

Minutes of the Town of Sennett Town Board Meeting Held on Thursday, October 20, 2022, at 6:30 PM at the Sennett Town Office Building.

Members Present: Thomas Blair, Supervisor
Richard Gagliardi, Councilman
Michael Wellauer, Councilman
Edward Rizzo, Councilman
Robert Edmunds, Absent (Excused)

Also Present: Kristopher LaPointe, Water & Sewer Superintendent
Kathleen Salisbury, Town Clerk
Seth Jensen, City of Auburn
Deanna Nickerson, Marilyn Robbins, Althea Hickey, Russ & Laura Harkins, Tom Gray, Holland Gregg, Patience Gregg, David Mazzeo
Remotely:

Sue Ellen Holmes, Cornerstone Group/Sennett Meadows
Paul Chatfield, MRB Group
Richard Andino, Esq.
Ryan Brandt, Cornerstone Group/Sennett Meadows
315-209-5525 - Ernest Stahl

CALL TO ORDER - The meeting is called to Order at 6:30 pm.

PLEDGE OF ALLEGIANCE - The meeting is opened with the pledge to the flag and a prayer by Supervisor Blair.

ROLL CALL - Town Clerk Salisbury opens the meeting with a Roll Call, Councilman Gagliardi, Councilman Wellauer, Councilman Rizzo, Supervisor Blair are present; and Councilman Edmunds is excused.

APPROVAL OF MEETING MINUTES - Meeting Minutes for September 15, 2022 are reviewed and approved by the Board, motion made by Councilman Wellauer and seconded by Councilman Rizzo; 4 Ayes, 1 Absent 0 Nays. Carried.

PUBLIC HEARING(S) - N/A

SCHEDULED SPEAKERS

- Rochester's Cornerstone Group - Sennett Meadows Status - Sue Ellen Holmes spoke on behalf of Rochester's Cornerstone/Sennett Meadows advising of an anticipated move in date of mid to late November.

Questions from the public to Sennett Meadows

Tom Gray would like Ms. Holmes to explain the "homeless" wording in an advertisement. Ms. Holmes advises that that is not for actual homeless people, but that

would be affordable housing for frail seniors who live temporarily with others who cannot take care of themselves, and/or disabled vets.

Russell Harkins - advised he is still waiting for a response to his application and schematics. Ms. Holmes advises they should hear from Debbie next week.

Althea Hickey - advised she is still waiting to hear back. Ms. Holmes also advises her that she should hear from Debbie next week.

Ms. Holmes further advises that there are minimum and maximum income requirements, background checks are done on applicants and no children living at the property. There are 18 units for frail individuals needing assistance and disabled veterans.

- MRB Group (WD #s 1 & 3 project status/sewer rate study) - Paul Chatfield updates the Board that Cornerstone's Partial Release of Letter of Credit Reduction Request that was finalized with a total remaining Letter of Credit of \$50,095.86 and a Resolution has been prepared by Attorney Andino for the Board's approval.

A motion is made by Councilman Gagliardi, seconded by Councilman Rizzo to adopt the Partial Release of Letter of Credit Resolution as written for Sennett Meadows

Roll call vote:

- Councilman Gagliardi Yes
- Councilman Wellauer Yes
- Councilman Rizzo Yes
- Supervisor Blair Yes
- Councilman Edmunds Absent
- Motion carried 4 Ayes 0 Nays 1 Absent

Mr. Hinman from MRB Group dropped off the updated zoning maps and water districts for review. WD3 prebid meeting was held on October 20th. The bid opening will be rescheduled from October 27th to November 10th to get the addendum prepared regarding the Panna easement. A discussion was held and the Board approved rescheduling to November 10th.

- Seth Jensen, City of Auburn

Seth Jensen from the Director of Municipal Utilities for the City of Auburn discussed the sewer wholesale agreement and how a similar strategy should be looked into for water and collaborate on a possible water wholesale agreement.

A motion is made by Councilman Wellauer, seconded by Councilman Gagliardi to formally ask Mr. Jensen to carry back to the City of Auburn that the Town of Sennett Town Board would like to make a formal request to be treated as a wholesale water customer and to spark any meetings towards that end so that we can all have the same rate. All in favor. 4 Ayes, 1 Absent 0 Nays. Carried.

Wholesale Sewer Customer Agreement

A motion is made by Councilman Wellauer, seconded by Councilman Rizzo to authorize Supervisor Blair to execute the formalized agreement for Amendment No. 2 to add Cayuga County Water and Sewer Authority as a wholesale customer and party to the agreement, effective October 1, 2022. All in favor. 4 Ayes, 1 Absent 0 Nays. Carried.

Mr. Jensen advises that another resolution to amend and extend the term of the Wholesale Sewer Agreement for another three years to the end of 2023 and will include a rate.

- Aileen McNabb-Coleman - Was not present to speak.

PUBLIC BE HEARD - Motion is made by Councilman Rizzo to open the Public Be Heard Period, seconded by Councilman Wellauer. All in favor. 4 ayes 0 nays 1 absent, carried.

Holland Gregg appears to talk about the West Lake Art Conservation Center, a group of conservators who preserve art, artifacts and objects, and paintings and photographs and documents for museums, educational institutions throughout the state. They are interested in purchasing the property located on Route 20 where Lake House Gifts. In order to move to this building, which is in the hospitality overlay district, however, a zoning change and variance would be needed to accommodate their use.

Dave Mazzeo appears as the owner of Lake House Gifts. He has been trying to sell the property and is having difficulty selling same as there are no public water lines. He is here on behalf of West Lake Art Conservation Center and their request.

Supervisor Blair reads a commentary from Maureen Riester on behalf of West Lake Art Conservation Center.

“Tom,

Thanks again for agreeing to read this commentary at the Public To Be Heard portion of your meeting tonight!
(I hope you read fast enough to keep this within 3 minutes! 😊)

Public to be Heard Comment from Maureen Riester, Economic Development Specialist, Cayuga Economic Development Agency

To Supervisor Blair and Members of the Town Board of Sennett:

Thank you for allowing me to "speak" tonight at the Public To Be Heard portion of your Town Board Meeting. If tonight weren't a special memorial celebration for my family, I would have been there in person to advocate for the West Lake Art Conservation Center's intended relocation project. A special thank you to Supervisor Blair for his willingness to read aloud my submission, I really appreciate it!

I am the Economic Development Specialist for the Cayuga Economic Development Agency (CEDA) and my primary activities are to retain the businesses in Cayuga County, help them expand, and attract other businesses to expand or relocate to our county. CEDA does this by connecting these businesses

to the various local, regional, state, and federal information, incentives, and benefits to assist their projects.

I first learned about West Lake Conservators in 2016, when I toured their facility and had the amazing opportunity to observe the original Monopoly Game prototype being restored by one of their conservators - a story I have told many times over, a testament as to what a unique and amazing experience it was for me.

Since early 2022, I have been working with the newly formed board of directors of the West Lake Art Conservation Center (WLACC). I commend the owners of West Lake Conservators for the foresight of their succession plan to transform their 40-year-old art conservation business into a nonprofit, ensuring the important mission of their work will continue on. From all I have learned, WLACC is a very unique business and the Town of Sennett would be lucky to have them locate their business there.

The West Lake Art Conservation Center restores precious art and artifacts, as well as documents and objects. Their clients include most of the major art museums throughout the state, including the Johnson Museum, the Everson Museum, Willard Chapel, The Barrow Gallery, Upstate Medical Library and Syracuse University to name a few.

Their founders, Susan Blakney and Margie Sutton have established themselves as expert leaders in this highly technical field of art conservation. Their talented conservators are the best in the business, and they are invited to speak at conferences and educational institutions throughout the region and the greater northeast.

The WLACC has been searching for a new location because their lease is expiring, and their landlord has new plans for the building. As I previously stated, I have been working with Holland Gregg, Chairman of the WLACC board of directors, for several months. Together, with key stakeholders, we have toured nearly 20 buildings and properties throughout Cayuga County.

Of all the buildings we have seen, the property known as the Lake House Gifts shop on Route 20 between Skaneateles and Auburn is by far the best fit as the new home for the WLACC. This property still comes with its challenges, the primary ones being the current zoning and its lack of public water and sewer infrastructure, which limits the potential uses. Thankfully, WLACC is not a high volume user of water and sewer, and can make modifications to operate within the current confines of the parcel's amenities.

The West Lake Conservation Center is a totally unique enterprise offering not only world-class conservation services, but also important educational services for up-and-coming conservators including students from regional secondary schools and universities.

The vision for the new West Lake Conservation Center is similar to the Cayuga Culinary Institute where the general public can stop in and observe the conservators at work and learn about what it takes to become a conservator. Interns from local and regional educational institutions will have the opportunity to gain invaluable hands-on experience in this very interesting and artistic field.

The public will see works in progress and displays of completed restoration in a small art gallery at the easy-to-find location along Route 20.

The long-range plan is to eventually host occasional classes and seminars that would attract students and visitors from all over the state. It will become the only organization of its kind in New York, giving the Town of Sennett a unique asset. These out-of-town visitors will also be supporting our hospitality industry by spending money on meals and lodging. I believe WLACC will become an important stopping point for visitors between the villages of Skaneateles and Aurora, adding a unique experience to the many offerings our visitors already enjoy.

From a business standpoint, the West Lake Conservation Center will have about a dozen employees, including artisans and administrators. The core business is contracted conservation and preservation services for nonprofit museums, libraries, historical societies, and private collectors. This is a professional business setting, which will operate during regular business hours with light traffic, which will maintain the quiet enjoyment on nights and weekend for the property's neighbors and other residents.

I have learned that an important phase of the conservation process is the examination, analysis and documentation of the artwork and artifacts before the work commences.

Therefore, the WLACC will need climate-controlled space to store their clients' work before the work is started and after the process is completed. In its market research, the WLACC has discovered that many of its clients and customers are in urgent need of highly specialized climate-controlled space to store their overflowing valuable and fragile artwork, documents, and objects.

As a result of this expressed need, the WLACC board is testing the idea of expanding its specialty storage space for fine art. The attached space will be highly secured, climate-controlled, and managed by the staff at the WLACC, who are leaders in the art conservation field. Client visits would be by appointment only. The space would offer desperately needed storage capacity to museums, historical societies and galleries throughout the region and provide a modest, but reliable revenue stream to the WLACC that will help sustain its contracted conservation services. If the demand is sufficient, the WLACC hopes to find a donor to fund the construction of additional storage space in the future. Furthermore, it would be placed at the rear of the current structure and designed to look like a barn in keeping with the rural character of the area. It makes the most sense to design it so the general public won't be aware of its purpose or importance.

I believe a business that preserves history's art and culture would become a cherished addition to the area. The developments on the property are planned to blend with the current structures and would continue the peaceful setting and quiet enjoyment for all neighbors. This attractive, regional art conservation center will bring a diverse group of visitors from places we have yet to imagine, boosting Cayuga County's very important tourism industry.

I am advocating for the West Lake Art Conservation Center's acquisition of the Lake House Gifts property because it will be an impressive cultural asset for the Town of Sennett and Cayuga County. It will provide unique and necessary services to art and historical institutions throughout the region, and it will clearly enhance the Town of Sennett's hospitality district by offering a quiet, but highly regarded cultural attraction to that area.

Thank you again for your time and consideration. If anyone would like to discuss any of the aforementioned thoughts, my contact information can be found on CEDA's website: www.cayugaeda.org

With my sincerest appreciation, Maureen

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A motion to close Public Be Heard is made by Councilman Wellauer and seconded by Councilman Rizzo at 7:41 p.m. All in favor. 4 Ayes 0 nays 1 absent, carried.

DEPARTMENT REPORTS

- a. **Town Clerk** - Town Clerk Salisbury advised that the September 2022 monthly report was in the Board's meeting packet for their review. Fees of \$4,391.00 received and \$3,112.06 were disbursed to the Supervisor and \$1,262.94 to NYS DEC for Decals and \$16.00 to NYS Animal Population Control.
- b. **Bookkeeper** - Bookkeeper Major has been working mostly on the budget, as well as day to day operations, employee benefits and payroll. Still waiting for final response for the payoff on last Sewer 2 balance and analyzing penalties at current rates. Supervisor Blair makes a motion to hold a special meeting/budget work session to be held on November 1st at 5:30 p.m. and any other business, seconded by Councilman Rizzo. All in favor. 4 Ayes 0 Nays 1 Absent Carried
Attorney Andino advises the budget needs to be adopted no later than November 15th. Based on that, the public hearing for budget adoption will be set at the meeting on November 1st.
- c. **Attorney** - Attorney Andino advises the Partial Release for Sennett Meadow is all set and their office has prepared the Local Law for the Updates to Code Enforcement Program. The local law documents have been supplied to the Board and there is an introductory resolution included.

A motion is made by Councilman Wellauer, seconded by Councilman Rizzo to pass the introductory resolution as written and the public hearing will be on November 17, 2022 at 6:35 p.m. All in favor. 4 Ayes 0 Nays 1 Absent

- d. **Assessor** - Councilman Rizzo read Assessor Lowe's report advising that he has been visiting properties to update pictures and building permit progress; meetings, phone calls and e-mails with property owners regarding exemptions. Supervisor Blair and Assessor Lowe will be meeting regarding the assessment matter on a property.
- e. **Fire District** - No one was present to report. Supervisor Blair advises the Fire District has sent a contract for the Senior's to use the meeting room at the Fire Department. They did, at our request, to make it a no fee agreement.
- f. **Highway Dept.** - Highway Superintendent Kristopher L. LaPointe was absent. The trucks are getting ready for winter, pick up of leaves is still going on, dumpster days was successful.
- g. **Water Dept.** - Water Superintendent Kristopher L. LaPointe's report was in the Board's meeting packet for their review. Meters have been read. Ryan residence on Capital Street has been blacktopped, top soil will be dropped off shortly, once it is not so wet out. Prebid meeting was held. Installed service on Mutton Hill, tapped the main, put in the meter pit. Supervisor Blair advises that Erik Withey has submitted his resignation and an ad will be placed for his replacement.

A motion is made by Councilman Gagliardi and seconded by Councilman Wellauer to accept the resignation of Erik Withey from the Water and Sewer Department with his last day being October 21st. All in favor. 4 Ayes 0 nays 1 absent, carried.

MRB is working on updates to the zoning maps. Superintendent LaPointe has recommended that sizing, manhole numbers, dates of mains, hydrants should also be included on these maps as it is beneficial to locate on current maps and not from 60 years ago. For MRB to do this, it would be at a cost of \$4,000 - \$5,000.

A motion is made by Councilman Gagliardi and seconded by Councilman Rizzo to allow MRB to continue on with zoning map updates, including mounted zoning maps for the wall, at a cost not to exceed Nine Thousand Five Hundred Dollars (\$9,500.00). No discussion.

Roll call vote:

Councilman Gagliardi	Yes
Councilman Wellauer	Yes
Councilman Rizzo	Yes
Supervisor Blair	Yes
Councilman Edmunds	Absent
Motion carried	4 Ayes 0 Nays 1 Absent

- h. **Codes/Zoning Enforcement Officer/Fire Marshal** - Councilman Wellauer provides a status report by Codes Officer Passarello. 9 permits for September, Sennett Meadows nearly completion, Chipotle is nearing construction start, BJ's entrance road was patched, Tractor Supply Garden Center near approval. Councilman Wellauer provides a status report from Zoning Officer VeVone has been communicating with Owens Brockway regarding expansion update, All Storage signs is in need of a variance due to size and Mr. VeVone has donated an 1851 map of Auburn to the Town that was hanging in the first Cayuga County Courthouse. Thank you Mr. VeVone. Councilman Wellauer provides a status report from Fire Marshal Ganey who reported to a fire at Pizza Hut and inspected the solar farm.
- i. **Planning Board** - Councilman Gagliardi advises Chairman Bacon will know more next month with regard to new projects coming up and will provide more shortly.
- j. **Dog Control Officer** - Councilman Wellauer provided a report from FLDPA for September advising that it was a very quiet month.
- k. **Committees** -
 - Seniors - Councilman Rizzo attended the Seniors luncheon at Welch Allyn on October 19th and next months meeting is at the Lodge at Welch Allyn. They did a great job.
 - Veteran Affairs - some money was approved through budget process
 - Historians - some money was approved through budget process
 - Park Committee - have received more volunteers, still looking for landscape architect.

OLD BUSINESS

- Water & Sewer Rate Hikes from City of Auburn + Sennett Rates - covered earlier

- Sennett Pit Mining Expansion Permit application status (Route 20) - they are moving forward
- WDs 1&3 project (Easement and bid status) - covered earlier
- Town Park & Grant - still looking for DASNY money - Cheri will reach out again as to status.
- Energy Consultant RFP - will be sent out shortly
- Town Hall capital needs - parking lot & interior improvements - still moving forward, had another contractor review and will submit estimates. Will have the salt barn structure reviewed for potential needs.
- Town branding & marketing project - on hold
- Town Employee Handbook review - on hold
- Town Debt service refinancing and possible payoff of debt - covered earlier

EXECUTIVE SESSION - Pending Litigation and employee health matter.

Motion to enter Executive Session made by Councilman Gagliardi and seconded by Councilman Wellauer at 8:29 p.m. to discuss a pending litigation matter and an employee health matter.

Motion to return from Executive Session was made by Councilman Rizzo, seconded by Councilman Gagliardi. 8:46 p.m. All in favor. Aye 4 Ayes 0 Nays 1 Absent. No action was taken, therefore there are no minutes.

NEW BUSINESS - NONE

SUPERVISOR CORRESPONDENCE/REPORT - Water Supply Emergency Plan Update - has been completed and approved.

SCAT VAN Agreement for 2023 is requesting a donation and the Town donates an annual \$1,500 and it is in the budget.

We have had to file a claim with our insurance company because of fraud and cyber theft from the town in the amount of \$294,825.57 from the Town's Money Market fund at Lyons National Bank. Hackers from some other country, some other big dark web organization stole the bookkeeper's credentials and they made a series of ACH automatic Clearinghouse transfers. They deposited little bits of money into the money market account, Lyons National Bank, and then they withdrew a total of \$294,825.57. Supervisor Blair was immediately notified by Bookkeeper Major once it was discovered. Supervisor Blair immediately reached out to LNB and also hired an IT Forensics Team. I also had our IT group check all the firewalls. They checked all of our systems. Our systems were never compromised in the Town of Sennett. LNB assisted us greatly in trying to recover the money. The good news is that the entire \$294,825.57 has been returned to the Town of Sennett. The money is back in our account. LNB did a nice job objecting to it. The banks that allowed the ACH's out at Etrade, JP Morgan Chase. They let the fraudsters set up ACH accounts at those banks that stole what hackers from the

town. They're the ones that are out the money. Town of Sennett taxpayers money has been returned. We verified it. It's back in the account. The Town paid \$12,500 to the forensic account firm to find out what happened. They are looking for an additional \$10,000 to complete their investigation. The investigative IT companies have not found any wrongdoing in town hall of an employee and they have not found any missteps by an employee, but we will improve our practices. A recommendation was made by LNB to have a separate computer for financial transactions only. This will be discussed further and we will discuss this with our IT company. Supervisor Blair will speak with the claims adjuster.

Councilman Rizzo advises he has heard residents concerned in the Butera/Barrington Way regarding street lights and the charges for the lighting district. Further discussions will be held regarding same.

PAYMENT OF MONTHLY BILLS -Vouchers - Motion by Councilman Rizzo, seconded by Councilman Gagliardi to pay the monthly vouchers with three or more signatures.

Roll call vote:

Councilman Gagliardi	Yes
Councilman Wellauer	Yes
Councilman Rizzo	Yes
Supervisor Blair	Yes
Councilman Edmunds	Absent
Motion carried	4 Ayes 0 Nays 1 Absent

MOTION TO ADJOURN MEETING - Motion to adjourn was made by Councilman Wellauer, seconded by Councilman Rizzo. Motion by Supervisor Blair who requested to reopen the meeting to pay the vouchers, seconded by Councilman Gagliardi. Motion to adjourn was made by Councilman Rizzo, seconded by Councilman Gagliardi. All in favor. 4 Ayes 0 Nays 1 Absent 9:20 p.m.

Next meeting is November 17, 2022

Respectfully submitted,
Kathleen Salisbury, Town Clerk
Town of Sennett