



Town of Seneca Falls

Town Supervisor
Michael J. Ferrara

Council Members
Steve Churchill
Dawn Dyson
Kaitlyn Laskoski
Frank Sinicropi

AGENDA

Town Supervisor Ferrara and the members of the Town Board would like to welcome you to Town Hall for this monthly business meeting. If you have come to speak during the meeting, the following information will be helpful to you. When you are recognized by the Town Supervisor, please approach the podium, state your name and address for the record and speak directly into the microphone. The Board is pleased to hear relevant comments that pertain to Town government, however, a 3-5 minute limit is set to allow for all of the meeting's business to be conducted. Also, please remember to silence your phones. Requests for accommodations for individuals with disabilities may be made with advanced notice of at least three work days prior to the meeting by calling (315) 568-8013, Option 1, or e-mailing ngreer@senecafalls.com. As much advance notice as possible is needed to assure that appropriate services can be acquired. Thank you for your interest in Town Government.

REGULAR MONTHLY MEETING December 6, 2022

1. REGULAR MEETING
 - A. Roll Call
 - B. Pledge of Allegiance
 - C. Petitioners
 - a. Privilege of the Floor
2. APPROVAL OF MINUTES
 - A. Public Hearings & Meeting – November 1, 2022
 - B. Special Meeting – November 15, 2022
3. COMMUNICATIONS
4. OLD BUSINESS
5. NEW BUSINESS
 - A. Approval of Special Events
 - B. Set Date for Year-End Meeting
 - C. Set Reorganizational Meeting Date (January 3, 2023)
 - D. SFPD – Resignation of Police Sergeant Gentile
 - E. Levy Delinquent Water/Sewer Bills on Town/County Tax Bills
 - F. Advertise for Bids – Annual Heavy Equipment Rental
 - G. Advertise for Bids – Tree/Stump Removal
 - H. W/S Resolution – Purchase F650 Dump Truck
 - I. W/S Resolution – Declare 2103 F150 Surplus
 - J. Highway Resolution – Accept Retirement of Donovan Stilwell

- K. Resignation of Town Justice Laverne Lafler, Jr. 5 ^{year}
- L. Review Resolution Establishing Short Term Rentals and Fees
- M. Highway Resolution – Hire a / MEO Light
- N. W/S Resolution – Salary Adjustment for Laborer Position
- O. Any Other New Business
- P. Water/Sewer Credits
- Q. Executive Session

6. PAYMENT OF BILLS

7. SPECIAL ORDER OF THE DAY



Water & Sewer Department
TOWN OF SENECA FALLS

DATE 6 Dec,2022

Purchase F650 dump truck

Budgeted Item

WHEREAS, Jan 2022 the Town Board authorized purchasing a dump truck; and

WHEREAS, the dealer has canceled the order due to supply chain issues; and

WHEREAS, the department has a bid from Autosaver group in Comstock NY under NYStateGPC ref number 01359N for \$104,435.00

NOW THEREFORE, BE IT RESOLVED, The Town board Authorizes the purchase of the F650 dump truck from Autosaver group in Comstock NY for \$104,435.00

Motioned by _____ Seconded by _____

TOWN BOARD	AYES	NAYES
Councilman Churchill		
Councilwoman Dyson		
Councilwoman Laskoski		
Councilman Sinicropi		
Supervisor Ferrara		
Carried and Adopted		



Water & Sewer Department
TOWN OF SENECA FALLS

DATE 6 December, 2022

Declare 2103 F150 Surplus

Budgeted Item

WHEREAS, The Town Board authorized purchasing a utility body F250 at the November 2022 meeting; and

WHEREAS, Said Pickup has been delivered to the Town; and

WHEREAS, the department would like to Declare our 2013 F150 pickup surplus and place it on Auctions International out for bid.

NOW THEREFORE, BE IT RESOLVED, The Town board declares the Water Departments 2013 F150 Surplus and authorizes putting the truck on Auctions international out for bid.

Motioned by _____ Seconded by _____

TOWN BOARD	AYES	NAYES
Councilman Churchill		
Councilwoman Dyson		
Councilwoman Laskoski		
Councilman Sinieropi		
Supervisor Ferrara		
Carried and Adopted		



TOWN OF SENECA FALLS

December 6, 2022

A RESOLUTION ESTABLISHING FEES RELATED TO SHORT-TERM RENTALS AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, The Town of Seneca Falls adopted ordinance Chapter 300, Article V, Section 45 of the Town Code of Ordinances of the Town of Seneca Falls, New York, effective on November 1, 2022, relating to the regulation of Short-Term Rentals within the Town; and

WHEREAS, Ordinance Chapter 300-45, puts in place the framework for licensing the annual operation of Short-Term Rentals, in order to ensure the safety and convenience of renters, owners, and neighboring property owner; protect the character of residential neighborhoods; protect the Town's supply of needed housing; and address potential negative effects such as excessive noise, overcrowding, illegal parking, and nuisances; and

WHEREAS, the Town will incur costs to administer the licensing program, including the review of license applications for compliance with land use requirements, and enforcement to ensure that rules are being followed; and

WHEREAS, Ordinance Chapter 300-45 requires that such fees be determined by resolution of the Town Board; and

WHEREAS, This Short-Term Rental (STR) program is the first such regulatory program of this nature enacted in the Town of Seneca Falls. The identification of fees is based on research of other jurisdictions and best estimates. The Town will review the fees and labor and expense associated with processing Short-Term Rental Permit Applications and enforcement and modify the fee schedule as appropriate; and

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN OF SENECA FALLS,
NEW YORK:**

SECTION 1. Initial Short-Term Rental Permit Application

The filing fee for an initial application for a short-term rental application is \$50.00 per short-term rental permit application, and shall be listed in the Code Enforcement Fee Schedule, and on file in the Town offices.



TOWN OF SENECA FALLS

December 6, 2022

Change in Salary for Water and Sewer Laborer Position

WHEREAS, Whereas the Town of Seneca Falls has developed and utilizes a standard matrix to establish employee salaries; and

WHEREAS, employees of the Town have been identified as being paid below the Matrix benchmarks; and

WHEREAS, the position of water and sewer Laborer was not included in this adjustment.

NOW THEREFORE, BE IT RESOLVED,

That the position of Laborer currently occupied by Lewis Archer will receive a salary adjustment to \$20.00 per hour. This represents an hourly increase of \$1.62.

Motioned by _____ Seconded by _____

TOWN BOARD	AYES	NAYES
Councilman Churchill		
Councilwoman Dyson		
Councilwoman Laskoski		
Councilman Sinieropi		
Supervisor Ferrara		
Carried and Adopted		

RESOLUTION TO AUTHORIZE THE LEASE OF A PORTION OF THE KINGDOM RD.
PUMPSTATION PROPERTY

WHEREAS the Town of Seneca Falls owns property located on Routes 5 & 20, which is partially occupied by the Kingdom Road Pumpstation and is identified as Tax Map ID # 33-1-39.2; and

WHEREAS, the Town has received a proposal to lease a portion of the property to Park Outdoor Advertising of New York, Inc., of Ithaca, NY, for the purpose of placing a billboard on the property; and

WHEREAS the Town Board finds that this proposal would put the property to some beneficial use and provide fair and adequate compensation to the Town.

NOW, THEREFORE BE IT RESOLVED that the Town Board of the Town of Seneca Falls hereby accepts the proposal submitted by Park Outdoor Advertising of New York, Inc. to lease a portion of Tax Map ID # 33-1-39.2 to Park Outdoor Advertising of New York, Inc.; and

BE IT FURTHER RESOLVED that the lease will be for an initial term of 10 years and which could automatically renew for up to 10 more years, at a rate of \$12,000.00 annually; and

FURTHER, that this resolution is subject to permissive referendum and will take effect 30 days from the date of adoption or after the permissive referendum process is completed.



TOWN OF SENECA FALLS

DATE
December 6, 2022

RESOLUTION TO SELL TOWN OWED PROPERTY REFERENCED AS TAX MAP NUMBER 16-1-25

WHEREAS, THE Town of Seneca Falls solicited a Request for Proposal (RFP) for the sale of Town owned property located south of Courtland Ave. and California Avenue, and;

WHEREAS, (3) three prospective bidders submitted proposals, and

WHEREAS, the Town Board reviewed the proposals and interviewed (2) two of the prospective bidders, and;

WHEREAS, the majority of the Town Board believes the proposal from Lakewood Development III, LLC will provide the best long term benefit for the Town of Seneca Falls and now therefore;

RESOLVED, that the Town Board of Seneca Falls approves the sale of approximately 20 acres of real property located south of Courtland Avenue, known as Tax Map Number 16-1-25 to Lakewood III, LLC for \$80,000.00. The sale of the property will be contingent upon Lakewood III, LLC providing the Town their financial ability to ensure the successful completion of the proposed project. In addition, be it understood that a partial section of the property will not be included in the sale located south of Kids Territory for the potential expansion of Kids Territory.

FURTHER, that this resolution is subject to permissive referendum and will take effect 30 days from the date of adoption or after the permissive referendum process is completed.

Motioned by _____ Seconded by _____

TOWN BOARD	AYES	NAYES
Councilman Churchill		
Councilwoman Dyson		
Councilwoman Laskoski		
Councilman Sinicropi		
Supervisor Ferrara		
Carried and Adopted		



TOWN OF SENECA FALLS

DATE
December 6, 2022

RESOLUTION TO PURCHASE DRI-PRIME CD 1 50S PUMP AND GLOBAL SERIES 6 TRAILER KIT

WHEREAS, the Seneca Falls Sewer Department needs to purchase a pump to be utilized primarily at the Kingdom Road Pump Station, and;

WHEREAS, the Kingdom Road pumps have failed in recent weeks resulting in the one DEC reportable incident, and;

WHEREAS, the bid quote from Xylem for the pump and trailer is \$62,548.00 plus \$450.00 delivery charge. The purchase from Xylem meets the requirements of the Town's procurement policy, and;

WHEREAS, the funds would be taken from budget line item G8120.204, and now therefore;

RESOLVED, that the Town Board of Seneca Falls approves the purchase of Dri-Prime CD 1 50S pump and Global Series 6 Trailer Kit for \$62,548.00 plus \$450.00 delivery charge.

Motioned by _____ Seconded by _____

TOWN BOARD	AYES	NAYES
Councilman Churchill		
Councilwoman Dyson		
Councilwoman Laskoski		
Councilman Sinicropi		
Supervisor Ferrara		
Carried and Adopted		



TOWN OF SENECA FALLS

DATE
December 6, 2022

RESOLUTION TO PROVIDE CERTAIN FINANCIAL INCENTIVES FOR CURRENT SENECA FALLS POLICE OFFICERS

WHEREAS, the Seneca Falls Police Department (“Department”) seeks to provide certain financial incentives to current police officers; and

WHEREAS, such incentives are designed to compensate those police officers who obtain certain certifications or perform certain tasks that improve and enhance the Department’s capabilities; and

WHEREAS, the Town intends for such incentives to be temporary in nature and to be in place for calendar years 2023 and 2024 only, unless agreed to continue thereafter; and

WHEREAS, the Town and the Seneca Falls Police Benevolent Association, Law Enforcement Officers Union, Council 82, Local 3614, American Federation of State, County and Municipal Employees have preliminarily agreed to language in a Memorandum of Agreement (“MOA”) to represent the parties’ agreement concerning this issue, and now therefore;

RESOLVED, that the Town Board of Seneca Falls approves the execution of the MOA by Supervisor Ferrara.

Motioned by _____ Seconded by _____

TOWN BOARD	AYES	NAYES
Councilman Churchill		
Councilwoman Dyson		
Councilwoman Laskoski		
Councilman Sinicropi		
Supervisor Ferrara		
Carried and Adopted		



TOWN OF SENECA FALLS

DATE
December 6, 2022

RESOLUTION TO PROVIDE CERTAIN FINANCIAL INCENTIVES FOR THE HIRING BY THE TOWN OF POLICE OFFICERS BY LATERAL TRANSFER FROM OTHER AGENCIES

WHEREAS, the Seneca Falls Police Department (“Department”) has certain vacancies it seeks to fill by lateral transfer to the Department of police officers employed by other agencies; and

WHEREAS, the Department believes that such individuals are more likely to become employed by the Town if the Department is able to provide a financial incentive to join the Department; and

WHEREAS, the Town believes a payment of \$20,000.00 is reasonable and appropriate to be paid to an individual who is hired by the Town to be a police officer, as a lateral transfer; and

WHEREAS, such payment will be made over a three-year period upon terms set forth in a Memorandum of Agreement (“MOA”) preliminarily agreed to by the Town and Seneca Falls Police Benevolent Association, Law Enforcement Officers Union, Council 82, Local 3614, American Federation of State, County and Municipal Employees;

WHEREAS, in connection with any such payment to a lateral transfer police officer, the individual will be required to execute a promissory note by which he or she agrees to repay the Town for any amounts paid, based upon certain length of service requirements;

WHEREAS, a lateral transfer police officer will be required to repay the entire \$20,000.00 payment if he or she separates from service with the Town prior to his or her fourth anniversary of employment with the Town;

WHEREAS, the Town intends for this lateral transfer payment to be temporary in nature and to be in place for calendar years 2023 and 2024 only, unless agreed to continue thereafter; and

RESOLVED, that the Town Board of Seneca Falls approves the execution of the MOA by Supervisor Ferrara.

Motioned by _____ Seconded by _____

TOWN BOARD	AYES	NAYES
Councilman Churchill		
Councilwoman Dyson		
Councilwoman Laskoski		
Councilman Sinicropi		
Supervisor Ferrara		
Carried and Adopted		