

**REGULAR MEETING OF THE VILLAGE BOARD
OF THE VILLAGE OF MARCELLUS HELD ON
FEBRUARY 28, 2022 AT THE VILLAGE HALL**

PRESENT: John P. Curtin, Mayor See List
Timothy P. Manahan, Trustee
John J. Murphy, Trustee
Jeffrey D. Brown, Attorney
Charnley A. Abbott, Village Clerk

ABSENT: None

Pledge of Allegiance

Mayor Curtin opened the meeting at 7:00pm.

CONSENT

AGENDA: The Village Clerk submitted the minutes of the Planning Board, Zoning Board of Appeals, and the Regular Board meetings for the month of January 2022. The bills on Abstract Sheets #009 for General Fund in the amount of \$38,981.79, Sewer Fund in the amount of \$23,550.19, Capital Funds in the amount of \$6,594.00 and Trust & Agency in the amount of \$5,213.43 were audited. The bills totaled \$74,339.41. The Board received the Police Report for the months of December 2021 and January 2022 from Captain Bernie Podsiedlik. The Board also received the Building Inspectors Report for the month of January 2022 from Code Official Bill Reagan. The Board acknowledged receipt of the minutes of the Town Board meetings for January 2022. The financial statements as submitted by Village Treasurer Nino Provvidenti for January 2022 were given to the Board for their review. Trustee Manahan made a motion to approve the consent agenda. The motion was seconded by Trustee Murphy. Mayor Curtin asked if there was any discussion on the consent agenda. Hearing none, Mayor Curtin called for a vote. All board members voted aye and the motion carried.

TEFFT MEADOWS

UPDATE: Trustee Murphy stated that at a recent meeting of the Village Planning Board, site plan approval of a proposed project in the Village at #8 Paul Street, known as the Tefft Meadows Senior Apartments Project was authorized, contingent on the applicant, Christopher Community, Inc. obtaining all outstanding regulatory approvals, satisfaction of any outstanding comments from the Village Engineer and Village CEO, and applicant making payment on all outstanding fees and reimbursing any costs due to the Village, based on a map last revised 2/04/22. This approval followed multiple public hearings, and reviews by The State Historic Preservation Office, the Onondaga County Planning Board, and a lengthy SEQR process conducted by the Village Engineer, which indicated that the project will not result in any significant adverse environmental impact and the return of a negative declaration. Trustee Murphy made a motion that the Village Board recognize the Planning Board's site plan approval of the project and to thank the members of the Board who spent so much time and effort guiding this very worthwhile project forward. The motion was seconded by Trustee Manahan. Mayor Curtin asked if there was any discussion. Hearing none, Mayor Curtin called for a vote. All board members voted aye and the motion carried.

ELECTION

RESOLUTION: Trustee Manahan made a motion to adopt the following Resolution:

**RESOLUTION DESIGNATING POLLING PLACE IN EACH
DISTRICT, HOURS DURING WHICH POLLS ARE OPEN,
NAMES AND ADDRESSES OF CANDIDATES, OFFICES
AND TERMS NOMINATED FOR, AND ABSTRACT OF ANY
PROPOSITION TO BE VOTED UPON**

WHEREAS, Subdivision 3(b) and (4) of Section 15-104 of the Election Law provides that the Board of Trustees shall adopt a resolution at least seventeen days before any Village Election designating the polling place in each election district, the hours during which the polls shall be open, the names and addresses of all those who have been duly nominated in accordance with Section 15 of the Election Law, for village office by certificate or petition of nomination duly

filed with the Village Clerk; and the office and term of such office for which they have so nominated, and abstract of any proposition to be voted thereon;

NOW, THEREFORE BE IT RESOLVED, by the Board of Trustees of the Village of Marcellus as follows:

(A) Village of Marcellus Election for the year 2022 shall be held at the Village Hall located at 6 Slocombe Avenue, Marcellus, New York.

(B) The Election shall take place on March 15, 2022. The polls will open at 12:00 o'clock noon and close at 9:00 p.m.

(C) The names and addresses of those who have been duly nominated for village office, and the office and term of such office which they have been nominated for are as follows:

<u>MAYOR</u>	<u>TERM</u>
John P. Curtin, 12 First Street	4 years
<u>TRUSTEE</u>	<u>TERM</u>
Timothy P. Manahan, 44 North Street	4 years

(D) There will be no propositions to be voted upon at this election.

BE IT FURTHER RESOLVED, that the Clerk of the Village is hereby ordered to publish a copy of this resolution in the official newspaper of the Village at least ten days prior to the election, and is hereby further ordered to post copies of this resolution in at least six conspicuous public places within the Village, with one of the copies of such notice to be posted at the polling place.

The motion was seconded by Trustee Murphy. Mayor Curtin asked if there was any discussion. Hearing none, Mayor Curtin called for a vote. All board members voted aye and the motion carried.

SPRING TRASH

DAYS: Trustee Manahan announced that the Town of Marcellus has scheduled the 2022 dates for the Trash Transfer Stations as follows: Fridays, April 29th, May 6th, and May 13th from 8 a.m. to 3 p.m. and Saturdays, April 30th, May 7th, and May 14th from 8 a.m. to Noon. Permits, prices for which will be determined, are required, and issued through the Town of Marcellus Clerk's Office. The Town Board has also agreed tentatively to have an Electronic Waste Collection and to also have a Community Shred day during the Spring Trash Days. The cost to the Town is to be determined, and the Village will share in that cost. There will be no cost to the residents for the shredding.

TEFFT MEADOWS

PILOT: Mayor Curtin made a motion to approve the Tefft Meadows Senior Housing PILOT Project whereby the Village accepts the Tax Exemption Agreement which calls for the annual PILOT payments to be equal to 10% of the project's annual shelter rent. This payment in lieu of taxes will be collected from 42 of the 60 one-bedroom senior apartment units, all of which are low-income housing units for seniors (62+). There are 18 units which are Section 8 housing units for seniors which will be completely exempt from all County, Town, Village and School District property taxes. At present, taxes collected from the two tax parcels, which comprise the property at #8 Paul Street, total \$10,416.00 from four municipalities (Town of Marcellus, Village of Marcellus, Marcellus CSD and Onondaga County). Upon completion of the Tefft Meadows Senior Housing Project, the annual shelter rent (or payment in lieu of taxes) is estimated to be \$24,674.00. The Village would expect that these PILOT payments would be divided up between the four municipalities, in an Intermunicipal Agreement (IMA) to be negotiated, similar to the same allocation percentages developed for the PILOT Agreements that already exist for Upper Crown Landing Apartments on Maple Street and the Nine Mile Landing Apartments on Austindale Ave. This motion also authorizes the Village Treasurer to approve and consent to the incorporation and organization of the Tefft Meadows Housing Development Fund Company and to the filing

of the same. This motion is also contingent on the collective agreement by all municipalities involved. The motion was seconded by Trustee Manahan. Mayor Curtin asked if there was any discussion. Hearing none, Mayor Curtin called for a vote. All board members voted aye and the motion carried.

BUDGET

MODS: Trustee Murphy made a motion to approve budget modifications requested by the Village Treasurer transferring revenues and appropriations in the General and Sewer Funds. The motion was seconded by Trustee Manahan. Mayor Curtin asked if there was any discussion. Hearing none, Mayor Curtin called for a vote. All board members voted aye and the motion carried.

ANNOUNCE VILLAGE

MEETINGS: Trustee Manahan made note of the list of those meetings scheduled for March 2022, which is provided for those so interested. Trustee Manahan also stated that Village elections will be held on March 15, 2022, from Noon to 9 p.m. in the Village Hall and noted also that there are several budget meetings planned for March, including ones on March 2nd and March 8th both at 10am, in the Board Room. Additional meetings will be held as needed. Also, Daylight Savings Time will begin on March 13, 2022, and the Annual Meeting and Tentative Budget Hearing will take place on Monday, April 4, 2022, in the Board Room, beginning at 7 p.m.

UPDATES FROM THE

MAYOR: The following updates are posted on the Village of Marcellus website and available at the Village Office for any interested party as well.

- a) NYS Budget-A copy of the Summary of the State's 2022-23 Executive Budget Proposal, issued on February 1, 2022, is on file in the Village Office for public inspection and is also available for inspection on the Village website, under Village News. It should be noted that the Governor has requested \$15 billion in COVID relief aid from the Federal government. Since there is currently no way of knowing what New York State ultimately stands to receive under a new COVID relief package, the Governor's Executive Budget proposal assumes \$6 billion in additional federal aid (\$3 billion allocated to 2021-22 and \$3 billion to 2022-23) which the Division of the Budget believes is at the lower end of possible outcomes. This \$6 billion assumption still drives reductions in nearly every category of the budget, including AIM funding, but to the extent the Federal Government delivers more than the \$6 billion that is assumed, the proposed spending reductions and tax increases would be reversed or modified. Consequently, the Executive Budget proposals are based upon the lower assumption of \$6 billion in additional federal relief. A State Budget Update can be found at <https://files.ctctusercontent.com/addfad1c701/01a7e560-1211-43f2-bda9-5b5b277e0a8b.pdf?rdr=true>
- b) F.O.G. (Fats, Oils, Grease) – in the wastewater is a topic that had been much discussed and will continue to be on the WPCP's agenda in the months ahead. We continue to provide a flyer that emphasizes the need to keep Fats, Oils and Grease out of the sanitary sewer system.
- c) No Parking – November 1st to April 1st – the public should know as of November 1, 2021, there is no parking allowed on any street in the Village of Marcellus from 2 a.m. to 7 a.m. so that the Highway Department can plow snow. This no parking ban will remain in effect until April 1, 2022. If ticketed by Village Police, the fee will be \$35.00. We urge residents to use the Village parking lots for any overnight parking situations.
- d) Snow Plowing – as in the past, we would like to alert independent snowplow operators that it is illegal to plow or shovel snow or ice during snow removal operations upon a village sidewalk or other public way. While most of the independent snowplow operators in the Village comply as much as possible with the law, there are some who need to be reminded that if a driveway is being plowed, that snow **CAN NOT** be plowed into the street. **NOR** can the snow be plowed out of a driveway, across the street and into the village right-of-way across from the plowed driveway. Some drivers have claimed that they have no place to put the snow. That, however, is not an excuse to put the snow into the street, nor across the street when plowing. The

Village is not responsible for snow that accumulates on a resident's property and the Village is not responsible for removing snow that has been plowed onto the Village right-of-way. We ask that independent snowplow drivers take this into consideration when they are plowing residential properties in the village. No snow should be plowed onto a village street or sidewalk, and any that has been, accidentally, must be removed before finishing the job.

- e) Planning Board – Tefft Meadows Development project – site plan has been approved, for a senior housing project at the site on Paul Street and the Planning Board Minutes from all the meetings, as well as the plans and other detail on the proposed project can be found at <https://www.villageofmarcellus.com/tefft-meadows.html>
- f) Zoning Board – met on February 7, 2022, to approve an area variance which would allow the applicant to eliminate 21 of the 90 parking spots required by the Village Code for the Tefft Meadows development located at 8 Paul Street. The ZBA approved the variance since this part of the Code was unnecessary, and the elimination of these spaces will provide for a more attractive landscape, decrease the overall amount of asphalt, and increase the area of permeable surface. It was also noted that the areas will be graded in such a way to ensure that, if needed, they can be easily converted into parking spaces to alleviate issues that may occur due to the variance. Since no issues have been presented, the Village Zoning Board has no plans to meet in March.
- g) Main Street Grant Award-The Village Board is pleased to announce that the Village was awarded almost \$500,000 for the 2021-2022 Main St Grant Program. There are 18 projects included in the Village Center and it is sure to make a significant impact on the community. These projects will have to follow all normal application and permitting requirements, and some may be referred to the Planning Board as the process unfolds. The Village is most grateful to County Executive Ryan McMahan and the Office of Community Development as well as the Onondaga County Legislature for providing funds to help revitalize and beautify many parts of the Village of Marcellus, as they did last year when 14 Village properties were awarded almost \$300,000 under the County Main Street Façade Grant program.
- h) Budget – the Village Board has begun to work on its 2022-2023 Budget and at first glance, it appears that things remain somewhat stable at the Village level. In January, Village and Town residents received their County tax bill and that bill reflected, as it has in past years, a slight tax reduction for Village and Town residents. The County, similar to last year, has been able to drop that tax because the County, which having slashed by more than half, the sales tax revenue that used to go to the Village in 2010, has then able to pass on those tax savings to Village and Town property owners in the form of reduced County taxes. Ever since, the Village has had to make up for the revenue taken by the County and then passed onto Village property owners in the form of reduced County taxes. The County has added some VIP monies to the Villages this year, for which the Village is grateful, and these might help helped to offset an increase in Village taxes this year.
- i) Property Tax Cap – our Budget is also complicated by the property tax cap of 2%, another State mandate, and at our March Board meeting, the Board might have to vote to override the tax cap. Having learned from the experience of several towns, it is sometimes best to override, if only to protect the Village from penalty. Should the adopted budget vary from the actual budget, resulting in a tax hike of more than 2 percent, the Village would be responsible for a host of penalties for violating the governor's tax cap. Because the Village might not be able to stay under the tax limit this year, the Board will probably vote to override the tax cap.
- j) Baltimore Ridge Development – continues to move along quite well, and as of this date, all permits have been issued, and development of the site has begun with the construction of an entrance road, the clearing of several trees, and the building of the required storm water detention pond. In addition, sight distance conditions on South Street Road, as required by Onondaga County DOT, have been met and the

installation of storm and sanitary sewer pipes are complete. Other utilities, water, cable, telephone, electric and gas, are now in the process of being installed. While the roads into the development have been stoned, and some asphalt installation has been done, the latter is not yet complete.

- k) Code Enforcement – mostly 3-year rental inspections and fire inspections this month. We would also remind residents that all garbage must be contained in a proper receptacle, not left at the curb in plastic bags.
- l) Olde Home Days, 2022 (June 3, June 4 and 5) – the third meeting of the 2022 OHD Committee will be held on Thursday, March 3, 2022, at the Village Hall, beginning at 6:30 p.m.
- m) Green Gateway Project – is one that we hope will result in an environmentally positive gateway entrance to our Village – at the site of the former woolen mill on North Street. Printed copies of a project summary are provided for the benefit of residents and are available in the Village office, as well as on the Village website (click on <http://villageofmarcellus.com> and then on News, then Village News. While the coronavirus has interrupted and delayed our plans, the Village, and the students at MCS continue working on the site and it is hoped that conditions will soon improve so that the project will begin anew in the months ahead.
- n) New Business in the Village – Riseform, a Nano Brewery has opened on a limited weekend basis at #4 East Main Street and an ice cream and deli shop is expected to open soon at #2 East Main. We welcome these new businesses to the Village and encourage our residents to patronize them. The Village Tavern, Riseform, and Chad's sandwich shop are also looking into the requirements for outdoor seating and a sidewalk café when the weather turns favorable.

After concluding with the updates, Mayor Curtin asked if there were any comments from the Board. There were none.

ITEMS FROM THE

FLOOR: Mayor Curtin asked if there were any items from the floor. Hearing none, Mayor Curtin asked for a motion to close the meeting. The motion was made by Trustee Manahan and seconded by Trustee Murphy. Mayor Curtin called for a vote. All board members voted aye and the motion carried.

The Regular Board Meeting was adjourned at 7:27 p.m.

Respectfully Submitted by,

Charnley A. Abbott, Village Clerk

(SEAL)