Property at 75 Fennell Street to the Skaneateles Library Association.

Attorney Smith addressed questions that were asked during the public hearing regarding the market value of the property. Mr. Smith stated NYS Statute governs this type of procedure, and they also reviewed the NYS Comptrollers opinions regarding the sale of real property. In accordance with NYS Statute the Town is not required to engage in active bidding or an option process for real



property as long as it obtains the best price obtainable in the judgement of the Board and/or the most beneficial terms in the public interest. Attorney Smith stated they took the assessment of the property and adjusted it according to the equalization rate to reach a market value. The Board then retained an appraiser to look at the assessed value and confirm that it was supportable. The conclusion was the number in the contract \$413,000 , this number is the market value of the property. The Board believed this is a good number for a market value with the support of the assessor, the current assessment, and an independent appraiser. Single family residential home values are soaring, but commercial properties are determined by different factors, such as location and traffic. Mr. Vanderlin asked how long ago this review was done. Attorney Smith stated it was within the last 6 months.

Attorney Smith reviewed the question regarding continuing obligations. He stated there was a lot of back and forth with contract. The library was very well represented by Attorney Doreen Simmons. There are continuing obligations for both parties. Mr. Smith reviewed the reverter clause that is in the contract which stated:

“Reverter: The deed between the parties shall include a restriction of use and reverter. In particular, the deed shall include a declaration of the intention that the Property be exclusively used as a public library. In the event that the Property is not used as a public library within ten (10) years of the execution of the deed, the Purchaser shall be deemed to have breached a condition subsequent and title to the Property shall revert back to the Seller. The Seller shall be required to return the purchase price to the Purchaser upon re-obtaining title to the Property.”

Attorney Smith reviewed Mr. Vanderlin’s question regarding continuing obligation for the Town. He stated the purpose of the Town selling this property was not to obtain \$413,000 but for the property to be a beneficial public use. The Town is in the process of moving the Parks department storage and the Laker Limo to other locations. The purchaser of 75 Fennell Street has agreed to allow the Town to continue use of 75 Fennell Street for these purpose till the Town can find alternative areas. The Town has agreed to indemnify the library for any environmental issue that had occurred at the property during the Town’s ownership of the property. The Town does not believe there are any significant issues. The initial testing found no areas of concern.

Councilor Alexander apologized for not being here this evening in person, but she was able to participate via Zoom. Attorney Smith explained the contract and how it was derived and moving forward the Board would take all comments into consideration.

Councilor Tucker thanked everyone for their comments. Attorney Smith and done a good job with the help of the Library Attorney and Board to come up with a contract.

Councilor McCormack stated as an Attorney, he thanked Town Attorney Brody Smith and Library Attorney Doreen Simmons for the all the negotiations, and he stated he was pleased with the contract they had negotiated with the library for the sale of 75 Fennell Street.

Supervisor Aaron stated the Town Board had thought long and hard about the sale of this property. The first discussion was in early 2017 when there was a meeting with her and Mark Tucker. At that time, the library was looking at the possibility of 16 parcels in the community that could be potential sites for the library. The Library Board had always been great to work with and

I have always been impressed by how hard this dedicated group works to try to find the right solution. The Library Board consists of people right here in our community, ranging from fairly new residents to those who's families go back generations. All are deeply committed to making sure the decisions they are making will bring opportunities for our residents to enjoy the many services this library now wants to provide. My hats off to all of them who have maintained a steady, transparent course through this whole process. She especially thanked David Hempson, current Chair of this committee for his professionalism and balanced approach to the many challenges they faced during of this process to diligently work to spend the amount of time needed to present this project to the public to hear their concerns, and to answer their questions.

Discussions on this property spanned over 4 years and started with one Town Board and is ending with another Town Board. However, I can say that this Board has also been very diligent and is similar to the Library Board in that everyone is trying to make the best decisions for the whole community. My sincere thanks to this Board as well, spending the time and doing their due diligence on the decisions they make.

It has always been important to try to improve this site for the neighborhood. The Town also needs to make sure our departments are as efficient as possible and having the Parks equipment on Fennell Street and their main office at Austin Pavilion just has not worked. Therefore, we have already begun the process of looking at improvements to Austin Pavilion and moving the equipment to Austin Park so that everything is in one location. The Town Loan Closet is moving up to the Transportation Center to be with our Outreach Office who oversees this service and will be more efficient for them as well. The sale of this property will help support this move and we believe with all the information we have negotiated the best price that will offer additional benefits and services that a new updated, larger, and more accessible library will bring to the community. It has generated a great deal of enthusiasm with very few objections.

Attorney Smith the Board was required to complete the Short Environmental Quality Review. He stated he had prepared Part I of the Short Environment Quality Review for the Board to complete. The short form is appropriate for since it is considered to be an unlisted action. In addition to Part I, Part II would go through potential impacts on the property due to the sale. Part II is the determination of the Board if the sale of the property would result in significant adverse reactions on the property.

Attorney Smith recommended the Board complete the SEQRA on only the sale of the property and not the project because the development of the property is speculative at this time and once the library plans are different the Village Planning Board will be the Board reviewing the project and do the full SEQRA at that time.

Attorney Smith reviewed the following questions on Part I of the SEQRA with the Town Board and their answers were as follows:

<p><b>Part 1 – Project and Sponsor Information</b> <b>Town of Skaneateles</b></p>
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Name of Action or Project: Sale of 75 Fennell Street
Project Location (describe, and attach a location map): 75 Fennell Street, Skaneateles NY 131512

1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? **NO**

If yes, attach a narrative description of the intent of the proposed action and environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.

2. Does the proposed action require a permit, approval, or funding from any other government Agency? **NO**

**If yes, list agency(s) name and permit or approval**

3. a. Total acreage of the site of the proposed action **2.14 acres**  
 b. Total acreage to be physically disturbed **0 acres.**  
 c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? **2.14 acres**
4. Check all land uses that occur on, are adjoining or near the proposed action: **COMMERCIAL.**

5. Is the proposed action,  
 a. A permitted use under the zoning regulations? **YES**  
 b. Consistent with the adopted comprehensive plan? **YES**

6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? **YES**

7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? **NO**

8. a. Will the proposed action result in a substantial increase in traffic above present levels? **NO**

- b. Are public transportation services available at or near the site of the proposed action? **NO**

- c. Are any pedestrians' accommodations or bicycle route available on or near the site of the proposed action? **NO**

9. Does the proposed action meet or exceed the state energy code requirements? **NO**

10. Will the proposed action connect to an existing public/private water Supply? **YES**

11. Will the proposed action connect to existing wastewater utilities ? **YES**

12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS

Office of Parks, Recreation or Historic Preservation to be eligible for listing on the State Register of Historic Places? **NO**

b. Is the project site, or any portion of it located in or adjacent to an area designated as sensitive for archaeological site on the NYS State Historic Preservation Office archaeological site inventory? **NO**

13.

a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state, or local agency? **YES**

b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? **NO**

14. Identify the typical habitat types that occur on or are likely to be found on the project site. **URBAN and SUBURBAN**

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatening or endangered? **NO**

16. Is the project site located in the 100-year flood plan? **YES**

17. Will the proposed action create stormwater discharge, either from point or non-point sources? **NO**

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? **NO**

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? **NO**

20. Has the site of the proposed action and or adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? **YES**

If yes explain: Town preformed remediation I the form of soil removal pursuant to a DEC consent order approximately 20 years ago.

Part II	No or small impact	Moderate to Large impact
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulation?	X	
2. Will the proposed action result in a change in the use or intensity of use of land?	X	
3. Will the proposed action impair the character or quality of the existing community?	X	
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a CEA?	X	
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	X	

6. Will the proposed action cause an increase in the use of energy, and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	X	
7. Will the proposed action impact existing public/private water supplies and/or public/ private wastewater treatment utilities?	X	
8. Will the proposed action impair the character or quality of important historic, archeological, architectural, or aesthetic resources?	X	
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, water bodies, groundwater, air quality, flora, and fauna)?	X	
10. Will the proposed action result in an increase in the potential for erosion, flooding, or drainage problems?	X	
11. Will the proposed action create a hazard to environmental or human health?	X	

On a motion of Councilor Legg, seconded by Councilor Tucker the Town Board determined based on the Environmental Review Analysis the proposed sale will have no significant adverse environmental impacts.

Councilor McCormack asked Attorney Smith if the Village would also go through the process of SEQRA for the proposed project. Attorney Smith stated yes, they would complete SEQRA and more for any approvals once the actual plans are submitted to the Village. He stated this was an uncoordinated SEQRA review on the sale of the property only.

Attorney Smith reviewed the following resolution:

**THE TOWN BOARD  
OF THE TOWN OF  
SKANEATELES  
Final Resolution for Sale of Real  
Property July 8, 2021**

**WHEREAS**, pursuant to Town Law Section 64(2), the Board is considering the sale of certain parcels of land and all easements and other appurtenances thereto located in the Town of Skaneateles, State of New York, commonly known as 75 Fennell Street, Skaneateles, New York, being tax parcel No. 003.-01-01.1 (the "Property"); and

**WHEREAS**, the Skaneateles Library Association, a New York Not for Profit

corporation with an address of 49 East Genesee Street, Skaneateles, New York 13152 (the "Purchaser") has expressed an interest in purchasing the Property; and

**WHEREAS**, the Property is no longer needed for municipal purposes; and

**WHEREAS**, the Town is not required to engage in competitive bidding or an auction process to sell real property so long as it obtains the best price obtainable in the judgment of the Board and/or the most beneficial terms available in the public interest; and

**WHEREAS**, representatives for the Town and the Purchaser have negotiated proposed terms of the sale set forth in the attached contract for consideration by this Board; and

**WHEREAS**, the held a public hearing on July 8, 2021, to obtain public input on the proposed sale of the Property; and

**WHEREAS**, the Purchaser intends to ultimately use the Property to construct a new library building. However, at this time, the Purchaser has not designed the contemplated library building or developed a site plan. It is the Town's understanding that the Purchaser intends to begin fundraising efforts following the acquisition of the Property and the result of those efforts will determine what sort of building can be constructed. Therefore, the Town can only evaluate the environmental impacts of the sale of the Property at this time. If and when the Purchaser raises designs proposed a building, a SEQRA review of those proposed plans will have to be conducted by the Village of Skaneateles Planning Board; and

**WHEREAS**, the Property is currently used by the Town for storage, office space and to host Laker Limo; and

**WHEREAS**, following the sale of the Property it will remain vacant for the foreseeable future until the Purchaser has raised sufficient funds to propose a construction project; and

**WHEREAS**, the Board desires to comply with the requirements of SEQRA and its implementing regulations set forth at 6 NYCRR Part 617.

**NOW, THEREFORE, BE IT RESOLVED** that the Board hereby classifies the sale of the Property as an Unlisted Action and issues a negative declaration; and

**BE IT FURTHER RESOLVED** that the Town Board hereby agrees to sell the Property pursuant to the terms set forth in the attached purchase agreement.

**BE IT FURTHER RESOLVED** that the Town Clerk is directed to publish the necessary permissive referendum notices pursuant the Town Law Section 64(2); and

**BE IT FURTHER RESOLVED** that the Town Supervisor is authorized to

execute all necessary documents to complete the sale process.

The adoption of the foregoing Resolution was moved by Councilor McCormack, seconded by Councilor Legg, and duly put to vote, which resulted as follows.

Supervisor Aaron	Yes	
Councilor Alexander	Yes	
Councilor Legg	Yes	
Councilor McCormack	Yes	
Councilor Tucker	Yes	Carried (5-0)

Supervisor Aaron thanked the Board, the community, and the Library Board for all the work that has gone into this. This is a great location for the library, and she agreed with Bob Eggleston that it follows the Comprehensive Plan.

Dave Hempson, Skaneateles Library Board, thanked the Board for making this happen.

**2020 Audit Report – Inero & Company:** Supervisor Aaron introduced auditors Duane Shone and Travis Buckley of Inero and Company.

Mr. Shone reviewed the reports on the Town Clerk’s Office and the Justice Court. He stated both of these audits went very well. There were no comments of concern in either department.

Mr. Shone reviewed the Executive Summary for the Town of Skaneateles’ 2020 audit. He stated the report identified no material internal control weaknesses at the financial statement level.

Mr. Shone reviewed the Executive Summary for the Town of Skaneateles’ 2020 audit. He stated the results are still in Draft form, but they do not expect any changes. He stated the audit performed was an audit with a qualified opinion, not an unmodified opinion since the changes in the law require Towns to adopt a post-employment benefit standard regarding insurance plan.

Mr. Shone stated in conclusion of their audit they found no deficiencies in internal controls and no noncompliance with all laws and regulations.

Travis Buckley also reviewed the Executive Summary. He reviewed the statement of Net Position, total liabilities, and the individual funds: General and Part Town Funds, other Governmental Funds, Proprietary Funds including the Water and Sewer Funds.

Supervisor Aaron asked if over all was the Town in a good position? Mr. Shone stated yes, when reviewing the funds of the Town of Skaneateles, in his opinion the Town is in a good position. The net pension liability went up quite a bit, this happened all over the State. The assets have rebounded since March of 2020 and will hopefully be better next year.

Supervisor Aaron asked about the filling of the Annual Update Document. Mr. Shone said they are working on that and would have it filed with the next week, by July 23<sup>rd</sup>.

Councilor McCormack asked if this was a complete audit of the Justice Court. Mr. Shone stated they tested transactions and found no problems with their internal control structure.



Mr. Shone reviewed the comment letter submitted to the Town Board with the 2020 Audit Report. The only issue they had was the inconsistencies in the filing of the monthly financial reports with the Town Board. The statements that were produced were reported correctly and these would be submitted to the Board in the future. Budget Officer Winkelman stated this was on her and she would have these reports to the Board in a timely matter in the future.

Councilor Alexander and the Board thanked Budget Officer Winkelman for her excellent work and Councilor Alexander stated she had always received any information that was requested of Budget Officer Winkelman in a timely matter.

On a motion of Councilor Legg, seconded by Councilor Tucker the Town Board accepted the 2020 Audit Report as prepared and presented by Insero & Co., LLC Auditors.

\*2020 Audit Report Attached

**Public Comment:** Dessa Bergan stated she thought the price of \$413,000 for the sale of 75 Fennell Street to the Library was fair. She asked the if the Town would be holding the mortgage for the sale? Supervisor Aaron stated no it would not be held by the Town. The library would be purchasing the property out right.

**Budget Amendments:** On a motion of Councilor Tucker, seconded by Councilor McCormack and with unanimous (5-0) affirmation of the Town Board the following budget amendments for abstract #21-13:

**Budget Amendment – 2020**

**General Fund**

\$895,000.00 Increase 097106.06.006.70 Debt Principal – SF Firehouse

\$895,000.00 Increase 005710.06.000.00 Proceeds from Serial Bond

Adjustment from Auditors – to record the proceeds from the rebounding of the firehouse bond.

**Budget Amendment – 2021**

None currently

**Abstract #21-13:** On a motion of Councilor McCormack, seconded by Councilor Legg and with unanimous (5-0) affirmation of the Town Board vouchers #21-018 - #21-0224 were authorized from the following funds:

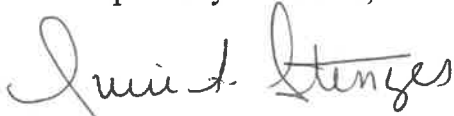
**Executive Session:** On a motion of Councilor Legg, seconded by Councilor Tucker and with unanimous (5-0) affirmation of the Town Board the meeting was adjourned to Executive Session at 8:26 p.m. for attorney advice, property negotiations and potential litigation.

On a motion of Councilor Tucker, seconded by Councilor McCormack the meeting was returned to open session at 9:05 p.m.

On a motion of Councilor Tucker, seconded by Councilor McCormack and with unanimous (5-0)

affirmation of the Town Board the meeting was adjourned at 9:05 p.m.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Julie A. Stenger". The signature is written in black ink and is positioned above the printed name.

Julie A. Stenger  
Town Clerk

**THE TOWN BOARD  
OF THE TOWN OF SKANEATELES  
Final Resolution for Sale of Real Property  
July 8, 2021**

**WHEREAS**, pursuant to Town Law Section 64(2), the Board is considering the sale of certain parcels of land and all easements and other appurtenances thereto located in the Town of Skaneateles, State of New York, commonly known as 75 Fennell Street, Skaneateles, New York, being tax parcel No. 003.-01-01.1 (the "Property"); and

**WHEREAS**, the Skaneateles Library Association, a New York Not for Profit corporation with an address of 49 East Genesee Street, Skaneateles, New York 13152 (the "Purchaser") has expressed an interest in purchasing the Property; and

**WHEREAS**, the Property is no longer needed for municipal purposes; and

**WHEREAS**, the Town is not required to engage in competitive bidding or an auction process to sell real property so long as it obtains the best price obtainable in the judgment of the Board and/or the most beneficial terms available in the public interest; and

**WHEREAS**, representatives for the Town and the Purchaser have negotiated proposed terms of the sale set forth in the attached contract for consideration by this Board; and

**WHEREAS**, the held a public hearing on July 8, 2021 to obtain public input on the proposed sale of the Property; and

**WHEREAS**, the Purchaser intends to ultimately use the Property to construct a new library building. However, at this time, the Purchaser has not designed the contemplated library building or developed a site plan. It is the Town's understanding that the Purchaser intends to begin fundraising efforts following the acquisition of the Property and the result of those efforts will determine what sort of building can be constructed. Therefore, the Town can only evaluate the environmental impacts of the sale of the Property at this time. If and when the Purchaser raises designs proposed a building, a SEQRA review of those proposed plans will have to be conducted by the Village of Skaneateles Planning Board; and

**WHEREAS**, the Property is currently used by the Town for storage, office space and to host Laker Limo; and

**WHEREAS**, following the sale of the Property it will remain vacant for the foreseeable future until the Purchaser has raised sufficient funds to propose a construction project; and

**WHEREAS**, the Board desires to comply with the requirements of SEQRA and its implementing regulations set forth at 6 NYCRR Part 617.

**NOW, THEREFORE, BE IT RESOLVED** that the Board hereby classifies the sale of the Property as an Unlisted Action and issues a negative declaration; and

**BE IT FURTHER RESOLVED** that the Town Board hereby agrees to sell the Property pursuant to the terms set forth in the attached purchase agreement; and

**BE IT FURTHER RESOLVED** that the Town Clerk is directed to publish the necessary permissive referendum notices pursuant the Town Law Section 64(2); and

**BE IT FURTHER RESOLVED** that the Town Supervisor is authorized to execute all necessary documents to complete the sale process.

The adoption of the foregoing Resolution was moved by Councilor McCormack, seconded by Councilor Legg, and duly put to vote, which resulted as follows:

Janet Aaron	Voting	Aye
Courtney Alexander	Voting	Aye
Chris Legg	Voting	Aye
Kevin McCormack	Voting	Aye
Mark Tucker	Voting	Aye

The resolution was thereupon declared duly adopted.

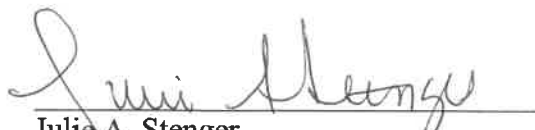
#### CERTIFICATION

I hereby certify that at a meeting of the Town Board of the Town of Skaneateles, Skaneateles, New York on July 8, 2021, the foregoing Resolution was duly moved by Councilor McCormack and seconded by Councilor Legg a quorum of five members of the five-member Board being present, and each voted on the Resolution as follows:

Supervisor Janet Aaron	Aye
Councilor Mark Tucker	Aye
Councilor Kevin McCormack	Aye
Councilor Courtney Alexander	Aye
Councilor Chris Legg	Aye

The Resolution was, therefore, duly adopted.

Dated: July 8, 2021

  
Julie A. Stenger  
Town Clerk  
Town of Skaneateles

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Town of Skaneateles			
Name of Action or Project: Sale of 75 Fennell Street			
Project Location (describe, and attach a location map): 75 Fennell Street			
Brief Description of Proposed Action: The Town of Skaneateles proposes to sell the Property to the Skaneateles Library Association. The purchaser intends to ultimately use the Property to construct a new library building. However, at this time, the library has not designed the contemplated library building or developed a site plan. The purchaser intends to begin fundraising efforts following the acquisition of the Property and the result of those efforts will determine what sort of building can be constructed. Therefore, the Town can only evaluate the sale of the property at this time. If and when the library raises enough money to design and construct a building, a SEQRA review of those proposed plans will have to be conducted by the Village of Skaneateles Planning Board.			
Name of Applicant or Sponsor:		Telephone:	
		E-Mail:	
Address:			
City/PO:		State:	Zip Code:
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		2.14 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		2.14 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			



	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ Skaneateles Creek _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe: _____ Town performed remediation in the form of sol removal pursuant to a DEC consent order approximately 20 years ago.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: <u>Town of Stanstead</u> Date: <u>7-8-21</u>		
Signature: <u>Janet L. Caron</u> Title: <u>Supervisor</u>		

Project: 15 FEMME ST.Date: 7-8-21

**Short Environmental Assessment Form**  
**Part 2 - Impact Assessment**

**Part 2 is to be completed by the Lead Agency.**

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>