

Regular Town Board Meeting of the Town Board of the Town of Van Buren, held on March 3, 2021 at 7:00 pm at the Van Buren Town Hall, 7575 Van Buren Road, Baldwinsville, New York.

Present:

Mrs. Wendy Van Der Water	Councilor
Ms. Darcie Lesniak	Councilor
Mr. Howard Tupper	Councilor
Ms. Patricia Dickman	Councilor
Mr. Ronald Dudzinski	Councilor
Ms. Mary Frances Sabin	Deputy Supervisor
Mr. Claude Sykes	Supervisor

Also present:

Ms. Nadine Bell	Town Attorney
Mr. Douglas Foster	Highway Superintendent
Mr. Jason Hoy	Town Engineer
Mr. Ken Bush	County Legislator
Ms. Lynn Precourt	Town Clerk

Pledge of Allegiance and Roll Call.

Approve minutes of the Regular Town Board Meeting on February 17, 2021:

039-21-000 MOTION BY Ms. Dickman, seconded by Mr. Dudzinski, to approve minutes of the Regular Town Board Meeting on February 17, 2021 as published.

Mrs. Van Der Water – Abstain, Ms. Lesniak – Yes, Mr. Tupper – Yes, Ms. Dickman – Yes, Mr. Dudzinski – Yes, Ms. Sabin – Abstain, Mr. Sykes – Yes

Motion Carried & Adopted

Extension No. 2 of Van Buren Consolidated Water District:

Ms. Bell went over Part 2 of the short EAF with the Board.

040-21-051 Councilor Van Der Water moved and Councilor Dickman seconded the following resolution.

**WHEREAS**, the Town Board of the Town of Van Buren (the “Town Board” and the “Town”, respectively), in the County of Onondaga, State of New York, has received a Petition pursuant to Article 12 of the Town Law, for the establishment of the Van Buren Consolidated Water District, Extension No. 2 (the “Water District Extension”) in an area generally known as Tax Map No.: 055.-02-04.0, Town of Van Buren, New York, which Petition is signed by the owner

of the taxable real property situate in the proposed Water District Extension, owning in the aggregate at least one-half of the assessed valuation of all the taxable real property of the proposed Water District Extension, as shown upon the latest completed assessment roll of said Town, and including the signatures of resident owners of taxable real property owning taxable real property aggregating at least one-half of the assessed valuation of all the taxable real property of the proposed Water District Extension, owned by resident owners according to the latest completed assessment roll; and

**WHEREAS**, said Petition purported to describe the boundaries of the proposed Water District Extension in a manner sufficient to identify the lands included therein as in a deed of conveyance and was signed by the Petitioners and acknowledged or proved in the same manner as a deed to be recorded; and

**WHEREAS**, the proposed Water District Extension is bounded and described in the attached Schedule "A"; and

**WHEREAS**, following preparation of a Map, Plan and Report by William D. Morse, P.E. (W-M Engineering, DPC), competent engineers duly licensed by the State of New York, for the proposed Water District Extension, and the construction of water facilities therein, consisting generally of the construction of approximately 725 feet of 8" pipe and 1 hydrant, to be installed within the project area (the "water improvements") in the Town of Van Buren, all as more fully set forth in the map, plan and report, which are now on file in the Office of the Town Clerk; and

**WHEREAS**, no other agency (including any Federal agency) is involved within the meaning of the New York State Environmental Quality Review Act ("SEQR") with respect to this matter, with the result that the Town Board shall act as lead agency in this matter; and

**WHEREAS**, the extension of this special district is an unlisted action for purposes of environmental review under SEQR; and

**WHEREAS**, the Town Board has given due consideration to the impact that such construction in said Water District Extension may have on the environment and on the basis of such consideration, the Town Board will hereby determine the environmental impact, if any, to be caused by such construction under SEQR; and

**WHEREAS**, the Town Board has determined that a short environmental assessment form ("EAF") shall be required in connection with this matter; and

**WHEREAS**, the said EAF has been prepared and has been reviewed by the Town Board; and

**WHEREAS**, the amounts proposed to be expended for said improvements in connection with the extension of said Water District, including all legal and engineering expenses incurred by the Town, and all costs of construction of water facilities necessary to serve said district extension shall be borne by the Petitioner; and

**WHEREAS**, the cost of said extension will be paid by the owner/petitioner upon extension of the Water District and therefore no financing will be required; and

**WHEREAS**, the permission of the State Comptroller is not required because no issuance of bonds or other indebtedness will be undertaken; and

**WHEREAS**, all future costs and expenses of operation, maintenance and improvements, in said Water District Extension, including all expenses related to all extensions of said Water

District Extension which may thereafter be established, shall be a charge against the entire area of said Water District as extended.

**NOW THEREFORE, BE IT RESOLVED AND DETERMINED**, that the establishment of the said Water District Extension and construction of improvements therein will have no significant adverse effects on the environment, and this Resolution shall constitute a negative declaration under SEQR for the following reasons:

1. The improvements shall consist of the installation of water facilities and connection to the existing water lines of the District to the identified property, all as described in the Map, Plan and Report submitted by the applicants.
2. Such installation results in no substantial adverse changes in existing air quality, water quality or noise levels, no substantial increase in solid waste production and no substantial increase in the potential for erosion, flooding or drainage problems.
3. The improvements themselves provide a clear and reliable source of potable water to the area of the Water District Extension in a safe and efficient manner.
4. No substantial interference with or adverse effects on animal life are anticipated.
5. None of the other criteria listed in 6 NYCRR Part 617.11 have been identified as being relevant to this action; and it is further

**RESOLVED AND DETERMINED**, that a hearing of the Town Board of said Town of Van Buren shall be held at the Van Buren Town Offices located at 7575 Van Buren Road in the Town of Van Buren on April 7, 2021 at 7:00 p.m., or as soon thereafter as the matter can be heard, to consider the proposed Water District Extension herein referred to and the construction of such water improvements therein, and to hear all persons interested in the subject thereof, concerning the same and for such other action on the part of the Town Board with relation thereto as may be required by law; and it is further

**RESOLVED AND DETERMINED**, the Town Clerk publish at least once in the Post-Standard, a newspaper having a general circulation in the Town and hereby designated as the official newspaper of the Town for such publication, and post on the sign board of the Town maintained pursuant to Subdivision 6 of Section 30 of the Town Law, a copy of this Order, certified by said Town Clerk, the first publication thereof and said posting to be not less than ten (10) nor more than twenty (20) days before the date of such public hearing; and it is further

**RESOLVED AND DETERMINED**, that the Town Clerk file a certified copy of this order with the Comptroller of the State of New York on or about the date of publication of a copy of this Order.

The question of the adoption of the foregoing resolution was duly put to a vote and upon roll call, the vote was as follows:

<b>Wendy VanDerwater</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>Darcie Lesniak</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>Mary Frances Sabin</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>Howard Tupper</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>

<b>Ronald Dudzinski</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>Patricia Dickman</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>Claude Sykes</b>	<b>Supervisor</b>	<b>Voted</b>	<b>Yes</b>

The foregoing resolution was thereupon declared duly adopted.

**Dated: March 3, 2021**

### **SCHEDULE “A”**

All that tract, piece or parcel of land situate in the Town of Van Buren, County of Onondaga, and State of New York and being a part of Military Lot 42 in said Town, and being a proposed extension of the Town of Van Buren Consolidated Water District and being more particularly bounded and described as follows:

Beginning at a point in the northerly right-of-way line of Herman Road, said point being the southwesterly corner of property now or formerly owner by Herman Road Properties, LLC, as recorded in the Onondaga County Clerk’s Office in Book of Deeds 4729, page 29, and said point being N 3° 13’ 26” W a distance of 37.07 feet from the centerline of Herman Road;

thence S 59° 41’ 22” W along said northerly line of Herman Road a distance of 481.48 feet to the southeasterly corner of property now or formerly owned by R.D. & M.L. Lake;

thence N 2° 38’ 45” W along the easterly line of said Lake property, a distance of 606.85 feet to the southerly right-of-way line of the New York State Thruway;

thence N 66° 19’ 0” E along said southerly right-of-way line of the Thruway a distance of 451.00 feet to the northwesterly corner of said property owned by said Herman Road Properties;

thence S 3° 13’ 26” E along the westerly line of said property owned by said Herman Road Properties a distance of 545.23 feet to the place of beginning.

Said Van Buren Consolidated Water District Extension No. 2 containing 5.615 acres of land more or less.

#### Assessor’s Report:

Ms. Golden said sales analysis for residential, commercial and vacant properties was completed for sales occurring between July 1, 2019 and June 30, 2020. This review indicated 8 residential neighborhoods with LOA’s below 95%. All eight will be reappraised for 2021. The review also indicated 9 residential neighborhoods with LOA’s between 95% and 97% all 9 will be trended up +3% for 2021. A limited number of commercial and vacant properties will be reappraised as

## Regular Town Board Meeting March 3, 2021

needed for 2021. (All vacant land was reappraised last year 2020) The equalization rate/level of assessment for 2021 would be 93% for residential properties based on a review of sales for 1 year, 2 years, and 3 years.

Preliminary notices will be mailed to 3600 property owners on March 12<sup>th</sup> with informal meetings by phone with the Assessor scheduled to start on March 22. Please remember that the Preliminary notices are not Tentative until May 1<sup>st</sup>. They indicate an opinion of Market Value as determined by the Assessor. This value is based on inventory and sales data. If property owners disagree with the opinion of value they should supply facts to the Assessor to justify a change in value.

The Tentative Assessment Roll will be filed on May 1<sup>st</sup> as required by Real Property Tax Law. Property owners with assessment concerns after April 23 must attend Grievance Day on Tuesday May 25<sup>th</sup>. Grievance Day will be by appointment only. In person and phone appointments will be offered. To receive an appointment on Grievance Day the required form RP- 524 must be completed and returned to the Assessor's office.

The State Office of Real Property Tax Services has reviewed and confirmed the level of assessment for residential, commercial and vacant to be at 100% of market value for 2021. The benefits of maintaining 100% level of assessment are equity, stable tax rates, and not requiring an outside contractor to reappraise the Town after a significant drop in the Town's equalization rate, as determined by the State. This results in cost savings for the Town and tax payers. The Town also benefits from updated utility and special franchise values each year. This decision is made by the Town Board. and has been in place since the town wide revaluation in 2001. The Town Board should notify the Assessor if they wish to discontinue this practice in writing by September 15. The analysis for the next years assessment roll begins in September and the State must be notified in writing of the Town's intention prior to November 1<sup>st</sup>.

Final building permit review will be completed over the next 3 weeks, with inventory changes entered by Tentative Roll filing.

The deadline to file exemption applications for 2021 was March 1<sup>st</sup>.

In December the Governor signed special legislation for 2021 only. This allows Senior Citizens with the limited income exemption or limited income disability exemption to carry over from 2020 to 2021 without renewal. This does not apply for new applications or to properties with ownership changes.

A possible change to the Enhanced Star Exemption program was included in the 2021 State budget. If passed it would require new Enhanced exemptions to switch to the Check program for the additional savings over Basic Star. This would apply to property owners with the Basic Star Exemption who age or income into the requirements for the Enhanced Star exemption. Will keep you posted.

Regular Town Board Meeting March 3, 2021

Ms. Dickman asked Ms. Golden to explain the dates she uses to look at sales.

Ms. Golden said it stops July 1, 2020, anything after that goes on next year.

Mrs. Van Der Water asked how many parcels are within the 17 neighborhoods being reassessed.

Ms. Golden said 3615. She said 637 did not change, five decreased, 40 are due to improvements and 2367 are trending/sales.

Mr. Sykes said there is no doubt the sales are up in this area.

Ms. Sabin asked how many sales were used.

Ms. Golden said 100.

Mrs. Van Der Water said she wants people to understand this process is set by NYS, it is not Ms. Golden choosing on her own what assessments to change. She said there is a process in place to discuss individual assessment increases and urged people to go through the informal meetings and to the Board of Assessment Review.

Consider approval of 2021 Canton Woods Senior Center Intermunicipal Agreement and authorize the Supervisor to execute same:

Mr. Sykes said on the last page under A.7772 the number should be \$48,100 not \$46,100. He said this should have applied to 2020 as well.

041-21-044 MOTION BY Ms. Sabin, seconded by Ms. Dickman, to approve the 2021 Canton Woods Senior Center Intermunicipal Agreement and authorize the Supervisor to execute the same.

Mrs. Van Der Water – Yes, Ms. Lesniak – Yes, Mr. Tupper – Yes, Ms. Dickman – Yes, Mr. Dudzinski – Yes, Ms. Sabin – Yes, Mr. Sykes – Yes

All Ayes – Motion Carried & Adopted

Approve and authorize the execution of the Agreement with Onondaga County Community Development for the Snowdale Drive Phase II Drainage Project Funding:

042-21-023 MOTION BY Mr. Tupper, seconded by Ms. Lesniak, to approve and authorize the execution of the Agreement with Onondaga County Community Development for the Snowdale Drive Phase II Drainage Project Funding.

Regular Town Board Meeting March 3, 2021

Mrs. Van Der Water – Yes, Ms. Lesniak – Yes, Mr. Tupper – Yes, Ms. Dickman – Yes, Mr. Dudzinski – Yes, Ms. Sabin – Yes, Mr. Sykes – Yes

All Ayes – Motion Carried & Adopted

Consider approval for Town Clerk to virtually attend the NYSTCA annual conference April 24 – 26<sup>th</sup> at a cost of \$125.00:

043-21-027 MOTION BY Mr. Dudzinski , seconded by Ms. Dickman, to approve the Town Clerk to virtually attend the NYSTCA conference April 24 – 26<sup>th</sup> at a cost of \$125.00.

Mrs. Van Der Water – Yes, Ms. Lesniak – Yes, Mr. Tupper – Yes, Ms. Dickman – Yes, Mr. Dudzinski – Yes, Ms. Sabin – Yes, Mr. Sykes – Yes

All Ayes – Motion Carried & Adopted

Councilor Committee Reports and Comments:

Mrs. Van Der Water said the Parks & Recreation committee met March 1<sup>st</sup> and started discussing what programs, if any, can run this summer. She scheduled a follow up meeting on April 1, 2021 at 2:00 pm at the Town Hall. She said they will make a decision that day on the summer playground program and pool opening.

Mr. Tupper said they had a presentation by the Baldwinsville Ambulance Corps and he said they are in need of both monetary donations and volunteers.

Highway Superintendent Comments:

Mr. Foster said there is still no parking on town roads between 2:00 am and 6:00 am until April 15<sup>th</sup>.

Mr. Foster said they will not do lawn repairs until they know it will not snow again but in the meantime if you have plow damage you can contact the department to let us know.

Supervisor Comments:

Mr. Sykes said the town will need to submit a new five year plan for Community Development so if anyone has any ideas for projects contact Mr. Hoy.

Regular Town Board Meeting March 3, 2021

Mr. Sykes thanked Legislator Bush for introducing the resolution at the County for the retention of the Canton Street bridge. He said this is a vital link for the community.

Legislator Bush said the money from the County for Canton Woods Senior Center outreach workers has been kept in the budget.

Citizens Comments: None

Engineer Comments:

Mr. Hoy said the town lost Fairway Circle and gained Christopher Drive to Clarewood Drive as areas eligible for funding.

Attorney Comments: None

044-21-000 MOTION BY Ms. Dickman, seconded by Mr. Dudzinski, to adjourn to the next Regular Town Board Meeting on March 17, 2021 at 7:00 pm.

Mrs. Van Der Water – Yes, Ms. Lesniak – Yes, Mr. Tupper – Yes, Ms. Dickman – Yes, Mr. Dudzinski – Yes, Ms. Sabin – Yes, Mr. Sykes – Yes

All Ayes – Motion Carried & Adopted

Meeting closed 7:37 pm

Respectfully submitted,

Lynn Precourt

Town Clerk

Dated: 3/4/21



