

**VILLAGE OF FAYETTEVILLE
BOARD OF TRUSTEES
11/26/14**

Minutes of the Village of Fayetteville Board of Trustees Special Meeting held Wednesday, November 26, 2014 at 7:30am.

PRESENT:

Mayor Olson	Hailey Gowan	Gretchen Metnick
Trustee Kinsella	Clerk Corsette	Kathleen Nethercott
Trustee Small	Kate Woodruff	Andrew Nethercott
Trustee Duggleby	Richard Greene	Deanna Ingram
Jeff Conkling	Chris Bollinger	Dave Machan
James Paolini	Simone Lepine	

**Trustee Randall was present via speaker phone.

Mayor Olson called the meeting to order at 7:30am in the Board Room of the Fayetteville Village Hall.

Mayor Olson led those present in a recitation of the Pledge of Allegiance.

Mayor Olson wished everyone in attendance a Happy Thanksgiving and also for taking the time to come to the meeting.

Mayor Olson explained that sole purpose of this Special Meeting was for the consideration of the Wortley Way lease to Kathleen Nethercott for a Daycare Center.

Mayor Olson informed everyone that he spoke to the owner of the Epic Outdoor Store and they are not going to pursue the idea of leasing the building on Wortley Way; reasons given were because of the timing, traffic concerns and that there was already a lease that was being considered by the board.

Trustee Kinsella made a motion to approve the lease agreement between the Village of Fayetteville and Kathleen Nethercott to lease the property at 101 Wortley Way for the purpose of operating a Daycare Center and to authorize Mayor Olson and Clerk Corsette to negotiate the terms of the lease, and that such lease would be agreeable by the board and take into consideration the concerns that were voiced during the public meetings. Trustee Small seconded the motion and it was carried by unanimous vote.

Trustee Kinsella commented that he does not anticipate that there will be any issues that develop because of the proposed use of the building, but wanted to make sure that if the Village needed to terminate the lease prior to the renewal date that the lessee would be refunded a pro-rated amount for any improvements that she had made to the property.

Trustee Small commented that he has seen other daycare centers that are located in neighborhoods and traffic does not seem to be a problem. Courtesy may be an issue and would be addressed, but in general he is not concerned that there will be a significant increase in the traffic along Brooklea Drive because of the daycare center.

Trustee Duggleby agreed with the comments made by both Trustee Kinsella and Trustee Small.

Trustee Randall wanted to be certain that the lease agreement would be reviewed by the Village Attorney and also commented that he believes Code Enforcement has a right to do their own Site Plan Review and that the use would be appropriate since it is absent of a specific Zoning Classification.

Simone LePine asked how many parking spaces the daycare would have and when would the residents be able to submit their request for conditions they would like to have placed on operation of the daycare center. Ms. LePine stated that she would like to see the business plan for the Daycare Center, the hours of operation and what the plan is for fencing around the building.

Trustee Small suggested that any specific uses that the Lessee proposes be incorporated into the lease.

Kathleen Nethercott, Lessee, agrees with the comments made that the Code Enforcement Officer would need to be involved and it is also a requirement of the New York State Code.

Trustee Duggleby made a motion to adjourn the Special Meeting at 7:45am. Trustee Kinsella seconded the motion and it was carried by unanimous vote.

Respectfully submitted
Lorie C. Corsette
Village Clerk