

Sennett Town Board Meeting

Thursday, October 15th, 2020 – 7:00 pm

Roll call:

In attendance: Rick Gagliardi
Jim Jeffers
Ed Rizzo
Rich Andino
Kris LaPointe
Ron Schalck
Deborah French
Jeremy Bacon – Planning Board Chairman
Matt Naparella – (engineer from Cornerstone Group)

Agenda:

- I. Pledge of Allegiance – followed by a moment of silence on behalf of Councilman Jerry Eades.
- II. The public be heard – Councilman Rizzo made a motion for the public to be heard. Seconded by Councilman Jeffers. Debbie French, Town of Sennett Court Clerk expressed concerns for the upcoming Presidential Election on November 3rd; specifically due to the election being an emotional one, with a lot of people in attendance. The need for security and safety. There is not a large area in the building to accommodate a large group. Councilmen Rizzo and Jeffers advised they would contact the Cayuga County Board of Elections and the Cayuga County Sheriff's Department. Motion to close the public portion by Councilman Rizzo – first by Councilman Jeffers, seconded by Councilman Gagliardi.
- III. Approval of Board minutes from 9/20/20 meeting – motion to approve by Councilman Jeffers and seconded by Councilman Gagliardi. All in favor.
- IV. Old Business:
 - a. Public hearing Local Law 2020A: This is the law to reinstate the town tax. Councilman Rizzo made a motion to open up the public to be heard for Local Law 2020A. Seconded by Councilman Jeffers – who wished to clarify “it’s not to reinstate the local tax, it’s to override the tax cap if deemed necessary in the budget process.” Opened up for public discussion. Councilman Jeffers made a motion to close the public be heard and was seconded by Councilman Rizzo. A motion by Councilman Jeffers to implement Local Law 2020A to override the tax levy limit, if needed, in the 2021 budget season. Seconded by Councilman Gagliardi. Roll call vote – Gagliardi (yes), Jeffers (yes), Rizzo (no).
 - b. Park Grant Update – Councilman Rizzo advised they have kept the town updated with the Park Grant. The Dormitory Association is responsible for the grant - they have not been meeting, as a result there is no updates to offer at this time. The town is still waiting to be reimbursed for the \$69k as well as the rights to the water line to go under the road. Updates to be provided as soon as the Dormitory Association contacts the Board.
 - c. Update Water 1 and 3 Projects – Attorney Andino stated in terms of the engineers, the MRB Group and Paul Chatfield sent a report earlier today. They are still going through the permitting process for some of the waterline. As far as the easement update, under IV of Old Business, Mr. Panna requested changes to the easement agreement. We discussed those and sent him a revised draft of changes we

made. Some were acceptable, some were not. At this point, we have not heard back from him regarding those changes. In terms of the eleven other easements that are needed for the waterline itself, our office is working on drafting those easements. He spoke with Mr. Schalck who be reaching out to the property owners before we present them with actual legal agreements. They can be aware and advised in advance that this project is coming and there is going to be a need for easements on their property. Between Mr. Schalck, Mr. Chatfield and Scott Madison, discussion with the property owners about the extent of the easements and the effect on their property is better served with the three aforementioned men, than our office. We will prepare the legal agreements and we are doing that right now. We will update the Board as the process continues.

- d. **Easement Updates** – please refer to Section C above as this included in the discussion under Water 1 and Water 3 Project updates.
- e. **CCWSA Committee Meeting – (Jeffers)** Councilman Jeffers explained that this leads right into the Water 1 and Water 3 project. During this meeting, it is their proposal to take over all of the water districts in the county, extend water districts to the south and extend districts to the north. In doing that, their proposal was – in areas such as the town of Sennett, they would be responsible for what they call “trunk lines” that would be ones that are delivered through a municipality to the next municipality down – so District 1 and 3. In questioning them, I asked who is going to be responsible for all of the debt in those districts and was told all towns, municipalities, districts will be responsible for any debt you have, ongoing in those areas – when this goes through. On top of that, we would be responsible for any debts/services in the county water association. My recommendation after the first meeting, is to keep the wheels going on getting easements and if the county falls through, we’ll be ready to go – but we should proceed with caution as far as how far we go into getting bids, etc. That being said, if the county does go through with it, I don’t see why we couldn’t negotiate with the CCWSA to do the upgrades and have it spread out throughout the whole county. Inquiry by Councilman Gagliardi: “Are we being forced to get into this?” – (also questioned by Councilman Rizzo). Councilman Jeffers stated they were very cautious how they worded that. Councilman Gagliardi asked, “What’s the benefit for the town?” Jeffers responded that he believes there is a “zero” benefit for the town. They are proposing to build a new facility at Long Point State Park. The reasoning for that is they can have a second source of water for the entire county other than Owasco Lake. My question was “what if a municipality doesn’t want to buy water from you?” Their answer was we can buy it from whoever we wish to. Inquiry as to whether or not they were taking over Auburn Treatment Plant and Owasco Treatment Plant, you’re just going to compete with them – they stated it wouldn’t say it *that* way, but in essence that is what will happen. It was very evident that the municipalities that were invited to send representatives are not going to benefit from this but pay for it. It was not a conducive atmosphere for the municipalities that were represented there.

V. **New Business:**

- a. **Cornerstone Group Presentation of 60-unit Senior Housing Project** – (Presented by Matt Naparella) - My name is Matt Naparella – site engineer and project manager for Naparella Consulting. We are representing Rochester’s Cornerstone Group. We had a conversation with Supervisor Gray. I’m representing our group. The group will be present as we move this process along. We want to do a quick presentation to introduce the project and we have some steps to take. Rochester’s Cornerstone Group’s president is Roger Brant, vice president of development is Carol Ulster – she will be joining us at a later time and Zac Romano is the associate. We also represented by Tom Blair who is our project attorney. RCG is under contract to purchase a 32-acre piece of property, east of Quincy Hill Drive. Currently owned but under contract through Don Casper and Casper Construction. The application before the town is a request for a zone change from the residential zone district as it is today, to a

planned developmental district or PPD. The purpose of that is that once the 32-acre tract is properly changed to a PPD, RCG would look to subdivide approximately a 5.6-acre parcel and develop a 60-unit Senior Independent Living housing complex on that 5.6-acre parcel. The purpose of the overall 32 acres is two purposes – one is Don Casper plans to sell the entire parcel as well as the zoning code PPD is an acreage greater than 10 acres to be allowed to be changed to a PDD – therefore the entire 32 acres will be sought. The immediate project that RCG wants to look at is a “L” shaped 60-unit, two story senior independent living with 30 units on each floor. This is the same parcel that we represented Don Casper back in 2014, when he sought and approved a 4-unit apartment complex on this piece – approximate 5-acre parcel in which there were four buildings and each building had 8 apartments. Functionally, the site has available sewer via Quincy Hill Drive and a pump station just to the west. We have public water, and we are within the water district off of Route 20 and there are power and gas services, so utility wise, we’re okay. There have been some discussions as to the sewer district in or out, so we need to go through that, and we’ll hash that out legally. Functionally, as an engineer, we do have to put some infrastructure in, but the pump station is here. That pump station was sized for a full housing development for 130 units and there are 20-something that are in there now. We’re here to introduce this project, kind of get the ball rolling and talking to Supervisor Gray, understanding the first step would be a referral process to the Planning Board, see how that goes, then come back to you with public discussions regarding the PDD. So, I’m here for any initial questions, but certainly looking forward to get the process started. (After these statements were made by Mr. Naparella, a very lengthy discussion ensued between Councilman Jeffers, Mr. Naparella, Attorney Andino and Zoning Board member, Jeremy Bacon.) This will be continued.

- b. **Budget meeting Public Hearing – (November 5th) – (Rizzo)** – The budget meeting for 2021 has been scheduled for November 5th at 6:00 pm. Motion made by Councilman Jeffers and seconded by Councilman Rizzo. All were in favor.
- c. **Lighting on Barrington-Butera Intersection – (Rizzo)** Councilman Rizzo continues to receive complaints from neighbors regarding the lighting on Butera Drive. When Mrs. Butera created her development, she installed lighting on her half of the development. When Don Casper purchased it and continued onward, he did not put lights in. One half of the development has lights, the other half does not. There are three families on the side without lights and are complaining they are paying for the lights (as they are in the lighting district), but they do not have lights in front of their house or on their side. It’s a hazard. There are people walking there all the time. I received a call from a parent whose child almost got hit by a car and it is dangerous. I explained they would have to have over 50% within that district, to approve the rest of the lights on Barrington Way. The problem is the people on Butera who have the lights do not want any more lights. The people on Barrington Way are mostly elderly people and they don’t want lights. But there are three or four families that do. My problem is that there is a hazard as you come down the hill by Barrington Way that leads up to Quincy Hill. I’m looking into the Board putting in a light there. **(Andino)** – The town board is the administrative body of the lighting district and at a minimum, the district would require a public hearing. **(Gagliardi)** - I say put them in if they are going to be paying for it. **(Rizzo)** – I’ll continue to investigate this and let you know next month.
- d. **Approval of Municipal Co-op Agreement (MCA) for Greater Tompkins Health – (Andino)** - It is my understanding that there are amendments to the underlying municipal cooperative agreement for the consortium for 2020 and 2021 – apparently any time you are adding members, it requires an amendment and some other changes according to the government structure. There’s an expanded executive committee that details that in the letter. The supervisor looked at this and didn’t see any issues with it and was hoping that the Board would authorize him to execute the amended agreements for 2020 and 2021. A motion was made by Councilman Jeffers to allow him to do that on his recommendation for 2020 and 2021. Seconded by Councilman Rizzo. Voted and passed.

- e. Owasco Lake Watershed Grant – (LaPointe) – Their looking to get a grant for drainage and water run-off and we have approximately 500 feet within the watershed. I was asked to get a price on what it would cost for ditching and stated we don't have very much but I would write up an estimate of how much it would cost the agency. It's just a form for him for information to provide to the grant writer. I advised them we have 500 to 1000 feet and that's it, but every little bit helps.
- f. Sennett Town Court Monthly report – (French)– provided to all council members by Court Clerk Deborah French.
- g. Monthly Highway report – (LaPointe) – provided to all council members by Highway Superintendent Kris LaPointe. Health insurance – we could save the town a lot of money if we could look into the Bronze Plan Health Savings Account. I ask that we look into this before the end of the year to get the ball rolling.
- h. Monthly Water and Sewer report – (Schalck) - provided to all council members by Water and Sewer Supervisor, Ron Schalck.
- i. Motion to pay all bills and invoices – (Jeffers) – Seconded by Councilman Rizzo and all voted in favor.

CALL FOR EXECUTIVE SESSION: Jeffers

NEXT MEETING: 11/19/20.

ADJOURNMENT: 8:11 p.m.

Minutes respectfully submitted by AnnMarie Clarke