

A Regular Town Board meeting was held on April 6, 2023, at Lysander Town Hall, 8220 Loop Road, Baldwinsville, New York.

MEMBERS PRESENT:

Robert A. Wicks, Supervisor
Jeffrey Kudarauskas, Councilor
Kevin Rode, Councilor
Robert Geraci, Councilor

MEMBERS ABSENT: Peter Moore, Councilor

OTHERS PRESENT: Dina Falcone, Town Clerk, Ken Svitak, HW Superintendent, Al Yager, Engineer, and several guests and residents.

Supervisor Wicks called the meeting to order at 6:30 PM with the Pledge to the Flag.

Adoption of March 2 and 16 2023 Minutes

RES#66/2023

Motion by Councilor Rode seconded by Councilor Kudarauskas to adopt the March 2 and March 16, 2023 Town Board Meeting minutes.

Supervisor Wicks	Aye	Councilor Kudarauskas	Aye	Councilor Geraci	Aye
Councilor Moore	Absent	Councilor Rode	Aye		

All ayes, motion carried and adopted

Public Hearing – CDBG 5 Year Plan and Project Application

MOTION TO OPEN THE PUBLIC HEARING REGARDING THE 2023 CDBG 5 YEAR PLAN AND PROJECT APPLICATION

RES#67/2023

Motion made by Councilor Kudarauskas seconded by Councilor Geraci to open the public hearing at 6:30 PM.

Supervisor Wicks	Aye	Councilor Kudarauskas	Aye	Councilor Geraci	Aye
Councilor Moore	Absent	Councilor Rode	Aye		

All ayes, motion carried and adopted

Fred Burtch: *I apologize in advance if I don't have my facts right and some might say it may not be pertinent from the limited amount of research that I've done on it. I'm all in favor. And so is everybody I've talked to as far as the highway department is concerned. That is a vital department for our township, especially in the winter. And it makes sense to not only have them have it passed, where they can operate 24/7, but you need that type of thing. If we ever have (an emergency) and have to work on a truck. Hope that thing doesn't happen but we'd be stuck if we didn't have that type of setup. As far as the town hall is concerned, I'm a little bit mystified as to why we think we would need something like that here. I've done a little research. And from my knowledge, the power has gone out at this building during work hours twice in the last 10 years, once for an hour, and once for two thirds of the day. The time that it went out for two thirds of the day was last June, and that was the day I came here to fight my tax grievances and there were hundreds of other irate people. Just want to tell you that the town employees and the people that they brought in to help during that process were phenomenal. And they got through that whole process with no hitches and as far as backup power for this building. I think that would be a bridge too far. If we ever lost it for a day people couldn't work from home as we've seen during COVID that we can do that. As far as using this facility, in my opinion as an emergency center when there is a catastrophe or something - a huge snowstorm or whatever. Honestly, I don't see*

anybody in our community walking into this facility as a lifeboat in a place to do something like that, in my opinion. I don't think a single town employee would think to themselves, I'll use the power – mine went out for a day or two or even not abandon my house and go down to town hall where there's power and where would people sleep if they had to stay overnight? Who would come down here? To monitor this place? During an event like that to keep watch over. We're certainly not going to let people run rampant through the building. There's a lot of good ideas out there that really aren't worth the funding. In my opinion. We have funding use it or lose it. I think there's a lot of places in our town where we can get better use for money than to outfit this building with that type of expenditure for backup power. I don't think that we need it right now. And I just think there's some other things in our township that use that money towards the highway. Great. Now we've talked about an additional cold weather building for the highway for about 10 years now. Have we gotten any movement on that? I think our town would be better served with it in that direction if we could.

Supervisor Wicks: *These are all grants so they're all specific for specific projects. Okay. And that money - that money that you're talking about - when they applied for the grant, the amount of money that they applied for, covered the amount of money it would cost to erect that building. It doesn't now it's probably 75% shorter.*

Mr. Burtch: *I can understand and I agree. And that's what I speak to when I say hey, I don't know all the facts. I have ideas and opinions but I don't have all the information I'm coming up with - you know what I know - and I appreciate that. I just think there are some type of things that if we could get all the possible grants towards [items] that I just think that that's something that the town benefits more from and stay here. I honestly don't think there's, in my opinion, that we have a public hearing here tonight and there's just the normal people that show up and I know you advertised it because it's something like this. I just want to see a lot of people show up, and if it's any indication in my opinion of how many people would be aware of that type of setup in any event, that if we did have a bad situation or a catastrophe on the roads, I think there's 90% of our community that wouldn't even be aware that this would be a facility for that. Where are we going to put cots? Are we going to roll them up and put them in closets?*

Supervisor Wicks: *We're going to have facilities as well as a lot of that stuff, and you know, we don't have time to go into the whole thing. But this place would be running - there would be people here 24/7 including town personnel...*

Mr. Burtch: *It's difficult enough to get people to show up for 35 hours out of town personnel.*

Supervisor Wicks: *Not only town personnel, there'll be other people because this would be used as a command post, and if we have to use it as an evacuation center, it's going to be staffed 24/7. That's part of an emergency management plan that we're starting to workout with fire EMS, Onondaga County, the towns, and the Town of Van Buren. We are going to get the police departments involved, but we'll be talking about that in the future once we get going on that, but some of the things you're talking about, this is a necessary facility to be operating 24/7, and we're not the only ones that are doing it. Multiple communities throughout the state are using this ARPA money and this isn't our money. This is money coming from the county through state money and we are using money to outfit their facility with generators because you need them and some people would say okay, during a catastrophe, we get the count. Well, all you got to do is look at one when you had the Labor Day storm on it, I could count and couldn't do it. Because I happen to be on the command post in the civic center with about 30 other people for three days, you know, rotating but they can't come out and help us in every situation. That's when towns have to operate on their own. So we have to have a facility if you do you have to do is look at Palestine. What did they do with those people that had to evacuate when they had a train derailment? Where are they gonna go? It's not just this place. You have to have multiple places but this has to be a place that we can operate.*

Supervisor Wicks: *It's not just for that - like I said, I don't have time to go through all of it. There's a multitude of things that you would need if we had a situation in this town, where this would be used as a command post. And if this was used as a command post, you'd have fire, EMS highway, Niagara Mohawk state DOT, under that county emergency management. We'd have personnel, depending on how big it was. We'd have personnel from the Baldwinsville Police Department, the state police, Sheriff's Department, I'm talking in a in a large thing. So that's what these that's what emergency facilities are used for. That's done throughout the United States.*

Mr. Burtch: *I appreciate that. I mean, I like I said, I've been here almost 56 years and I've lived through the 93 storm the snowstorm that was about the worst I ever saw but there was 66 or a year before I was born and it was pretty bad. We don't get tornadoes. We don't get earthquakes. You know, we don't get flooding here. We're going to get some snow storms every once in a while. Probably about the biggest was when something my dad worked on and unless there's a war with China or something like that. We don't have that but I just don't anticipate any major catastrophes in our area to where we would need a*

command center - but I just I would like to if at all possible in the future. I know when people for a public hearing, there's a standard procedure you have to go through we have to make the notification in the local newspaper and we put it up on the website and then you put it up on the billboard in your building. And that's, you know, state or county mandates will tell you what you need to do. I'd like to see our town if at all possible, possibly go above and beyond and make other attempts to reach the public. It would be nice in my opinion, if we had filled chairs here for other ideas and other opinions.

Supervisor Wicks: *Come next week. Come the next meeting. I guarantee it. We'll have plenty of people here. So that you understand, the CDBG grants can only apply in a certain period in town hall, or how they are set in that area where we are confined by the rules as to what we can apply for. So when we do get approval, then the board's next step would be to decide because we could change the scope.*

Mr. Burtch: *Okay, I wasn't, I wasn't sure you know. It's just that I wanted a little bit more clarification about where the monies were coming from. I understand with ARPA funds, you use it or lose it. And so this is a different grant or different funding can go towards.*

Supervisor Wicks: *Well, it goes towards specific things. We have to identify what we have to identify; not only this building, but the highway garage, and we have another project, but the project has specific criteria that we have to meet. So these two the generators is a project that met the criteria.*

Mr. Burtch: *So just to reiterate, I'm all for it at the highway department. You know.*

Supervisor Wicks: *I think we all know what you're saying.*

**MOTION TO CLOSE THE PUBLIC HEARING REGARDING
THE 2023 CDBG 5 YEAR PLAN AND PROJECT APPLICATION**

RES#68/2023

Hearing all comments, motion made by Councilor Rode seconded by Councilor Kudarauskas to close the public hearing at 6:47 PM.

Supervisor Wicks	Aye	Councilor Kudarauskas	Aye	Councilor Geraci	Aye
Councilor Moore	Absent	Councilor Rode	Aye		

Citizens Comments

None.

Town Board Comments

Councilor Rode spoke about upcoming/pending incentive zoning projects. He hopes that a lot of people come to the meetings to stay informed. He said the proposed project consists of approximately 30 apartment buildings, a solar farm, and other types of homes.

Supervisor's Comments

Supervisor Wicks spoke about the agenda, and how he is in charge of it, but sometimes items are not placed on it until all of the information is received. The Town Clerk has to make changes often, and the final product is put out to the public and on the website 24 hours before the meeting. There will be one draft of the agenda available at an earlier time; however, it may have many changes done before the final is put on the website.

Supervisor Wicks reminded the public of the Volunteer Firefighter Recruitment Day on April 22, 2023 from 10:00 AM to 2:00 PM at Town Hall. Regarding recruiting, he said that the departments are looking into ways to make the shifts and the training more accessible to people and give them a better incentive to volunteer.

Supervisor Wicks advised that Dr. Davis, Dr. DiBarberi, and VP Kim Vile, of the Baldwinsville Central School District will be attending the work session for a presentation on the upcoming budget. It will be a question and answer session on Thursday, April 20, at 5:30 PM.

Supervisor Wicks stated that he was notified by management at Anheuser Busch that they're going to have an Earth Day cleanup, where they usually clean the Brundage Road area. The date is Friday, April 21st. Anyone who wants to participate can call his office and he'll put them on the list for the cleanup.

Supervisor Wicks spoke about the Radisson Lighting District. He said there's 236 lights in Radisson. The manufacturers had a problem with specific lights, and Mr. Yager spoke with them about the issue. There were about 70 that were defective and have been replaced. He asked that when people in Radisson see that there are lights out, he asked they call the RCA office. TOL is discussing the possibility of a warranty on the lights, but it could be costly.

Supervisor Wicks spoke about the proposed Melvin Farm Development as follows:

Regarding the Letter of Intent with Melvin Farm: Yes, there's going to be a substantial amount of housing going in, and if that moves through, and I hope it does, the substantial amount of housing that's going to be down in that area. But as for some of the benefits, there's far more benefits to that project. There are far more pros than there are cons. First of all, it's going to enable the school district to tap into their sewer system which will save that from Palmer school, because Palmer School is on a septic system and that's getting ready to fail. So they'll be able to tap into that. I think the last time one of the assessments, we were looking at like a million and half it was going to save the school district, and it was a couple years ago. So we're probably looking at somewhere between \$1.5 and \$2 million. That is going to save the school district, which saves every taxpayer in their bills with school district. The people along Hayes or Hicks Road in those developments - they are Camerondale and Gloria. People in Brick Walk, people in Melia Park, as well as the houses around there - the objective is to allow everybody to have a water or sewer district there and then everybody will be able to tap in there, so anybody on the southern part of Route 370. This goes a long way and saves the residents to those areas. They're putting in about \$2 million worth of infrastructure that we wouldn't have to bond for that project. There's also going to be a little over 130 residences specifically designated for senior housing. And this community is sorely lacking with senior housing. Not only that, but with Micron coming in, as people get older, a lot of people want to downsize but where are they going to go if they want to stay in the community? They have very few options, and this will give them those. This development looks like it's going to be a first-class development, so seniors could move into that. And that would open up housing in the Village of Baldwinsville, and the surrounding town as well as in Van Buren. So when we're looking at sprawl from Micron, that'll go a long way. If you got 135 units that seniors are moving into, where they have to move out of somewhere, if they own a home that opens up homes for other people that want to move into the community. Maybe have a three or four bedroom for residents, and we don't have to develop them later on. So there's many more benefits to this project than there are negatives. And we've talked about traffic. We've done a traffic study and you can fill them in as per the past eight years there has been a half percent decrease in average, daily traffic.

Department Head Reports

Ken Svitak, HW Superintendent, noted that the crew is fixing lawns and culvert repairs are underway. He also said that the signs for Hayes Road should be done by Thursday of next week.

Dina Falcone, Town Clerk advised the public that the Free Prom Dress event is Sunday, April 23rd from 10:00 AM to 2:00 PM in Town Hall.

Regular Agenda Items

MOTION TO APPROVE THE 2023 CDBG FIVE YEAR PLAN AND APPLICATIONS

RES#69/2023

Motion made by Councilor Geraci seconded by Councilor Kudarauskas to approve the 2023 Community Development Five Year Plan and Applications.

Supervisor Wicks	Aye	Councilor Kudarauskas	Aye	Councilor Geraci	Aye
Councilor Moore	Absent	Councilor Rode	Aye		

MOTION TO APPROVE MATERIALITY THRESHOLD

RES#70/2023

Motion made by Councilor Geraci seconded by Councilor Kudarauskas to approve the materiality threshold for GASB 87 leases, as established at an annual exchange value per lease of \$35,000, for the Town of Lysander as both a lessee or lessor.

Supervisor Wicks Aye Councilor Kudarauskas Aye Councilor Geraci Aye
Councilor Moore Absent Councilor Rode Aye

This has to be done for transparency reasons as per the Comptroller. She explained previously that GASB is the Government Accounting Standards Board who oversees regulations regarding leases over a certain threshold they must be accounted for.

**MOTION TO ACCEPT THE LETTER OF INTENT
FOR MELVIN FARM INCENTIVE ZONING**

RES#71/2023

Motion made by Councilor Rode seconded by Councilor Kudarauskas to accept the Letter of Intent (LOI) filed by Landmark Challenger, LLC for Incentive Zoning on the property known as Melvin Farm (the Project). The Town Board hereby declares itself as Lead Agency pursuant to the State Environmental Quality Review Act (SEQRA) for the Project. *The Town Clerk is hereby directed to forward said LOI to the Town Planning and Zoning Board and the Onondaga County Planning Board for review. The Town Planning Board is requested to conduct a SEQR review and submit its findings to the Town Board.*

Supervisor Wicks Aye Councilor Kudarauskas Aye Councilor Geraci Aye
Councilor Moore Absent Councilor Rode Aye

It was explained that the Town Board is Lead Agency, and the other agencies will be reviewing the plan. The SEQR Part 2 will be completed before the public hearing. Supervisor Wicks said the solar farm is not part of this. This is an application for Incentive Zoning.

**MOTION TO HOLD AND ADVERTISE FOR PUBLIC
HEARING FOR THE PROPOSED MELVIN FARM PROJECT**

RES#72/2023

Motion made by Councilor Kudarauskas seconded by Councilor Geraci to hold a public hearing on Thursday, May 18, 2023 at 6:30 PM in Lysander Town Hall to approve the zoning for the proposed Melvin Farm project. This motion shall authorize the Town Clerk to advertise for same.

Supervisor Wicks Aye Councilor Kudarauskas Aye Councilor Geraci Aye
Councilor Moore Absent Councilor Rode Aye

Discussion ensued about the timing of the recommendations and the public hearing process, the time frame of the public hearing process, and the subsequent vote. Same will be discussed further and there will be discussions regarding keeping a public hearing open if necessary, even though per Supervisor Wicks, the school district has a strict time table as they need to make a decision regarding pump station and the sewers by the end of 2024. Board members are concerned that this project is not rushed through if they do not have enough information.

**MOTION TO HOLD AND ADVERTISE FOR A PUBLIC HEARING TO CONSIDER A LOCAL
LAW TO ESTABLISH A MORATORIUM ON SOLAR FARMS IN THE TOWN OF LYSANDER**

RES#73/2023

Motion made by Councilor Geraci seconded by Councilor Rode to hold a public hearing on Thursday, April 20, 2023 at 6:30 PM in Lysander Town Hall to consider a local law under Article XXIX (29) to establish a moratorium on “solar farms” in the Town of Lysander. This motion shall authorize the Town Clerk to advertise for same.

Supervisor Wicks Aye Councilor Kudarauskas Aye Councilor Geraci Aye
Councilor Moore Absent Councilor Rode Aye

**MOTION TO HOLD AND ADVERTISE FOR A PUBLIC HEARING
TO REVIEW THE REVISED MAP, PLAN AND REPORT FOR
THE PROPOSED MILLS ROAD WATER DISTRICT**

RES#74/2023

Motion made by Councilor Rode seconded by Councilor Kudarauskas to hold a public hearing on Thursday, April 20, 2023 at 6:30 PM in Lysander Town Hall to review the revised Map, Plan and Report for the proposed Mills Road Water District, submitted by CHA Engineers.

Supervisor Wicks	Aye	Councilor Kudarauskas	Aye	Councilor Geraci	Aye
Councilor Moore	Absent	Councilor Rode	Aye		

Councilor Geraci stated that he was confused and did not know where we are on this project. The Town Attorney will be discussing the process once again at the next meeting. The Town is going through the process to make this a mandatory referendum.

MOTION TO ACCEPT THE RESIGNATION OF ELIZABETH JETTY

RES#75/2023

Motion made by Councilor Rode seconded by Councilor Kudarauskas to accept the resignation of Elizabeth Jetty as wing person in the Highway Department.

Supervisor Wicks	Aye	Councilor Kudarauskas	Aye	Councilor Geraci	Aye
Councilor Moore	Absent	Councilor Rode	Aye		

According to Mr. Svitak, he said that Ms. Jetty is working in healthcare now, and has received full time hours, which doesn't allow her to work other hours for HW.

MOTION TO APPOINT WILLIAM DIAZ AS CUSTODIAN

RES#76/2023

Motion made by Councilor Kudarauskas seconded by Councilor Rode to appoint William Diaz as custodian in the amount of \$15.38 per hour.

Supervisor Wicks	Aye	Councilor Kudarauskas	Aye	Councilor Geraci	Aye
Councilor Moore	Absent	Councilor Rode			

ADJOURNMENT

Motion made by Councilor Geraci and seconded by Councilor Kudarauskas to adjourn the Town Board Meeting at 7:20 PM.

Supervisor Wicks	Aye	Councilor Kudarauskas	Aye	Councilor Geraci	Aye
Councilor Moore	Absent	Councilor Rode	Aye		

All ayes, motion carried and adopted

This is a true and complete recording
of the action taken at this meeting.

Dina Falcone, Town Clerk