

VILLAGE OF PALMYRA BOARD OF TRUSTEES
Regular Meeting October 7, 1996 7:00 p.m.

PRESENT: Mayor Wilson, Trustees Gunkler, Salomon, and Celentano. Attorney Peggy Howard from John Nesbitt's office. Trustee Guest absent.

CALL TO ORDER: Mayor Wilson called the meeting to order at 7:04 p.m.

PLEDGE OF ALLEGIANCE

ABSTRACT #9: Mayor Wilson moved to accept Abstract #9 for voucher 495 of September 27th for \$51.38 and vouchers #496-574 for a total of \$71,168.95. Second by Trustee Gunkler. Vote, 4 ayes. CARRIED.

APPROVAL OF MINUTES: Motion by Trustee Gunkler to approve the minutes of September 3, 1996. Second by Trustee Celentano. Vote 4 ayes. CARRIED.
Motion by Trustee Gunkler to approve the minutes of September 16, 1996. Second by Trustee Salomon. Vote 3 ayes, Trustee Celentano abstain. CARRIED.

Mayor Wilson closed the board meeting at 7:10 pm. and asked the clerk to read the legal notice for the public hearing on Local Law #2, 1996. Deputy Mayor Celentano would preside over the public hearing. Legal notice was read as follows:

LEGAL NOTICE
VILLAGE OF PALMYRA
NOTICE OF PUBLIC HEARING
ON PROPOSED LOCAL LAW

NOTICE IS HEREBY GIVEN, that there is being introduced before the Board of Trustees of the Village of Palmyra, a proposed local law styled "Local Law #2 of 1996" entitled "Rezoning Tax Parcels 32111-12-753521 740493, 750501, 748557 reputedly owned by Norman A. Gerber, which if adopted would alter the zoning of said parcels from Residence 1 (R-1) to Residence 2 (R-2). Pursuant to section 20 of the Municipal Home Rule Law and section 7-706 of the Village Law, the Board of Trustees will hold a public hearing on the 7th day of October, 1996 at 7:00 pm in the Trustee's Room of the Village Hall, 144 East Main Street, Palmyra, New York, for the propose of hearing comments for or against the adoption of the proposed local law. Any person may appear in person or by representative. Copies of the proposed local law may be examined in the Office of the Village Clerk during regular business hours.

Dated: September 24, 1996

By Order of the Board of Trustees
of the Village of Palmyra
Alicia M. Lynch, Village Clerk

Representatives from Gerber Homes present at the meeting were Norm Gerber, Bruce Gerber and John Graziose. Deputy Mayor Celentano asked Gerber Homes to make their presentation. Mr. Gerber reviewed his plan to enlarge the Swiss Chalet complex. Three additional buildings housing 24 units are being proposed as per the plan. The new buildings will be accessible from the ground on both floors because of the grading. These buildings were approved at one time by the Planning Board but not by the Zoning Board of Appeals as a change in the zoning would have been required. At that time, they had also received approvals from Historical Society and the DEC.

The new buildings will be the same as what is there now and will again be geared toward Seniors. Although in order to be declared Senior Citizen housing you have to have 80% Senior Citizen occupancy and use government funds.

Neighbor Gary Hughes asked what the blue area on the site plan indicated. Mr. Gerber explained that it will be a pond. Mr. Hughes wondered how it would impact the flow of the creek. Mr. Gerber thought that the pond will actually improve the situation because they will be able to detain water somewhat during times of heavy rains and run-off periods in the spring. Mr.

Hughes then asked if they could present any data about the impact the traffic for the new buildings would have on Fayette Street. Mr. Graziose said that there was a traffic study done in 1988, at that time there were 38 vehicles for the 32 units. Of those 38 vehicles, 5 owners worked full time, 30 did not work at all and 3 worked part time. They also cited a traffic study that says that an average retirement community usually generates about 3.3 entries/ unit. They feel that Swiss Chalet should experience less than this. Ralph Stubbings, manager, says that some of the residents never leave.

Trustee Salomon asked what route the construction trucks would use to access the building of the complex. The trucks will probably access from Main Street, down Fayette so it will not be necessary for them to make any turns at the intersection of Fayette and Jackson. It is something that they can address with all their suppliers if and when the project is approved.

Neighbor Roger McGee stated that he would like to see the project allowed, they are good neighbors so far and there have been no problems.

Former town supervisor, Ed Wheeler, wondered if any time frame could be given when it could be completed. Deputy Mayor Celentano explained that the purpose of this hearing is only the first step of rezoning the parcels. If changed to R-2, Gerbers will then have to follow normal procedure and get Planning Board and Zoning Board approvals. The Wayne County Planning Board has reviewed the project and recommended approval. The short environmental form has also been filed.

Resident Scott Smith asked if there were any plans to open up another entrance/exit. Mr. Gerber said no as they own no land where this could be done.

Mr. Wooden reminded everyone that tonight's hearing was only for the rezoning. The earliest that the next stage could begin would be November when the project itself will have to be reviewed by the Wayne County Planning Board again, then our Planning and Zoning Boards would review it. SEQR will have to be submitted again as well. Mr. Gerber feels that it will be a minimum of six months and they would probably not start until spring. Mr. Wooden says that if the Planning and Zoning Boards deny the special permit then Gerbers can appeal to the Village Board again.

Chief Dalton commented that the complex is an area that is very trouble free.

Mr. Hughes wondered if the new buildings would have any impact on the property owned by the Village, namely Prospect Hill. Mr. Gerber said that any building taking place will be well inside their property lines.

Deputy Mayor Celentano closed the hearing at 7:30. He moved to adopt Local Law #2 1996 changing tax parcels 32111-12-753521, -740493, -750501, -748521 from R1 to R2.

Second by Trustee Gunkler. Vote:

Deputy Mayor Celentano - aye.

Trustee Salomon - aye.

Trustee Gunkler - aye.

Mayor Wilson abstained. CARRIED.

Mayor Wilson reconvened the regular board meeting at 7:35 pm.

CORRESPONDENCE: The following correspondence was received and will be available for public inspection at Village Hall.

1. Memorandum from Harter, Secret & Emery regarding municipal and school management of leave.
2. Thank you note from Disabled American Vets.
3. Letter from Wayne County Council for the Arts about funding.
4. Notice from the US Bureau of the Census regarding the 2000 Census.
5. Letter from Greg Davis recognizing Jim McGinnis' efforts at PCC.
6. NYS Dept of Public Service - Regulation of Cable TV Service.
7. Update from the Wetland Advisory Committee.
8. Summary of Aug. 19 public meeting from the DEC.

TRUSTEE REPORTS: Trustee Celentano reported that the joint highway crews have done some chip sealing on Canal Street and Williams Street as well as working on catch basins. Work will probably begin on the Cuyler Street drainage problem and the ditch on Franklin Street later this week. Cuyler Street will be getting new catch basins on both sides of the street. He does not know where to place the blame; whether it was the engineering, the paving company or the surveyor but it has always been a problem and was at some point going to be fixed anyway.

The last "large brush" pick up day will be October 31st. Trustee Celentano requested that a notice be placed in the paper. Leave pickup will begin as soon as they starting piling up. We

should remind residents not to put the leaves in the street. A notice should also be put in the paper about overnight parking restrictions starting November 1. Trustee Celentano announced that on October 21st there will be a "tree workshop" during the board meeting. All Gates Street residents have been notified. Gates Street is ahead of schedule and should be paved by the end of the week. Trustee Salomon asked that Trustee Celentano check with Harry White regarding the new fair entrance.

Trustee Gunkler reported that repairs have started on the roof of the Fire Department. Fire Prevention Week is under way.

Trustee Gunkler moved to approve the applications for membership for Todd Ferguson into the Fire Department and Carl Adriaanssen into the Ambulance Corp, subject to the necessary physical and appropriate training. Second by Trustee Celentano. Vote, 4 ayes. CARRIED.

He also reported that the PFD Ambulance answered 55 calls for the month of September which includes the following mutual aid calls: Macedon - 4, Marion - 2, Palmyra Volunteer Ambulance - 3. He has been very busy going to seminars and meetings. He has attended one for DOT permits, employee CDL drug & alcohol testing, deregulation of power companies and cable television.

Trustee Salomon reported that work continues on the water tank. The Eastside Booster Station is on hold; we are waiting for the building to come from the manufacturer but the pipe is all in the ground. The October 4th completion date has been extended for the contractor. He is putting together cost break downs for some key underground water shut off valves and will report back with those when compiled.

Mayor Wilson moved to approve Chief Dalton's recommendation to appoint Patty Burdette as backup crossing guard. Second by Trustee Gunkler. Vote, 4 ayes. CARRIED.

NEW/OLD BUSINESS: October 28th through November 1 has been declared School Board Recognition Week by Governor Pataki. By the next board meeting, it would be nice to think of some way to recognize these individuals.

MARINA PROJECT: We have received communication from John Hutto, of Sear Brown, that an archaeological survey is required to proceed with the Marina Project. Mr. Hutto has been in contact with Clune & Johnson who has given a price of \$700.00 to complete this. Motion to approve hiring Clune & Johnson at \$700.00 to do this survey. Second by Trustee Celentano. Vote, 4 ayes. CARRIED.

CONTRACTS: The contracts with the King's Daughter Library and Historic Palmyra need renewing. Motion made by Trustee Celentano to authorize Mayor Wilson to sign both contracts. Second by Trustee Gunkler. Vote, 4 ayes. CARRIED.

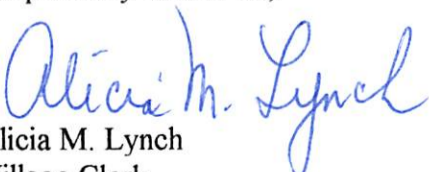
EXECUTIVE SESSION: Motion by Mayor Wilson to recess for 5 minutes after which the board will go into executive session to discuss contractual matters. Second by Trustee Celentano. Vote, 4 ayes. CARRIED.

Motion to go back into public meeting at 9:10 pm by Trustee Celentano. Second by Trustee Gunkler. Vote, 4 ayes. CARRIED.

COMPUTER CONSULTANT: Motion to authorize Mayor Wilson to proceed with Childs Consulting Services at \$50.00 per hour by Trustee Celentano. Second by Trustee Gunkler. Vote, 4 ayes. CARRIED.

ADJOURNMENT: Motion to adjourn at 9:15 pm by Trustee Celentano. Second by Trustee Salomon. Vote, 4 ayes. CARRIED.

Respectfully submitted,



Alicia M. Lynch
Village Clerk