

**VILLAGE OF FAYETTEVILLE
BOARD OF TRUSTEES
12/18/2017**

Minutes of the Village of Fayetteville Board of Trustees meeting held Monday, December 18, 2017 at 6:00pm.

PRESENT:

Mayor Olson			
Trustee Duggleby	Clerk Corsette	Sara Bollinger	Tony Corasaniti
Trustee Kinsella	Attorney Spencer	Jason Feulner	Joseph Lebedikes
Trustee Small	Mike Jones, CEO	Scott Taylor	Bob Duncanson
Trustee Randall	Chief Hildreth	Mary T	Mike Morris
Knowlton Footes	Kelly Fumarola	P. Griffin	Bill Casey
Pamela Ashby	Jim Fahey	Harlem LaVine	Bob Boland
A. Buff	Jeannie Glenoy	Amy Sopchak	Andy Sopchak
Brad Marmom	Liz Russell	Judy Buskey	Jack Klump
Linda Gibson	Marilou Pierce	Will Pierce	Laura Podesta
Ed Osada	Jennifer Osada	Matt Osada	Roseann Lovefice
Marguerite Ross	Sharon Ames	Nancy Hayman	Keirin McNamara
Patrick Wilson	Kathleen Bennett	Stephanie Antshel	Catherine Chapman
Debra Pearlstein	Jeffrey Chapman	Peg McCarthy	Kim Rossi
Greg Ketcham	Derek Zippric	Bruce LaGrow	Deborah O'Shea
F. Thomas Hayes	Joann Stuhler	Ginny Messina	Ralph Messina
Phyllis LaVine	James Matthews	James T. Snyder	Daryle Wheeler
Lauren Young	Donna Smith	Joan Kelder	Madeline Bort
Ron Bort	Dave Dunn		

Mayor Olson called the meeting to order at 6:00pm in the Board Room of the Fayetteville Village Hall.

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

MINUTES NOVEMBER 27, 2017

Trustee Small made a motion to accept the minutes of the November 27, 2017 meeting. Trustee Duggleby seconded the motion and it was carried by a unanimous vote.

ABSTRACT #11

Trustee Small made a motion to approve Abstract #11 in the amount of \$471,098.66. Trustee Duggleby seconded the motion and it was carried by unanimous vote.

Mayor Olson stated that he had a claim on the abstract for cookie trays he purchased for the Village Holiday Party.

PUD APPLICATION – 547 E. GENESEE STREET

Clerk Corsette outlined the Planned Unit Development (PUD) Application Procedure and explained why the Village has to accept the application. Clerk Corsette stated that the Village is not required to respond to a petition for a Zone Change, however, the Village of Fayetteville adopted a local law and procedures for a petitioner to submit an application to create a Planned Unit Development, if the Village did not accept the application the petitioner would have a basis to bring a lawsuit against the Village.

Attorney Spencer further outlined the PUD Application procedure and cited Village Law 4-412 as well as the Village of Fayetteville Code.

Mayor Olson received a letter from Marguerite Ross, 108 Camnot Lane, and asked that it be entered into the minutes:

Dear Sirs:

As a matter of basic public health, safety and welfare, I submit that Morgan Properties' proposed development project does not deserve consideration by your Honorable Board. The reality is that the former factory site at 547 E. Genesee St. is a contaminated NYS Superfund site which has remained uninhabitable for the last 25+ years. During all that time, any residential use of the property has been and is still prohibited due to the potential health hazards. The PUD application submitted on behalf of Morgan Properties does not address this reality.

The developer apparently wants the Village to assume that all necessary environmental remediation will be performed by O'Brien and Gere under the NYS Brownfield Cleanup Program. There is no evidence of this, however, in Morgan Properties' PUD application.

What the Village needs first of all is proof that the contaminated site will ever become inhabitable. We need to know exactly what remediation work will be performed when by whom. Most importantly, we need to know exactly what health standard any such remediation work would be designed to meet. Only if and when the public health is guaranteed can rezoning for residential use properly be considered.

Careful reading of the PUD application shows it to be grossly incomplete if not downright misleading. Its omissions and statements of half-truths of pertinent facts regarding site contamination and several other aspects of the development proposal render it unacceptable for further review, much less referral, at this time.

To support the above assertion, I trust it will be sufficient for now to cite just a few specifics from the application's Part I Full Environmental Assessment Form:

A. Project and Sponsor Information—page 1 of 13

- Description of Proposed Action ignores need for further site clean-up
- Property Owner listed in official real property records as 547 E. Genesee St. LLC, not FOUBU

B. Government Approvals—page 2 of 13

- Omits need for NYS DEC/DOH approval of residential use (appended Table 1 falsely implies that obtaining this approval will simply be a procedural formality)

C. Planning and zoning—pages 2 & 3 of 13

Incomplete/half-true

- Comprehensive plan does not address environmental contamination of the site

Controlling Village policy remains that established by Village Board of Trustees in 1993/1994 when it rezoned northern half of site to R-1 to ensure highest standard of environmental remediation would be met in any future development

D. Project Details—Proposed and Potential Development—page 3 of 13

Phase I of proposed development as described cannot possibly commence in 2018

Further site remediation must be performed first

E. Site and Setting of Proposed Action—pages 9 thru 11 of 13

E.1.d. Falsely states there is no facility serving children within 1500 ft. of project site—Creative Environment Day School is located at 531 E. Genesee St.

E.1.h Potential contamination history

Incomplete/half-true

Reclassification of site from Class 2 to Class 4 in 2014 does not mean that “a significant threat to public health and the environment no longer exists at the site”

Institutional control/deed restriction/use prohibitions/engineering controls include prohibition of residential use, groundwater treatment and other measures (appended document does not explain)

No information provided regarding “Additional mitigation to be implemented under Brownfield Cleanup Program (BCP)”

Very truly yours,

Marguerite A. Ross, M.L.A.

County/City Planner (Ret.)

Native citizen of and homeowner in the Village of Fayetteville

Kathleen Bennett, Attorney for Morgan Management, presented the proposed Planned Unit Development (PUD) for 547 East Genesee Street.

Morgan Management submitted an application for a Planned Unit Development to be located at the former Accurate Die Site, 547 East Genesee Street. The PUD will include 200 apartment units which will be comprised of 5- 3 story buildings-interior garage parking of 40 spaces and 10 2 story townhouse style apartments. The plan also includes 400 parking spaces, Community Center, Onsite Storm Water Management, Sidewalks, Landscaping, Bicycle Parking, Walking Trails and an undeveloped open space/buffer area. In addition there will be 2 mixed use buildings, 2 story, for Commercial/Residential Use.

Amy Drake, Traffic Engineer, presented some traffic information relevant to the proposed PUD. The engineers used the 2015 Traffic Study but increased the numbers in order to provide current overall daily traffic totals.

Mark Costich, Costich Engineering, presented the board with a pictorial overview of the Site Plan and Parking.

Jim Fahey, Design Architect, presented drawings that showed what the buildings would look like and explained that they tried to capture the architectural style of other building in the village which they thought was predominately Greek Revival.

Trustee Kinsella asked, what is the useful life of this development?

Kevin Morgan, Developer, explained that every year they have a Capital Improvement Budget and make necessary repairs and improvements to all of their properties. Mr. Morgan stated that they are very conscientious about investing back into their properties.

Trustee Small asked if there was any consideration given for a Senior Housing Component.

Mr. Morgan stated that there is nothing specifically for Senior Housing and the rent is market based.

Trustee Duggleby asked if they would consider building just the Townhouse Style Apartments.

Mr. Morgan stated that they need the density of the 30 unit buildings to make the project economically feasible.

Mayor Olson suggested that Morgan Management review the report known as the Baby Boomers as well as the walkability study.

Mayor Olson explained that the next step will be to review the application with the Codes Officer, Planning Board and SOCPA.

PARKS MASTER PLAN- FINAL DRAFT

Maxian & Horst presented the board with the Final Draft of the Parks Master Plan.

Mayor Olson suggested putting language in the Master Plan that would help us when we apply for grants because we refer to the Parks Master Plan when submitting our applications.

Trustee Small made a motion to hold a Public Hearing on January 8, 2018 at or around 6:00pm to hear Public Comment on the proposed Master Parks Plan. Trustee Duggleby seconded the motion and it was carried by unanimous vote.

ZBA APPOINTMENT

Mayor Olson appointed Tim Rowland to fill the vacant position on the Zoning Board Appeals through March 31, 2018.

DPW UPDATE

Superintendent Massett submitted the following update

Open Projects:

1. MS4 Coalition: Storm Water basin data has been collected for two years with grant money from the DEC. The Town of Dewitt on behalf of the Coalition has received a third grant from the DEC to do more data collecting in 2018 for the storm water systems throughout the Villages, Towns of Onondaga County.
2. Leaf Season: Done but will still pickup with any brush.

3. Brush Grinding: Cayuga County Soil & Water came in under budget \$ 8,075
4. Ledyard Dyke: From the property of 5 Wynnridge Rd. to the turnaround the drainage line has been installed. Working fine to date.
5. Christmas / Hanukah: The Menorah has worked ok and the last day of Hanukah is on Dec. 19th. The Rabbi will light the last one at 5:30 pm.
6. Trees: A list of trees that need to be trimmed or removed. I will get with Bartlett tree Experts about cost and National Grid to see if they can do any for us. I would like to have but not exceed \$7,000 from A8560.4 Trees account to get on schedule for this work before the next Board meeting. Before any work I will get a quote from Bartlett. See tree list attached.
7. Auction Items: The items for auction will be listed this by this or no later than next week for the January 8th meeting. At that time the auction will end and you can vote to accept or reject bids.
8. Canal Landing Phase 4: Spring 2018

Trustee Duggleby made a motion to authorize Superintendent Massett to hire Bartlett Tree to provide Annual Tree Maintenance for a cost not to exceed \$7500 contingent upon account, A8560.4, having sufficient funds to cover such costs associated with the maintenance. Trustee Randall seconded the motion and it was carried by unanimous vote.

FIRE DEPARTMENT APPLICATION

Trustee Kinsella made a motion to accept the application submitted by Eric DiPalma for the Fayetteville Fire Department. Trustee Randall seconded the motion and it was carried by unanimous vote.

Trustee Kinsella made a motion to accept the application submitted by Emily Kaffenberger for the Fayetteville Fire Department. Trustee Randall seconded the motion and it was carried by unanimous vote.

207 –A REQUEST – FIREFIGHTER ERIC GANCARZ

Trustee Small made a motion to approve the request submitted by Firefighter Eric Gancarz for 207-A status for an injury he sustained while responding to an EMS Call. Trustee Randall seconded the motion and it was carried by unanimous vote.

MULTI-MED AMBULANCE BILLING CONTRACT

Trustee Small made a motion to authorize Mayor Olson to sign a contract with Multi –Med Medical Billing to provide billing service for the Fayetteville Ambulance, the contract will be a 3 year agreement and the amount paid to Multi-Med will be Year 1- 9%; Year 2- 9.5% and Year 3- 10.5%. Trustee Duggleby seconded the motion and it was carried by unanimous vote.

VACATION CARRY OVER REQUEST

Clerk Corsette requested that the Village Board allow her to either carry over, cash in or convert to sick any unused Vacation Time for 2017.

Trustee Small made a motion to allow Clerk Corsette to convert any remaining Vacation time to Sick Time or Carry Over remaining Vacation Time to 2018 as long as it is used by March 31, 2018. Trustee Duggleby seconded the motion and it was carried by unanimous vote.

Trustee Duggleby made a motion to adjourn the meeting at 8:00pm. Trustee Small seconded the motion and it was carried by unanimous vote.

Respectfully submitted,

Lorie Corsette, Village Clerk