

Town Board Meeting
August 20, 2018
6:30 p.m.

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

Also Present: Sue Murphy, Allan Wellington, Jason Gabak (Skaneateles Press), Karen Barkdull, Bridgett Winkelman, Daniel Sheldon, Paul Sheldon, Chris Roberts, Norma Santoro, Marcia Lydon, Karl Eldredge, Kim Benda, Ann Frame, Betsy Harvard, Sherry Hunt, Dan Hunt, Dan Hunt, F .Scott Molnar, Chris Burgess, Terry Hunt, Adam Eldredge, Jen Eldredge, Ed Frank, Deb Holbein, Lynn Devoe, Dan Devoe, Jon Holbein, Mary Gardner, Rose Thompson, Charlie Coleman, John Sheldon, Elizabeth LaPorte, Lonnie LaPorte, Dessa Bergen, Pete Buehler, Deputy J. O'Neil, Chris Buff, Brian Buff, Sargent James McKenna, Dick Eldredge, Cindy Eldredge, Martin Place, Tamara Place, Don Place, Jim Chapman, Karen During, David During, Joanne Hunt, Bob Eggleston, Tom DiBagio, John Manilla, Chris Graham, Sharon Murdick, Ted Murdick, Fred Alfreds, Susan Palen, Mindy Bathgate, Joe Bathgate, Tyde Richards, Holland Gregg, Jacque McConnaghy, Barbara Bennett, Kelly Green, Bill Mahood.

Department Reports

Highway, Water, Transfer Station: Highway Superintendent Wellington reported the Highway Department paved a portion of Gully Road and Crow Hill Road from County Line Road to the Crowhill Road bridge. They chipped sealed county Line Road, Baptist Corners Road, Andrews Road and Bryant Lane. They helped the Town of Marcellus and Elbridge with paving and chip sealing. They built up the road shoulders on Gully Road and excavated ditches on Masters Road. They weeded grass around guardrails and bridges and had trimmed trees along highways as well as made equipment repairs. Highway Superintendent Wellington reported at the Transfer Station all the brush had been ground by Clifton Recycling. Several loads of scrap seal had been picked up and the next pickup of baled cardboard had been scheduled. The paper shredding day is scheduled for September 15, 2018. He reported the Water Department had flushed hydrants and rebuilt a hydrant on School Street. They discovered and repaired a water main leak on Jordan Road near Masters Road and repaired a water service leak on New Seneca Turnpike.

Highway Superintendent Wellington asked the Town Board if they would consider a change to the paint days at the Transfer Station. He stated currently, residents are allowed to bring latex paint to the Transfer station on the first Saturday every other month. The majority of this paint is still full or partially full cans that are not hardened. He explained to the Board that when the employees get an opportunity, they open each can, and stir in sawdust to harden the paint. Once the paint is hardened, it can be added to the garbage. This task is extremely time consuming, and we currently have 6 months of paint to process. He stated his recommendation is to have the public harden their own paint before it is accepted on those Saturdays. This can be accomplished one of three ways. The paint can have either sawdust, kitty-litter, or a purchased additive sold at a hardware store. The Transfer Station is normally staffed by four employees on Saturday, giving us the ability to have someone check these containers for hardened paint, before it is accepted. He stated this would prevent a back log of paint needing to be processed in the future. If the Town Board agrees that this is a good solution, information needs to be posted before the next paint day in October.

Supervisor Aaron stated one of the members of the community who is on the Swap Shop Committee, Amy Roller had suggested the Town could sponsor a paint swap day. Ms. Roller said there is a lot of paint that is hardened and thrown away that could still be used.

Councilor Badami asked Allan if he knew how much paint is reused. Allan stated not very much. Councilor Badami stated if this is the recommendation and the Board agrees to approve the change there should be a public awareness campaign, so people know that they can use sawdust, kitty litter or the additive that can be bought at a hardware store.

On a motion of Councilor Badami seconded by Councilor McCormack and with unanimous (4-0) affirmation of the Town Board, the Board authorized that only hardened latex paint would be accepted at the Transfer Station on the specified paint days and that the Town will make the public aware of the change and that sawdust, kitty litter or an additive can be used to harden the paint by having a notice on the website and signage at the Transfer Station.

Parks Department: Parks Director Sue Murphy reported Summer Playday is over and the program went very well this year. She stated the waterfront will close in two weeks on Labor Day. She reported the Skaneateles YMCA Lightning swim team is sponsoring an open water swim meet at Clift Park on August 25th at 8:00a.m. and the waterfront will open after the event at 12:30 p.m. on that date. They had lined 8 soccer fields, were getting the Austin Pavilion ready for the Fireman's Labor Day Field Days, working with the Skaneateles Nursery School getting ready for their opening in September and working on the 2019 budget.

Supervisor Aaron stated her, Sue Murphy and Gene LaForte had taken a trip to Lake George to see the Boat Washing Station there to try and help them learn about operating ours. She stated it was quite an impressive operation.

Budget: Budget Officer Bridgett Winkelman reported she has been working on the 2019 Budget. She is getting ready to schedule the 2019 Budget sessions with the Board and department heads. She has been working on the LED Street Lighting Grant and the Old Seneca Turnpike waterline grant.

Supervisor Aaron thanked Bridgett Winkelman for all her work on the grants.

Fire Department: Skaneateles Fire Department Assistant Chief Pete Buehler gave a report to the Board on the Fire Department activities in July 2018. He stated they had a total of 44 calls for the month bringing the total to 223 for the year and there were a total of 1045 hours for the month.

He stated the Labor Day Field Days plans were finalized. The field days will be held at the Austin Pavilion on September 1st and September 2nd. The annual inspection will be Sunday, September 2nd before the parade at station #1. Members of the Skaneateles Town and Village Boards are invited to the inspection.

*report attached

Onondaga County Sherriff's Department Report – Skaneateles Lake Patrols: Supervisor Aaron introduced Sargent James McKenna and Deputy John O'Neil of the Onondaga County

Sherriff's Department Navigation Unit.

Sargent McKenna reported to the Board their division has 3 boats and 2 jet skis that are equipped to patrol the lakes in Onondaga County. This summer has been a busy season and the Sherriff has allowed for more patrols on the lakes and hired some retired Deputies to help supplement the Navigation Unit. This has allowed more hours of patrolling on all the lakes. They work with the New York State Parks. All Floating objects such as; moorings go through their office; for example, the YMCA Open Swim received their permit through the Navigation Unit. They monitor the water levels and take into consideration any restrictions on the lakes, such as no wake zones.

Sargent McKenna reviewed his report. He stated in light of the accidents and reported issues on Skaneateles Lake last season they have a clear mission to increase their presence and their enforcement on the lake in an attempt to increase the safety for everyone on the Lake. He reviewed the following:

- The Navigation Unit has patrolled the lake on 3 Saturday's, 5 Sunday's, 1 Monday, 1 Tuesday, 2 Wednesdays, and 2 Fridays.
- The Navigation Unit patrolled the weekend before and after the 4th of July as well as the 4th of July itself.
- The Navigation unit patrolled the lake with a total of 438- man hours.
- The Navigation unit made 3 BWI arrests on the lake with B.A.C's of .21%, .20% and .13%.
- The Navigation unit issued 59 warnings and 21 tickets to boaters on the lake.
- The Navigation unit made 7 underage drinking arrests on the lake.
- The Navigation unit handled one boat accident on the lake where the victim was treated at the hospital for a propeller cut.

Our patrols focus on the entire lake, mooring complaints and other boat related complaints. It is safe to say we have a large focus on "The Cove" near the country club for all the complaints we receive there.

Our efforts to increase safety include safety/courtesy checks at Marina's and various Boat Launches which are not included in the above stats as it is done as a courtesy. We have been utilizing our Police Boat alongside our Police Jet Ski patrols which allow that we can get right into "The Cove" and actively engage each boat. Anyone that appears underage and is drinking have been identified and age verified. We received an overwhelming appreciative response from boaters in "The Cove" for our efforts. Boaters know we are there checking and our persistent patrols in "The Cove" resulted in 7 underage drinking arrests. We have also deterred people from driving from "The Cove" by speaking with them while they are anchored and arranging for a sober driver.

Sargent McKenna stated they give more warning then ticketed. They have pride in the lake and want people to be safe.

Supervisor Aaron stated it has been a busy summer on the Lake with the nice weather. She asked if they keep their boat and jet ski at the Skaneateles Marina or the Country Club. Sargent McKenna stated the boats and jet skis are on trailer and they launch at the Skaneateles Marina. Supervisor

Aaron stated Skaneateles Marina was going to dedicate a couple of spots for the Sheriff's Department at their new floating docks for their boats. Sargent McKenna said the Marina has always been accommodating to them. He stated the staff at the Marina have retrieved boats when the Sheriffs have been unable to get there.

Councilor McCormack asked if they have jurisdiction outside Onondaga County. Sargent McKenna stated they have jurisdiction any where the water touches.

Sargent McKenna stated they patrol other lakes Oneida, Otisco, Onondaga, the NY State Erie Canal system, Jamesville Reservoir and Tully Lake.

Deputy O'Neil said with many waterways to patrol and a small staff they have to be reactive rather than proactive. They realize "The Cove" is becoming- a hotspot for drinking and partying and they will patrol as much as they can, but people should remember if "you see something, say something".

Supervisor Aaron and the Board thanked Sargent McKenna and Deputy O'Neil for all they do for our lake and all the lakes they patrol in Onondaga County.

Minutes of August 6, 2018: On a motion of Supervisor Aaron, seconded by Councilor Coville and with unanimous (4-0) affirmation of the Town Board, the minutes of August 6, 2018 were accepted.

Mandana Boat Launch Ramp Repair Bid Opening: Supervisor Aaron reviewed the bid opening for the Mandana Boat Launch Ramp repair. She stated only one bid was received from Marchuska Brothers for \$139,900.00. The Town has a grant for only \$50,000 for this project. Supervisor Aaron stated the prevailing wage requirement makes it difficult.

The Board decided to look at other options for the project that will fit into the \$50,000 budget.

7:00p.m. Public Hearing – Graham/Trillum Homes Zone Change Request Tax Map #024.-02-01.1; 024.-02-01.2 and 024.-02-02.0: Supervisor Aaron reviewed the application from Christopher Graham and Trillum Homes. She stated the application from Mr. Graham is requesting a zone change for his property located at 4331 Jordan Road. His request requires a Local Law. The proposed Local Law would amend the Town of Skaneateles Zoning Map as to the district designation for tax parcels: 024.-02-01.1; 024.-02-1.2 and 024.-02-02.0. The Property is currently zoned "Rural Residential." The proposed law would change the zoning designation for the property to "Hamlet." She stated, tonight the Town Board is holding the required public hearing to hear all comments regarding introductory Local Law 2018-B.

Supervisor Aaron stated Mr. Graham has made this request because he has an application submitted to the Planning Board to construct and rent a 16 multi-family dwelling structure. The Hamlet District has reduced setbacks, higher ISC and lower open space criteria than the Rural Residential District which aids in making a multi-family project more reasonable and affordable.

Supervisor Aaron stated the public notice was posted August 6th and published in the Skaneateles Press July 17th . She said notices were sent out to 129 Mottville residents on August 10th, which is more than required. She stated 4 letters have been submitted by the following residents:

Allan Methelis of 126 Wagon Wheel Drive, Skaneateles: Supervisor Aaron read Mr. Methelis's letter and in his letter, he states, "I do not feel it is appropriate to punish the builder, Mr. Graham, for the failure of the Town." She said the letter also states, "The Town should determine the request change in zoning on its own merits and move forward to approve the Comprehensive Plan".

Supervisor Aaron stated the Town does have a current joint comprehensive plan which was adopted in 2015. When this plan was adopted the Town was served with an article 78, which made the Town and the Village look at the Plan for amendments.

Lee and Mary Buttolph: Supervisor Aaron read this letter stating their support for Chris Graham's project at 4331 Jordan Road. They are currently renting from Mr. Graham and stated "As we looked for a rental it became clear that there were almost no places available in the Town or the Village of Skaneateles. If the rental at 4331 Jordan Road hadn't become available, we could have been forced to move our daughter out of the school district for the last two months of the school year".

Tom D'Amico submitted a letter regarding Mr. Graham's apartment being handicapped accessible: Supervisor Aaron read this letter which stated support for Mr. Graham's project. In the letter Mr. D'Amico stated, "The purpose of this letter is to raise your awareness of the lack of suitable housing in this area for people who must rely on wheelchairs for mobility." And "I would urge you and the Town Board to work toward making affordable, truly wheelchair compliant housing available in the Skaneateles area".

Bob Eggleston submitted a letter in response to CPCS (Citizens to Preserve the Character of Skaneateles) and the notice they sent out regarding this project objecting to some of the comments made.

Supervisor Aaron stated these letters will be a part of the record.

Attorney Smith stated the request was made to the Town Board for a change in zoning from Rural Residential(RR) to Hamlet(HM). He stated the change in zoning would allow for different types of development which would include the project proposed by Mr. Graham for a 16 multi-family Town House type structure. Prior to the Board approving or disapproving the local law, the Town is required to send notice to the adjoining property owners and hold a public hearing. The Town sent out notices to more than the required adjoining property owners, since this is a request that will affect the entire Mottville community. The Town Board must weigh the affects this zone change will have on the entire community and consider if the request follows the current 2015 Joint Comprehensive Plan.

He stated this is Public Hearing, anyone wishing to speak will have an opportunity to do so. The Board will not answer questions at this time. He stated the Board will give the petitioner the opportunity to speak first and last to review the proposed request and to respond to any comments.

Supervisor Aaron opened the Public Hearing by asking the comments from the audience be kept at 2 minutes or less.

Councilor Badami stated he wanted to make it clear the Board has made no decisions regarding this request and this is what the hearing is for, to hear comments regarding the request from the community to help the Board make their decision.

On a motion of Councilor Coville, seconded by Councilor Badami and with unanimous (4-0) affirmation of the Town Board the Public Hearing was opened.

Supervisor Aaron asked Bob Eggleston, Chris Graham's architect, if he was speaking on Mr. Grahams behalf? Mr. Eggleston replied, "yes".

Architect Bob Eggleston reviewed the project with the Board. He stated Chris Graham is the applicant and a neighbor. Mr. Graham has lived there for 25 years. Mr. Graham owns a construction company and has done the work on the house that he refurbished that is currently on the property. He purchased the 6-acre parcel several years ago, he renovated the existing house into a two-family dwelling and currently rents it out. He stated Mr. Graham currently has approval for an office and storage on the triangle portion of the property.

He stated the allowed density for multi-family is 4 dwelling units per acre of buildable land. This property has 6.39 acres after deducting the public road right of ways. There are .38 acres of City of Syracuse water easements and 1.98 acres of slopes greater than 12%. This leaves 4.04 acres of buildable lot area when figuring the density for multi-family. Buildable lot area is not a restriction for a one or two-family dwelling. In the RR District, 2 acres is required for each dwelling unit for a single or two-family dwelling. This would leave only 1.39 acres available for the multi-family or 5 dwelling units. In the HM District, 16 dwelling units are allowed on the 4.04-acre buildable lot area and the two-family dwelling requires only .5 acres per dwelling unit and is not restricted to buildable land. The Planning Board determines the appropriate density for any multifamily development.

Mr. Eggleston stated this application follows the Comprehensive Plan. The Comprehensive Plan expands development outside the Skaneateles Lake watershed. He reviewed a sketch plan of the proposed project, He stated the site currently has public water and utilities and soil perked. He stated the property is adjacent to the current Hamlet district and this would be a natural extension of the district. The extension includes the parcel owned by the Town that is the Mottville Cemetery. Mr. Eggleston said the Comprehensive Plan specifically states expansion down the Jordan Road corridor. The joint Comprehensive Plan promotes alternative housing in this area. Mr. Eggleston stated these apartments will be market rate apartments, not subsidized. These homes are in short supply in this area for those starting out as a small family or downsizing or retiring. The parcel is large enough to be able to follow the Onondaga County Hamlet guide lines. There should be enough space to allow for garages in the back and some space for a park and community space. He stated he worked on the Comprehensive Plan review committee and understands what is desired for the Comprehensive Plan's expansion down the Jordan Road Corridor.

Attorney Smith stated to the audience he would take names for those who wish to speak. Debbie Holbein asked the Board if the group of residents that were there could ask Dick Eldredge to speak on their behalf and they would succeed their 2 minutes to him. The Board agreed to allow Dick Eldredge to speak on the group's behalf.

Dick Eldredge: Sheldon Road, approached the Board. Mr. Eldredge stated he would like to address the zoning portion of this application not the project. That is what this hearing is about. He referred to the 2015 Comprehensive Plan and the 2016 update and referenced Goal #3 "In cooperation with the Hamlet residents, encourage growth and investment in the Northern Hamlets of Skaneateles Falls, Mottville and Willow Glen in the form of mixed use and walkable communities." and he stated it also says, "Any detailed planning for these areas should be conducted in close consultation with residents of the hamlets." Mr. Eldredge stated to his knowledge this had not been done. No one has been contacted in the neighborhood that has had any contact with the Town or the applicant.

Mr. Eldredge stated to the Board in the 2015 Comprehensive Plan it states, "The Town Board shall appoint an Affordable Housing Committee whose members shall include at least one member of the Planning Board, one member of the Town Board, the Codes Enforcement Officer, and at least four additional members from the public who have expertise and/or interest in providing housing to persons who cannot afford market-rate housing." As stated in Chapter 148-35 (Section J, 1-4). To his knowledge neither of these have been done.

Mr. Eldredge stated the fact that the community had not been consulted about this request and the affordable housing issue has not been addressed according to the current zoning are two strikes against this request being approved.

Mr. Eldredge stated granting this approval will set a precedent for other developers allowing more dense development. This will affect all the Hamlets in the Town. This will change the character of the Hamlets and the lives of the people who live here. We are not opposed to development. The residents of the hamlets like the closeness to their neighbors.

Councilor Coville and Councilor Badami addressed Mr. Eldredge's comment regarding the "consultation of the hamlets". They stated this is what the Public Hearing is for. It is all a part of the process. Mr. Eldredge asked why then is Mr. Graham's proposed project on the agenda for the Planning Board meeting this Tuesday? The Board stated there is no vote that will take place at the Planning Board meeting, it is only informational.

Mr. Eldredge submitted a petition signed by 140 residents against zoning changes to the Hamlet of Mottville.

Ed Frank: Mr. Frank stated Mr. Graham purchased this property knowing what it was zoned. He has the ability to put 4 multi-family units as the zoning allows now. This is not a project that will serve the community. He asked if the owners of the cemetery petition this as well?

Chris Roberts: Mr. Roberts, Sheldon Road, stated he agreed with Mr. Eldredge. He stated we all purchased homes in this area and now the rules are changed, he thinks that is unfair. He said the Town is in need of low-income housing and this doesn't fit that category. There is a development on Vision drive that currently is not complete. He asks about the water pressure in the area for a development of this size. He stated he is not in favor of the zone change or the project.

Ted Murdick: Mr. Murdick stated that the Board stated they have taken no action on this requested. He said if not mistaken, the Board has made a negative declaration for SEQR on the project. Attorney Smith stated the Board referred the SEQR to the County. Mr. Murdick stated this is a wet area and he has seen flooding down the hill on the project site.

Steve White: Mr. White stated he was not a neighbor but had concerns. Mr. White asked if the Fire Department had been consulted. You cannot move on this project without it being in line with the Comprehensive Plan. What kind of price range would these be. This should be answered, and it should be affordable housing.

Holly Greg: Mr. Gregg, 3872 Jordan Road, stated he is a member of CPCS (Citizens to Preserve the Character of Skaneateles). He stated CPCS was involved in the creation of the original Comprehensive Plan. The idea of the plan was to create a vision for our community. Affordable or economical housing is desperately needed in our community and the Comprehensive Plan encourages growth outside the watershed. He stated there is a lack of vision for the Hamlet area. If you are going to develop you should develop with a vision and he stated he did not see a vision with this proposal. He asked the Board to step back and take a look at the whole area and not just one piece and develop with a vision.

Sue Palen: Ms. Palen, Jordan Road asked the Board about the handicapped accessible housing and how many units there would be. She stated when she looked at the site plan the units looked to be two stories. How could they be handicapped accessible if two stories? She stated she was not aware it was going to be rentals. Is the market value rent that Mr. Eggleston talked about going to be affordable? She didn't think it was and she is against the project.

Debbie Holbein: Ms. Holbein stated she has rental property in Mottville and what is affordable with hers is a three bedroom with utilities included is \$1000 per month and an apartment that is rented for \$800 plus utilities. This is affordable for our community. She stated Mr. Graham's prices are much higher and are not affordable. She stated this is their hamlet and the residents do not want this. We do not want our hamlet boundaries moved just for Mr. Graham to make money.

Tom DiBagio: Mr. DiBagio, Highland Avenue stated he had grown up in Skaneateles Falls and Mottville. He spoke of Charlie Major and his statement that the residents of Skaneateles Falls and Mottville are a family. He stated when he was driving here he saw flags where in the ground on Mr. Graham's property as if he has started the project before any approvals. He also stated he thought Councilor Badami and Councilor Coville were on the defensive when questions about the Community being aware of this request and project. He stated he is favor of town houses , which people purchase, not rentals. He is familiar with Mr. Graham's work as a builder from the houses he has built on Highland Ave. and is not happy with the way he keeps his work sites and equipment. Mr. DiBagio stated he is against Mr. Graham's project.

Dessa Bergen: Ms. Bergen, Old Seneca Turnpike asked, the Board what was the status of the Comprehensive Plan. Supervisor Aaron answered Joel Russell is working on the updated Comprehensive Plan, reformatting the Zoning Code and reviewing the Open Space Plan. The Zoning should be completed by Mr. Russell soon and the informational meetings will take place during the Fall and if all goes well there will be a Public hearing in January. Dessa said the process for the Comprehensive Plan started in 2010 and this process has dragged on for so long that she did not think the Mottville or Skaneateles Falls residents have had any community involvement in updating the Comprehensive Plan. She stated this project is being considered in isolation to the

rest of the plan and could be considered spot zoning which is illegal in New York State.

Attorney Smith stated the current Comprehensive plan is the 2015 version. The Town had completed the review from 2010. Amendments are being considered for the approved 2015 Plan.

Joanne Hunt: Ms. Hunt, Vinegar Hill Road stated she is against this project. Mr. Graham is just padding his pocket and rentals are to make money. She stated this is a small community and this project will increase the traffic and she is against the project.

Charlie Coleman: Mr. Coleman, Crowhill Road asked what this would do to benefit the Community. He stated he is against the project.

Dan Hunt: Mr. Hunt, Mottville stated he is not necessarily against development but the Community should have more say. If Mr. Graham wants to develop the property he should wait until the Comprehensive Plan is completed. Mr. Hunt stated this is like insider trading and he is against the project.

Kim Benda: Ms. Benda, Jordan Road stated she has two young children and she is worried about the traffic problem. The driveway Mr. Graham has proposed is on a hill and a curve with the intersection of Vinegar Hill over the hill and this is already a dangerous intersection. She stated she is not in favor of this project but if it goes forward the driveway needs to be looked at.

Betsy Harvard: Ms. Harvard stated she agreed with Charlie Coleman and would like an answer to the question; how this would benefit the community. She agrees the intersection is dangerous now and she is concerned about the traffic flow and the driveway location.

Zach Ford: Mr. Ford, Skaneateles stated this is another real estate developer and they need to be stopped. He asked the Town Board to do their job.

Kelly Green: Ms. Green, Railroad Street asked the Board where the runoff will go. Mr. Graham has already started to cut down trees on the property and now the rain will come down and it will all flow downhill and end up in my front yard. She stated she is against the project.

William Mahoud: Mr. Mahoud a 10-year Skaneateles resident complimented the Town Board for opening up this issue to the community, this is critical to community development. He stated he has been in real estate for quite some time and affordable housing is unique for communities. It is critical to have in any community. He stated he thinks the Town needs to have a committee to look at affordable housing in the community. This project could fall into that category if developed for that. He stated there is another multiple unit project on Visions Drive that has not sold well. He questioned, why would this project be different.

Martin Place: Mr. Place, Shepard Settlement stated he agrees affordable housing is an issue. This would be a good area to develop affordable housing. The Hamlet of Mottville is an area of lower income than the Village. Mr. Graham's project will be too expensive.

Anthony Grillo: Anthony Grillo, Skaneateles stated he is new resident to Mottville and likes it the way it is. No one wants this project. He stated Mr. Graham has already started the project and that is wrong. He is cutting down trees and he shouldn't be. All he wants is money in his pocket.

Attorney Smith stated the applicant, Mr. Graham is only on the Planning Board agenda to provide information to the Board.

Lonnie LaPorte: Mr. LaPorte, Mottville stated “why in Mottville?” This project could go on Route 20 by Skanellus. There are no neighbors and plenty of space. Why only move north of the Village.

Rose Thompson: Ms. Thompson, Mottville addressed her concern about the water supply. She stated they have an artisan well that never went dry. Since there have been more houses built on Crowhill Road, where they live it has gone dry each summer. Their basement has also flooded since more building. Where is it going to end? She stated she understands small growth and this project is not small and she stated she is against it.

Tom DiBagio: Tom Dibagio, Skaneateles stated the developer is ahead of the curve. He agrees the traffic pattern is bad and it cannot have another entrance on to Jordan Road. He said he hoped the Board listens to the community and does not approve this. The Board needs to focus on the bigger problems with Skaneateles Lake and the blue-green algae. This is not right for Mottville.

Steve White: Mr. White, Skaneateles stated the Board needs to slow down.

Attorney Smith recommended any comments can be submitted to the Board in writing as well.

Supervisor Aaron stated she would like to keep the Public Hearing open. Attorney Smith said the Board could keep the Public Hearing open until the next meeting. The Board agreed to keep the Public Hearing open.

Attorney Smith explained the process. The Board can leave the Public Hearing open and close the hearing whenever they wish. When the hearing is closed then the Board can complete the SEQR process. Right now, all the Board has done for the SEQR is fill out Part 1, which is only background information. After that the Board would have to complete Part 2 and 3 and the Environment Assessment Form. The Board can take no action before those are completed. The Planning Board can take no action unless the Town Board takes-action on the zone change request. Attorney Smith recommended the Board allow the property owner to respond to the comments made tonight either now or in writing.

Chris Roberts asked if the Town Board has the final vote and if the Planning Board has approved any of the project yet. Attorney Smith stated the Town Board has the final vote on the change in the zoning map. The Planning Board will review and approve or disapprove the project. The Planning Board would review all the specifics of the project, but they cannot take any action until the Town Board votes on the zone change request.

Jonathan Holbein: Mr. Holbein, Jordan Road asked if the project had approved by the Planning Board. Supervisor Aaron stated the Town Board referred the zone change request to the Planning Board. The Planning Board had not approved or taken any action at this time.

Supervisor Aaron explained the Town Board has the ability to approve or disapprove the zone change request. The Planning Board has not reviewed the project. The Town referred the zone change request to the Planning and Zoning Boards for their review and recommendations. Supervisor Aaron read the letter of response from the Planning Board giving the following comments:

1. The project is consistent with the comprehensive plan as the comprehensive plan encourages growth in the Hamlet areas.

2. There is a need for reasonably priced housing and the proposal multifamily housing would provide a reasonable value for Skaneateles.
3. The property is located in a water district with water currently supplied to the two- family dwelling on the property.
4. The property is located outside of the Skaneateles Lake Watershed.
5. The property is located adjacent to the existing Hamlet of Mottville and would be a natural extension of the existing Hamlet.

The Planning Board reserves its right for review under the special permit request for compliance with zoning code as it relates to the sixteen proposed dwelling units. The Planning Board also recommends that the Town Board consider the potential expansion of the hamlet area to include other properties in the area.

The residents asked the Board why they did not notify the residents before now. Supervisor Aaron stated she brought down the plan to the Mottville Emporium for the residents to review and the Board did their best to notify all the residents. Legally, the Board only needs to notify adjoining property owners and publish in the paper. The Board went above and beyond that and sent out to 129 property owners in the community.

Councilor Coville stated the Planning Board cannot make any decision on this project until the Town votes on the zone change request.

Supervisor Aaron stated the Town Board will keep the Public Hearing open until the next Town Board meeting on September 17, 2018. The Board will accept letters and comments from anyone while the Public Hearing is open. These letters and comments will be made part of the file. She thanked all the residents for coming and speaking their opinion.

The audience asked if there are no approvals, why is the applicant clearing the property.

Supervisor Aaron asked Bob Eggleston, architect for Mr. Graham if they would like to respond. Mr. Eggleston thanked the Town Board for holding the public hearing and notifying all the residents. He stated this is what the Comprehensive Plan was written for, the community involvement is an important part of the Comprehensive Plan. He said the applicant will respond to the comments made here this evening in writing. He asked Supervisor Aaron to clarify if the Public Hearing will stay open or will be closed. Attorney Smith said the Board can close the Public Hearing tonight but keep the public comment period open. Dessa Bergen said the Board should keep the hearing open since one of the Board members, Mark Tucker is not here tonight. Supervisor Aaron agreed.

Mr. Eggleston said Chris Graham has had approvals for other projects on the property, that is the work you are seeing being done currently. Stakes have been put down, in anticipation of driveway cuts. He is not doing any work in relation to the project, he is only doing work he is entitled to do on his property.

On a motion of Councilor Badami, seconded by Councilor Coville and with unanimous (4-0) affirmation of the Town Board the Public Hearing adjourned until September 17, 2018 and during that time the Board will encourage and accept written comment regarding the proposal.

Municipal Streetlight LED Conversion and Maintenance: Schedule Mandatory pre-proposal conference Wednesday September 5, 2018 at 10:00a.m. and Schedule Bid Opening Wednesday September 12, 2018 at 10:00 a.m.: Supervisor Aaron reviewed the town of Skaneateles LED conversion and Maintenance project.

Supervisor Aaron said the Town of Skaneateles desires to issue a request for proposals (RFP) for the selection of a contractor to implement light emitting diode (LED) upgrades and maintenance for the existing municipal street lighting system National Grid provided a quote for the approximate cost of purchasing the existing streetlight system of \$56,854.00. The purpose of purchasing the existing streetlight system and upgrading it with LED technology is to conserve energy and reduce costs for the Town over time. The total cost of the project would be approximately \$147, 480.00. The savings per year to the Town would be at least \$38,854.75. The Town received a \$50,000 SMART City Grant. Budget Officer Winkelman stated the Town has earmarked approximately \$100,000 to complete this project and balance will come from the Town's unappropriated fund balance. Supervisor Aaron stated there would be an approximate saving to the Town of \$513,237 over a 25- year period.

Attorney Smith explained to the Board the next steps would be to classify the Project as a Type II Action pursuant to SEQRA. The project involves routine Town administration and management and/or the replacement, rehabilitation and reconstruction, on the same site, of an existing facility pursuant to 6 NYCRR § 617.5 (c)(2). This will require a pre-bid conference and a bid opening.

On a motion of Councilor Badami, seconded by Councilor McCormack and with unanimous (4-0) affirmation of the Town Board it was authorized for the Town to purchase the street lights from National Grid in the amount of \$56,854.00 and to hereby classify the Project as a Type II Action pursuant to SEQRA because it involves routine Town administration and management and/or the replacement, rehabilitation and reconstruction, on the same site, of an existing facility pursuant to 6 NYCRR § 617.5 (c)(2). Where an action is classified as Type II, no further review under SEQRA is required, also to advertise a pre-bid conference to be held on September 5, 2018 at 10:00 a.m. and schedule a bid opening at 10:00 a.m. on September 12, 2018.

**resolution attached*

Transfer Station Community SOLAR Project EAF: Supervisor Aaron stated developer has proposed to construct a solar array on the existing Town of Skaneateles Landfill located at 1676 Old Seneca Turnpike (tax ID 030.-02-04.0). As part of the application and as part of the SEQRA process, the developer has prepared a Full Environmental Assessment Form (EAF).

Supervisor Aaron reviewed Engineer John Camp's review of the project. Mr. Camp's review saw no major problems. **review attached*

Attorney Smith stated the next step for the Board to move this project forward would be to comply with the requirements of SEQRA and its implementing regulations set forth at 6 NYCRR Part 617

(the “Regulations”); and to classify the type of action for which the Action qualifies under SEQRA, (2) to serve as lead agency for purposes of a coordinated review of the Action under SEQRA, (3) review whether the Action should be immune from local zoning, and (4) in furtherance of the foregoing, to provide Part 1 of the EAF for the Applications to the other involved agencies for their review and comment.

Supervisor Aaron asked if it would be referred to the NYS DEC since it is a closed Landfill. Attorney Smith stated there is a list of agencies in the EAF that it will need to be referred to. Attorney Smith said he would send the referrals from his office and then each agency would have 30 days to respond. Supervisor Aaron asked after this is completed what would be the next step. Attorney Smith said next the Board would consider parts two and three of the Full Environmental Assessment and decide if there is a negative or positive declaration. In the event of a positive declaration Abundant Solar would have to do more study on the project in the event of a negative declaration then the Board could vote on the power purchase agreement.

On a motion of Councilor Badami, seconded by Councilor McCormack and with unanimous (4-0) affirmation of the Town Board, the Town Board hereby declares its desire to serve as lead agency for purposes of a coordinated review of the Action under SEQRA.

The Town Board has considered the provisions of SEQRA Article 8 and the regulations adopted thereunder at 6 NYCRR Part 617 and finds the Project to be a Type I Action as defined therein. Specifically, the Town Board finds the proposed Action to be Type 1 as defined by 6 NYCRR Part 617.4(b)(4) as it will involve the construction of a non-residential facility and physical alteration of more than 10 acres.

The Town Attorney shall refer this matter to all necessary agencies for their consent to the Town serving as lead agency and for comments on the Action pursuant to General Municipal Law §239-m.

*resolution attached

Authorize Transferring not to exceed \$2,700 from Transfer Station Capital Improvement Reserve Fund for damaged overhead door in garbage building, subject to the permissive referendum requirements of Town Law: Supervisor Aaron explained to the Board that Allan Wellington, Highway Superintendent is requesting to replace a damaged overhead door in the garbage building at the Transfer Station.

On a motion of Councilor Badami, seconded by Councilor McCormack and with unanimous (4-0) affirmation of the Town Board, the Clerk was instructed to advertise to transfer from the Transfer Station Capital Improvement Account not to exceed \$2,700 for the replacement of a damaged overhead door in garbage building at the Transfer Station subject to the permissive referendum requirements of Town Law and General Municipal Law.

Authorize Transferring not to exceed \$25,500 from Transfer Station Capital Improvement Reserve Fund for building a pavilion over the top of the C&D Containers, subject to the permissive referendum requirements of Town Law: Supervisor Aaron explained to the Board that Allan Wellington, Highway Superintendent is requesting money to construct a pavilion type

structure, to house two open top containers for construction and demolition materials. By relocating these containers from the garbage building to a new area, multiple residents will have access to the containers at one time and the public would no longer have to drive in and back out of the building.

On a motion of Councilor Badami, seconded by Councilor McCormack and with unanimous (4-0) affirmation of the Town Board, the Clerk was instructed to advertise to transfer from the Transfer Station Capitol Improvement Account not to exceed \$25,500 to construct a pavilion type structure to house two open topped containers for construct and demolition material at the Transfer Station subject to the permissive referendum requirements of Town Law and General Municipal Law.

Authorize Transferring not to exceed \$5,000 from Water Department Repair Reserve Fund for Repairs to the Water Department Rescue Truck, subject to the permissive referendum requirements of Town Law: Supervisor Aaron explained to the Board that Allan Wellington, Highway Superintendent is requesting money to repair the Water Department rescue truck purchased last year. He is requesting \$5,000 to repair the generator in the truck. He stated the repair might not be \$5,000, it will probably be less, but he wanted to make the transfer was enough to cover the repair.

On a motion of Councilor Coville, seconded by Councilor McCormack and with unanimous (4-0) affirmation of the Town Board, the Town Clerk was instructed to advertise to transfer from the water Department Repair Reserve Account not to exceed \$5,000 to repair the Water Department rescue truck subject to the permissive referendum requirements of Town Law and General Municipal Law.

Schedule 2019 Budget Meetings: Supervisor Aaron stated it was time to schedule meeting for the Board to review the 2019 Town Budget.

Budget Officer Winkelman reviewed the time schedule with the Board.

On a motion of Councilor McCormack, seconded by Councilor Badami and with unanimous (4-0) affirmation of the Town Board, the following meeting schedule was approved to review the 2019 Town of Skaneateles Budget:

7:00 a.m. – 8:30 a.m.	Thursday, September 6, 2018	Personal Services, Benefits
7:00 a.m. – 8:30 a.m.	Thursday, September 13, 2018	TBD
7:00 a.m. – 8:30 a.m.	Monday, September 17, 2018	TBD
7:00 a.m. – 8:30 a.m.	Thursday, September 20, 2018	TBD
7:00 a.m. – 8:30 a.m.	Monday, September 24, 2018	TBD
7:00 a.m. – 8:30 a.m.	Thursday, September 27, 2018	TBD

Department representatives will present to the Town Board budget requests for 2019. All Outside requests, SAVES and Lake Monitoring will present to the Town Board in October.

Announcements/Correspondence/Updates

▪ *Tara Lynn – Chamber of Commerce:* Supervisor Aaron announced to the Board they received a thank you for the Town's support of the Antique Boat Show.

Comprehensive Plan Update: Supervisor Aaron stated Joel Russel is scheduled to have the draft Zoning and Comprehensive Plan to the Board in mid- August. She sated this will allow time to schedule public information sessions by October and after the holidays hold the public hearings and hopefully adopt the plans.

- *Troy & Banks Town Utility Audit:* Supervisor Aaron reported to the Board that the Utility Audit from Troy & Banks had been completed and the audit discovered that the Town Clerk Centrix Phone Line had been over charged by \$862.64 and the Troy and Banks fee was \$207.03. The refund to the Town will be \$655.61.

- *Skaneateles Fire Department Labor Day Parade:* Supervisor Aaron announced to the Board the Labor Day Parade will be at 2:00 p.m. on Sunday, September 2 and the Town Board is invited to participate.

- *Community Shred Day – September 15th :* Supervisor Aaron announced The Town will hold a Community Shred Day at the Transfer Station on September 15th from 9:00 a.m. to 12:00 noon.

Budget Amendments: On a motion of Councilor Coville, seconded by Councilor Tucker and with unanimous (5-0) affirmation of the Town Board the following budget amendments were authorized for the abstract #18-014:

General Fund

\$ 175.00	Increase	012204.01.004.00	Supervisor – C/E
\$ 175.00	Decrease	012204.01.004.39	Supervisor – C/E- Other Contractual

Costs associated with doing business

\$ 500.00	Increase	051324.01.004.00	Garage – C/E
\$ 500.00	Decrease	019904.01.004.00	Contingency – C/E

Costs associated with upgraded service to Telephones

\$ 400.00	Increase	071404.01.004.55	Winter Rec -C/E-Equip. Rpr/Maint.
\$ 400.00	Decrease	071404.01.004.52	Winter Rec.- C/E - Supplies

Additional expense associated plumbing maintenance

\$30.00	Increase	085101.01.001.00	Community Beautification – P/S
\$30.00	Decrease	085104.01.004.00	Community Beautification – C/E

Cost associated with using Town forces for maintenance

Abstract #18-016: On a motion of Councilor Coville, seconded by Councilor Badami and with Unanimous (4-0) affirmation of the Town Board voucher #18-0910 to #18-0998 were authorized from the following funds:

General Fund:	\$ 44,807.53	Part Town:	\$ 1,883.16
Highway:	\$ 7,313.16	Water:	\$ 16,387.69
T & A:	\$ 1,822.82	Highway P/T	\$ 82,619.67
Sewer;	\$ 2,238.92		
Total:	\$157,073.25		

Public Comment: Dessa Bergen ask the Board if there were any dates for Joel Russel as to when the Comprehensive Plan and Zoning updated would be available.

Executive Session: On a motion of Councilor Coville seconded by Councilor Badami and with unanimous (4-0) affirmation of the Town Board the meeting was adjourned to Executive Session at 9:00 p.m. to discuss Personnel and Contract Negotiations.

On a motion of Councilor Coville, seconded by Councilor McCormack and with unanimous (4-0) affirmation of the Town Board the meeting returned to open session at 9:50 p.m.

On a motion of Councilor Badami, seconded by Councilor McCormack and with unanimous (4-0) affirmation of the Town Board authorized additional hour for Curt Coville during the training of Robert Herrmann, the Town's new Codes Enforcement Officer, till September 15, 2018 to be determined by Mr. Herrmann.

On a motion of Councilor McCormack, seconded by Councilor Badami and with unanimous (4-0) affirmation of the Town Board the meeting adjourned at 9:52 p.m.

Respectfully submitted,

Julie A. Stenger
Town Clerk