

## Village Board Workshop Meeting

October 16, 2013

4:30 p.m.

### Minutes

CALL TO ORDER: 4:30 p.m.

#### BOARD MEMBERS PRESENT

Joyce Lobene, Mayor

Carol J. Nellis-Ewell, Trustee

Gary Penders, Trustee

Charles Hopson, Trustee

#### BOARD MEMBERS ABSENT

Glenn Granger, Trustee

#### Others Present:

Erick Bond, Bond Financial

Craig Byham, Luther Jacobs Way

Mr. John Casciani, 148 South Union Street

Patrick Laber, Schultz Associates

Richard Olson, Village Attorney

David Pelusio, Village Plaza

Kris Schultz, Schultz Associates

Patrick Smith, Building Inspector

Jacqueline Sullivan, Village Clerk

Tom West, DPW Superintendent

#### **BI/CE/FM** - (4:30-5:00 p.m.) – P. Smith, & K. Kelly

Mr. Patrick Smith reported that there is an issue on Pirates Cove in the Town of Ogden with Mr. Mike LoPresti storing a couple of tractor trailers and junk on his property on Pirates Cove and that Mr. LoPresti's C of O has been delayed because of the items that are being stored on the property. Mr. Smith continued that Mr. LoPresti agreed to move the items from the Pirates Cove property to his Brockport Road property in the Village of Spencerport. Mr. Smith indicated that he stressed to Mr. LoPresti that he will need to get the tractor trailers road worthy and moved to Mr. LoPresti's property in the southern tier sometime over the winter.

Attorney Olson suggested that Mr. LoPresti move the trailer to the southern tier and not to the Village because there will be an abundance of complaints

#### **Attorney** – (5:00 p.m.) – R. Olson

Attorney Olson explained to the Village Board that there is going to be an installation of an additional cell antenna on the tower located at 500 West Avenue and that an EAF short form needs to be completed by the contractor prior to the Village Board taking action.

Attorney Olson continued that there has been a summary motion regarding foreclosure on the Gollel property and the bank was successful in that motion however the property owner has appealed the motion and that the appeal will take another year or two years to complete.

Mayor Lobene questioned if something can be done now to have the bank clean up the property.

Attorney Olson indicated that right now the property continues to be in limbo and that nothing can be done.

Mayor Lobene commented that she feels that there may be too many boards doing the same thing and that the only other village that has an Architectural Review Board is Pittsford and that it should be considered eliminating the ARB and their duties could be spread between the Village Board, Planning Board and/or Zoning Board.

Trustee Nellis-Ewell commented that architectural review was done by the Village Board however it was passed by resolution to the Planning Board because the planning board handles site review and the ARB handles the esthetics of the buildings including signs which works well with the Planning Board's functions.

Trustee Nellis-Ewell continued that the ARB has helped applicants with designs that compliment the look of the Village.

Mayor Lobene indicated she feels that the ARB is another layer of government.

Trustee Nellis-Ewell offered to talk with the ARB regarding guidelines.

Trustee Penders commented that he and human resources group developed a new wage progression sheet to reflect the elimination of the Waste Water Treatment Operator and the addition of a Senior Operator and Operator and to extend the progression from ten (10) steps to thirteen (13) steps. During the employee review process for the DPW some employees will be reclassified and others will have salary adjustments made to better align them in the progression chart. Trustee Penders continued that all employees will be entitled to a "step" or progression increase annually as long as they are proficiently doing their job until they reach the expert level or top of their grade.

Mr. Casciani, 148 South Union Street addressed the Village Board indicating that he would like to sell the empty lot to the Village of Spencerport for the amount of the money he has into the property. However, there was a draft of a lease agreement and that it was not consummated due to there being a first right of refusal clause being in the draft lease agreement.

Attorney Olson indicated that the Village could take the property by emanate domain however that is a costly process.

Mr. Casciani indicated that he has over \$200,000 into the lot and would like to get that back on the property but would be interested in leasing the lot for the value of the taxes.

Discussion ensued regarding the design plans for a potential building on the lot and various expenses associated with the property, lease agreement and potential reimbursement to Mr. Casciani for the property taxes.

Trustee Nellis-Ewell questioned if the Village is close to getting an appraisal on the lot.

Attorney Olson indicated affirmative.

Mr. Schultz addressed the Village Board regarding the plaza project and indicated that the application for incentive zoning has been submitted to the Village of Spencerport. Mr. Schultz reviewed all of the items that were included in the application. Mr. Schultz indicated that the Mr. Ferranti is reviewing the proposed parking and peak times at Tops to determine that the proposed parking is appropriate for the project.

Mr. Pelusio indicated that Mr. Ferranti laid out the parking and that the two properties should stand alone and that each property has sufficient property.

Mayor Lobene commented that peak times are being taken into consideration regarding parking because of congestion at Tops and the restaurant.

Mr. Pelusio added that the additional parking is for the new proposed building and that Tops parking is not going to be effected.

Trustee Nellis-Ewell indicated that there is a statistical analysis of parking by land use by Monroe County that may save time with determining the needed parking.

Mr. Pelusio addressed the Board that he is concerned that he has not heard anything from the last meeting that was held regarding incentive zoning.

Attorney Olson responded that at this time the big threshold issue is the parking and that it needs to be resolved to determine if the project can go forward as a concept and then the incentives can be discussed.

Mr. Pelusio responded that he does not feel that it is fair that he hears about it three weeks later.

Attorney Olson responded that he relayed that information to your representative Mr. Kris Schultz regarding the parking.

Discussion ensued regarding potential incentives and conditions of approval. It was determined that parking is the biggest issue at this time and that incentives will not be discussed until the parking is satisfactory.

Mr. Erick Bond, Bond Financial addressed the Village Board by explaining the health care plan that is best suited to the Village of Spencerport employees for 2014.

Discussion ensued regarding the specific coverage of the plan and confirming that it is compliant with the newly enacted health care laws.

**General** – Official Action Taken

**Resolution 56 10/2013**

Introduced by: Trustee Hopson

Seconded by: Trustee Nellis-Ewell

Be it resolved that the Village of Spencerport Board of Trustees hereby approves the attendance of the SME Superintendent and two (2) employees to the MEUA Fall Engineering Workshop November 6 & 7, 2013. Cost not to exceed \$201.00 per person.

Vote of the Board:	Glenn C. Granger, Trustee	Absent
	Carol J. Nellis-Ewell, Trustee	Aye
	Gary Penders, Trustee	Aye
	Charles R. Hopson, Trustee	Aye
	Joyce Lobene, Mayor	Aye

**Resolution 57 10/2013**

Introduced by: Trustee Nellis-Ewell

Seconded by: Trustee Hopson

Be it resolved the Village of Spencerport Board of Trustee hereby approves granting an extension to Boy Scout Troop 92 for placement of their trailer at Firemen's Field for their annual Christmas Tree Sale November 22, 2013 through December 25, 2013.

Vote of the Board:	Glenn C. Granger, Trustee	Absent
	Carol J. Nellis-Ewell, Trustee	Aye
	Gary Penders, Trustee	Aye
	Charles R. Hopson, Trustee	Aye
	Joyce Lobene, Mayor	Aye

**Resolution 58 10/2013**

Introduced by: Trustee Penders

Seconded by: Trustee Nellis-Ewell

Be it resolved that the Village of Spencerport Board of Trustees hereby approves the Excellus Simply Blue+Gold 6 HDHP starting January 1, 2014 and funding the employees' Health Savings Accounts with the annual maximum out of pocket maximum not to exceed \$2,600 for a single plan/\$5200 for a family plan.

Vote of the Board:	Glenn C. Granger, Trustee	Absent
	Carol J. Nellis-Ewell, Trustee	Aye
	Gary Penders, Trustee	Aye
	Charles R. Hopson, Trustee	Aye
	Joyce Lobene, Mayor	Aye

**Resolution 59 10/2013**

Introduced by: Trustee Penders

Seconded by: Trustee Hopson

Be it resolved that the Village of Spencerport Board of Trustees hereby approves increasing the employees' health care contribution to 10% over the next five (5) years. Employees contribution will be raised 1% per year each January starting in 2014 and ending January 2018.

Vote of the Board:	Glenn C. Granger, Trustee	Absent
	Carol J. Nellis-Ewell, Trustee	Aye
	Gary Penders, Trustee	Aye
	Charles R. Hopson, Trustee	Aye
	Joyce Lobene, Mayor	Aye

A motion for adjournment was made by Trustee Penders, seconded by Trustee Hopson and carried at 6:40 p.m.