

VESTAL TOWN BOARD WORK SESSION MINUTES

MONDAY, OCTOBER 26, 2015

In Attendance: Supervisor Schaffer, Board Members: Majewski, Fitzgerald, Messina and Agneshwar

Also Attending: Town Attorney David Berger, Comptroller Laura McKane, Human Resource Officer Nancy Olmstead, Town Clerk Emil Bielecki and 6 members of the general public.

Supervisor Schaffer **convened the Work Session at 6:06 PM**

6:00 PM – Walsh & Sons Construction Corp re: rezoning of 4109 Vestal Road.

Jim Walsh from Walsh & Sons Construction distributed a preliminary drawing of the proposed project and made the following comments concerning his request to rezone this parcel from Transitional Office (TO) to Multiple Residence (RC):

- There has been considerable interest in developing this parcel for retail commerce, but he felt that a rezoning to Multiple Residence (RC) would be less disruptive to the area.
- The plan is to build 2 multi-family dwellings with a total of 12 units (2 and 3 bedroom).
- There would be 24 parking spaces, as required by the Code.
- With the proximity of the site to the Binghamton University campus, the rental units will likely attract international students who generally need year-round housing.

Town Attorney David Berger reminded the Board that rezoning the parcel would open it up to other potential uses which the Board should be aware of.

Supervisor Schaffer stated that the Board should be open to looking at other uses for the parcel since the owner has not been able to develop it for uses permitted under Transitional Office (TO) zoning.

After a brief discussion, the Board agreed to proceed with this rezoning request with a recommend date to advertise on November 25, 2015 for a Public Hearing on December 9, 2015.

OK-This item will be placed on the Agenda for a vote at the next Regular Meeting of the Town Board.

COMMITTEES

7.1 PUBLIC WORKS (MAJEWSKI/Fitzgerald) -no topics were addressed under this Committee

7.2 FINANCE (AGNESHWAR/Messina)

1. Warrants: 2015-42, 2015-42E, 2015-43, 2015-43E, 2015-43L

OK – This item will be placed as a ‘Receive and File’ on the Agenda for the next Regular Meeting.

2. Request to pay Greene, Hershdorfer & Sharpe \$4028.08 for legal services rendered in the Hicks v. Town of Vestal litigation.

OK-This item will be placed on the Agenda for a vote at the next Regular Meeting of the Town Board.

7.3 PERSONNEL (FITZGERALD/Majewski) - no topics were addressed under this Committee

7.4 PLANNING & ZONING (MESSINA/Fitzgerald)

1. Request from Boy Scout Troop 225 Scoutmaster Francis Bialy to use the front portion of the library parking lot for the annual tree sale from November 21, 2015 to January 3, 2016.

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OK-This item will be placed on the Agenda for a vote at the next Regular Meeting of the Town Board.

7.5 PUBLIC SAFETY (MAJEWSKI/Agneshwar)

1. Request from Fire Chief David Harrington to approve Fire Station # 2 Membership and Ladies Auxiliary to hold a bake sale at Station# 2 on November 3, 2015 from 6 am – 9 pm.

Supervisor Schaffer noted that this Fire Station will be used as a polling place on that day and expressed concern that the bake sale might interfere with the election related activities. Councilwoman Messina explained that she is very familiar with the layout of the building and sees no problems with accommodating both activities.

OK-This item will be placed on the Agenda for a vote at the next Regular Meeting of the Town Board.

2. Request from Fire Chief David Harrington for approval to accept payment of \$100 each per day for usage of the Fred Singer Training Site as follows: Athens Borough Fire Department – November 8th; Endicott Fire Department – November 9th and 16th and to approve the City of Binghamton Fire Department for usage of the Fred Singer Training Site November 6th.

Councilman Majewski noted that we do not charge the Binghamton Fire Department for the use of the training site because we have a special sharing arrangement with them.

OK-This item will be placed on the Agenda for a vote at the next Regular Meeting of the Town Board.

7.6 ADMINISTRATION (MESSINA/Agneshwar)

1. Request from IT Director Dan Williams to retroactively authorize the Town Supervisor to sign an agreement with All-Mode Communication for the purchase of phone system, as per the terms of the quote provided on October 16, 2015. This is an approved capital project for 2015.

Town Attorney Berger noted that we are purchasing this system off of the state contract and therefore did not need to go to bid on it.

OK-This item will be placed on the Agenda for a vote at the next Regular Meeting of the Town Board.

UNFINISHED BUSINESS

1. **Wash Bay at the Highway Department** (in response to the EPA field audit)

The proposal is still under review and the Board is waiting for additional information from the Town Engineer about how other municipalities are handling this situation and about a revised cost estimate.

Update on 10/26/15: There is no change in the status of this item.

2. **Community Use of Municipal Facility Policy**

Update on 10/12/15: Supervisor Schaffer noted in addition to the issues at the Library location, the Board will also need to look at outside user issues at some of the other Town Facilities. He expects the Board to resume the discussion of this topic after the completion of the work on the 2016 budget.

3. **Gas Card System for the Purchase of Fuel for Town Vehicles**

As per the discussion with the representatives from the Mirabito Fuel Group, the Town will prepare the bid specifications for a contract to purchase fuel from an outside vendor through the use of a gas card system. **Update on 10/26/15:** Work in progress.

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4. Sale of Town Property at 310 Rayelene Drive

Request from James Warneck to purchase a parcel of Town owned property at 310 Rayelene Drive (Tax ID No 208.08-2.1) for \$500.00. The Town Attorney is to send a letters to all adjoining property owners to give them an opportunity to bid on this parcel. **Update on 10/26/15:** Town Attorney Berger stated that the letters have been sent out.

5. Request to Rezone 4109 Vestal Road (BCTMP# 159.09-1-17)

Walsh and Sons Construction Corp. is requesting to rezone a vacant parcel from Transitional Office (TO) to Multiple Residence (RC) to build 2 multiple family dwellings. **Update on 10/26/15:** After meeting with Jim Walsh, the Board agreed to schedule a public hearing on the rezoning of this parcel.

EXECUTIVE SESSION

On a motion of Councilwoman Messina, seconded by Councilwoman Agneshwar, the following was **ADOPTED** Ayes 5 Majewski, Agneshwar, Fitzgerald, Messina, Schaffer
Nays 0

Resolved the Board enter into Executive Session to discuss the following:

- Review qualifications of applicants for Town Engineer position
- A personnel issue concerning a specific employee

The time was 6:42 PM.

On a motion of Councilwoman Fitzgerald, seconded by Councilwoman Agneshwar, the following was **ADOPTED** Ayes 5 Majewski, Agneshwar, Fitzgerald, Messina, Schaffer
Nays 0

Resolved the Board leave the Executive Session. **The time was 7:37 PM.**

Continuation from the 10/26/15 Budget Review Work Session

Comptroller McKane stated that the projected 2016 revenue from sales tax should reduced by \$20,000 to reflect lower estimates due primarily to lower gasoline prices. The Board concurred.

By Board consensus, all non-union and elected positions other than those previously excluded from wage increases, are to receive a 1% raise in 2016 with the following exceptions: no change from the 2015 levels for Town Justices, Court Attendants, Tax Collector, Highway Superintendent and Deputy Highway Superintendent. The Museum Director's pay will go to \$13.50/hour in 2016 and \$15.00/hour in 2017.

With the adjustments to the 2016 Tentative Budget that have been agreed to, the 2016 Preliminary Budget for the General Fund, Library and Highway Funds will show an increase in spending of approximately 1% and an increase in the tax levy of approximately 1%.

The 2016 Preliminary Budget will be filed with the Town Clerk on Wednesday, October 28th.

The Work Session was adjourned at 8:12 PM.

Respectfully submitted,
Emil Bielecki, Town Clerk