



# 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](mailto:ngreer@senecafalls.com). Thank you for your interest in Town Government.

### PUBLIC HEARING & MEETING OCTOBER 3, 2023

1. PUBLIC HEARING – Proposed Town of Seneca Falls Comprehensive Plan
2. REGULAR MEETING
  - A. Roll Call
  - B. Pledge of Allegiance
  - C. Proclamations
  - D. Petitioners
    - a. Paul Kelsey - SMI
  - E. Privilege of the Floor
3. APPROVAL OF MINUTES
  - A. Regular Monthly Meeting – September 5, 2023
  - B. Special Meeting – September 11, 2023
4. COMMUNICATIONS
5. OLD BUSINESS
  - A. Sale of Town Property
  - B. Resolution – Authorize Supervisor to Sign Memorandum of Understanding with SMI
6. NEW BUSINESS
  - A. Approval of Special Events
  - B. Comprehensive Plan
    - a. Review of Environmental Assessment Form – Parts 2 and 3
    - b. Resolution – Determination of Finding of No Significant Impact
    - c. Resolution – Adopt Comprehensive Plan
  - C. Reappoint Doug Avery as Member of Board of Assessment Review
  - D. 2024 Tentative Budget
    - a. Set Public Hearing Date

- b. Budget Workshops Dates
- E. Proposed Local Law -- Tax Exemption for Volunteer Firefighters & Ambulance Workers.
- F. W/S Resolution -- Purchase Commercial Driver Training
- G. W/S Resolution -- Purchase H2S Monitoring Equipment
- H. Resolution - Solicit Bids -- Water Treatment Plant Intake Cleaning
- I. Resolution -- Approve Fair Housing Policy
- J. Resolution -- Approve Peter Soscia as the Fair Housing Director
- K. Resolution -- Authorize Execution of Legal Services Agreement Related to PFAS Litigation Services.
- L. Resolution -- Replace Sign at Statute "When Anthony Met Stanton"
- M. Any Other New Business
- N. Water/Sewer/Pool Credits
- O. Executive Session

7. PAYMENT OF BILLS

8. SPECIAL ORDER OF THE DAY

## Memorandum of Understanding

This Memorandum of Understanding (the "MOU") is made as of this \_\_\_ day of \_\_\_\_, 2023, by and between the Town of Seneca Falls, a municipal corporation organized under the laws of the State of New York, 130 Ovid Street, Seneca Falls, New York 13148 (the "Town") and Seneca Meadows, Inc., a corporation duly organized and existing under the laws of the State of New York, with offices at 1786 Salcman Road, Waterloo, New York 13165 ("SMI").

### WITNESSETH:

WHEREAS, SMI owns and operates a private solid waste landfill and associated facilities in the Town of Seneca Falls known as the Seneca Meadows Landfill (the "Landfill"), which is permitted by the New York State Department of Environmental Conservation (the "DEC") and the Town for the disposal of certain wastes; and

WHEREAS, SMI and the Town entered into a Host Community Agreement dated May 16, 2007 relative to a 178-acre expansion of the Landfill, which replaced a 1998 Host Community Agreement between the parties; and

WHEREAS, on July 20, 2020, SMI applied to the DEC for a permit to further expand the Landfill (the "Valley Infill Expansion"); and

WHEREAS, the Valley Infill Expansion application is currently being considered by the DEC; and

WHEREAS, in the event that the permit application for the Valley Infill Expansion is granted by the DEC, SMI and the Town desire to agree to the terms of a new Host Community Agreement ("HCA"); and

WHEREAS, SMI and the Town desire to set forth their understanding with respect to the continued operation of the Landfill in the Town and to set forth certain terms to ensure its proper

operation and the availability of disposal capacity for solid waste generated by Town and its residents; and

WHEREAS, it is premature to execute an HCA between the Town and SMI until the DEC has completed its permitting process, including its review of potential environmental impacts pursuant to the State Environmental Quality Review Act ("SEQRA"); and

WHEREAS, notwithstanding the above, representatives of the Town and SMI have met to discuss potential terms of the HCA and have created a draft agreement in order to be prepared to move forward in the event that SMI obtains all necessary approvals to construct the Valley Infill Expansion; and

WHEREAS, the Town and SMI acknowledge that this MOU is nonbinding.

NOW, THEREFORE, subject to: (1) the final approval by the Town Board and SMI of the terms of the HCA; (2) ~~the issuance of all necessary permits to SMI for the Valley Infill Expansion project by the DEC; and (3) the completion of the DEC's environmental review of the potential environmental impacts of the Valley Infill Expansion project pursuant to SEQRA; and~~ (3) the issuance of all necessary permits to SMI for the Valley Infill Expansion project by the DEC; the parties hereby state their intention to enter into the HCA attached as Exhibit A to this nonbinding MOU.

IN WITNESS WHEREOF, the parties hereto have hereunder set their hands and seals the day and year first above written.

Seneca Meadows, Inc.

\_\_\_\_\_  
By:

**TOWN OF SENECA FALLS**  
**COMPREHENSIVE PLAN ADOPTION**

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**SEQR RESOLUTION**  
**DETERMINATION OF ENVIRONMENTAL SIGNIFICANCE**

**WHEREAS**, the Town of Seneca Falls Town Board (hereinafter referred to as Town Board) has determined the above referenced Action to be a Type 1 Action pursuant to Part 617 of the State Environmental Quality Review (SEQR) Regulations; and

**WHEREAS**, the Town Board has reviewed and accepted the completed Full Environmental Assessment Form Parts 1, 2, and 3 on the Action prepared by the MRB Group; and

**WHEREAS**, the Town Board has completed the coordinated review and public comment period provided for under the SEQR Regulations; and

**WHEREAS**, the Town Board has designated itself as lead agency under the SEQR Regulations for making the determination of significance upon said action; and

**WHEREAS**, the Town Board has given consideration to the criteria for determining significance as set forth in Section 617.7(c) (1) of the SEQR Regulations and the information contained in Full Environmental Assessment Form Parts 1, 2, and 3.

**NOW THEREFORE BE IT RESOLVED**, that said Action **WILL NOT** result in any significant adverse environmental impacts based on the review of the Full Environmental Assessment Form; and

**BE IT FINALLY RESOLVED** that the Town Board does hereby make a Determination of Non-Significance on said Action, and the Town Supervisor is hereby directed issue the Negative Declaration as evidence of the Town Board's determination of environmental non-significance.

Motion made by Member \_\_\_\_\_: Seconded by Member \_\_\_\_\_

Dated: October 3, 2023

The above Resolution was duly adopted on October 2, 2023, by the Town of Seneca Falls Town Board.

\_\_\_\_\_  
Nicaletta Greer, Town Clerk & Secretary to the Town Board  
Town of Seneca Falls

**TOWN OF SENECA FALLS**  
**COMPREHENSIVE PLAN ADOPTION**

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**RESOLUTION ADOPTING COMPREHENSIVE PLAN**  
**OCTOBER 3, 2023**

**WHEREAS**, the Town of Seneca Falls Town Board (hereinafter referred to as “Town Board”) has received and reviewed the document entitled “ADVANCE Seneca Falls 2040 Comprehensive Plan” (hereinafter referred to as “Comprehensive Plan”); and

**WHEREAS**, the Town Board is responsible for the preparation and adoption of the Comprehensive Plan, pursuant to New York State Town Law; and

**WHEREAS**, the Town’s desires to have a vision and plan for the community to support in future decision-making surrounding development and other operational matters facing Town leadership; and

**WHEREAS**, the Town desires to be proactive in dealing with regional and inter-municipal issues, protecting its resources, and planning for community and/or service needs; and

**WHEREAS**, a community-based steering committee has been empaneled to support plan development with the assistance of MRB Group, a local government services firm with expertise in local and regional planning; and

**WHEREAS**, the Steering Committee listened to experts and citizens, collected studies, and reviewed data. Members inventoried and analyzed existing conditions, conducted public engagement sessions and interviewed citizens, evaluated future trends, mapped and studied community resources, and ultimately made the recommendations included in this plan; and

**WHEREAS**, the Town Board referred the proposed Comprehensive Plan to the Seneca County Planning Board for review and recommendation as required under NYS Town Law; and

**WHEREAS**, opportunities for public input and comment were provided to the citizens of Seneca Falls and included subcommittee engagement process, a community workshop, public forum, and Steering Committee meetings. A Public Hearing on Plan Adoption and for SEQRA was held on October 3, 2023. Community members contributed thoughtful comments and suggestions, providing feedback to support an initial draft and then several re-drafts of the Comprehensive Plan; and

**WHEREAS**, the Comprehensive Plan is a vision document which identifies the important positive attributes and components which defines the Town and provides a blueprint for the future; and

**WHEREAS**, the Comprehensive Plan will provide guidance to decision-makers, residents, property owners, businesses, and organizations through its Vision Statements, Goals, Objectives, and Strategies relevant to the subject matter of creating diverse housing and homeownership

Resolution Introducing Proposed Local Law  
And Providing for Public Hearing

WHEREAS Section 466-a of the New York State Real Property Tax Law provides for a limited exemption from Real Property Taxes for Volunteer Firefighters and Ambulance Workers;

WHEREAS Section 466-a requires that a local law be adopted by each municipality that wishes to authorize the exemption;

WHEREAS the Town Board of the Town of Seneca Falls would like to provide this exemption as allowed by New York State Law to its residents that are qualifying Volunteer Firefighters and Ambulance Workers;

NOW THEREFORE, BE IT RESOLVED that proposed Local Law No. \_\_ of the year 2023 entitled "A local law to amend Chapter 266 of the Code of the Town of Seneca Falls to Authorize a Real Property Tax Exemption for Volunteer Firefighters and Volunteer Ambulance Workers Pursuant to Real Property Tax Law Section 466-a" be and the same is hereby introduced before the Town Board of the Town of Seneca Falls, New York; and

BE IT FURTHER RESOLVED that copies of the aforesaid proposed local law be laid upon the desks of each member of the Town Board; and

BE IT FURTHER RESOLVED that the Town Board will hold a public hearing on said proposed Local Law at the Seneca Falls Town Offices, 130 Ovid Street, Seneca Falls, New York at 6:00 p.m. on November 8, 2023; and

BE IT FURTHER RESOLVED that the Town Clerk publish or cause to be published a notice of said public hearing in the official newspaper of the town at least five (5) days prior thereto.

Upon adoption of the foregoing provision, the Clerk distributed copies of the aforesaid Local Law to each member of the Town Board.

A Local Law To Amend Chapter 266 Of The Code Of The Town Of Seneca Falls To Authorize A  
Real Property Tax Exemption For Volunteer Firefighters And Volunteer Ambulance Workers  
Pursuant To Real Property Tax Law Section 466-A

Be it enacted by the Town of Seneca Falls, as follows:

Section 1. Purpose and Intent

It is the intent and purpose of this Local Law to update and amend Chapter 266 of the Code of the Town of Seneca Falls, to add Article VII Volunteer Firefighter and Ambulance Workers Exemption to grant a partial real property tax exemption to qualifying volunteer firefighters, volunteer ambulance workers, and their qualifying spouses, residing in the Town of Seneca Falls, County of Seneca, State of New York, as authorized by New York State Real Property Tax Law section 466-a.

Section 2. Add Section 266-18. Exemption Granted.

- A. Any qualified member who has been certified by the authority having jurisdiction (hereinafter the "AHJ") for the incorporated volunteer fire company, fire department or volunteer ambulance service as an enrolled member of such incorporated volunteer fire company, fire department or volunteer ambulance service for a period of at least 2 years shall be entitled to a 10% reduction in the taxable value of their real property for Town real property tax purposes subject to the following requirements of section 466-a:
- 1) The applicant resides in the Town of Seneca Falls, which is served by the incorporated volunteer fire company, fire department or volunteer ambulance service;
  - 2) The real property is the primary residence of the applicant;
  - 3) The property is used exclusively for residential purposes; provided however, that in the event any portion of such property is not used exclusively for the applicant's residence but is used for other purposes, such portion shall be subject to taxation and the remaining portion only shall be entitled to the exemption provided by this section; and
  - 4) The applicant submits a certification from the AHJ stating that they have been an enrolled member of the incorporated volunteer fire company, fire department or volunteer ambulance service for at least 2 years prior to submitting an application for this tax exemption.
- B. Any member who has achieved over 20 years of accumulated service shall be considered a life member and the exemption shall continue for the remainder of their life if the real property serves as their primary residence.





Water & Sewer Department  
**TOWN OF SENECA FALLS**

DATE: September 28<sup>th</sup>, 2023

**Purchase Commercial Driver Training**

Budgeted Item

**WHEREAS**, the Town of Seneca Falls owns equipment that requires a Class A CDL to drive; and

**WHEREAS**, in 2022 New York State law changed requiring all commercial drivers to attend a state approved driving education course before being eligible for a license; and

**WHEREAS**, quotes were sourced from two local schools, both coming back at the same amount.

**NOW THEREFORE, BE IT RESOLVED**, that the Seneca Falls Town Board authorize sending employee Cole Marr to the Canandaigua driving school at a cost of \$6,995.

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: September 28<sup>th</sup>, 2023

**Purchase H2S Monitoring Equipment**

Budgeted Item

**WHEREAS**, the Town of Seneca Falls has previously rented H2S monitoring equipment for its SMI Pump Station; and

**WHEREAS**, renting said equipment would cost the town \$6,825 a year; and

**WHEREAS**, said equipment will aid the town in identifying, and tracking potential issues with H2S in its sewer system.

**NOW THEREFORE, BE IT RESOLVED**, that the Seneca Falls Town Board purchase a H2S monitoring system from Martech for \$4,557, to be installed at the SMI pump station; and

**BE IT FURTHER RESOLVED**, that Martech currently sells, services, and calibrates all town owned gas detection equipment at its water, and wastewater treatment facilities.

Motioned by \_\_\_\_\_ Secoded by \_\_\_\_\_

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



# TOWN OF SENECA FALLS

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September 28, 2023

## **AUTHORIZING THE ADVERTISEMENT FOR BIDS FOR UNDER THE TOWN OF SENECA FALLS FOR THE WATER TREATMENT PLANT INTAKE CLEANING**

WHEREAS, the Department of Water & Sewer is responsible for providing maintenance and repairs to the municipal water system; and

WHEREAS, the Department of Water & Sewer has anticipated this maintenance;

NOW, THEREFORE, BE IT RESOLVED, the Town of Seneca Falls Town Board authorizes the the advertisement for bids for the Town of Seneca Falls Intake Cleaning.

Motioned by \_\_\_\_\_ Seconded by \_\_\_\_\_

<b>TOWN BOARD</b>	<b>AYES</b>	<b>NAYES</b>
Councilman Churchill		
Councilwoman Dyson		
Councilwoman Laskoski		
Councilman Sinicropi		
Supervisor Ferrara		
Carried and Adopted		

**TOWN OF SENECA FALLS  
SENECA COUNTY, NEW YORK**

**A RESOLUTION OF THE TOWN BOARD OF THE TOWN OF SENECA FALLS  
AUTHORIZING THE EXECUTION OF THE LEGAL SERVICES' AGREEMENT  
RELATED TO PFAS LITIGATION SERVICES**

WHEREAS, the Town of SENECA FALLS (the "Town") is committed to delivering clean drinking water to its customers; and

WHEREAS, the Town is also committed to identifying parties and taking reasonable steps to avoid passing on the costs to its consumers for the treatment and remediation of contamination; and

WHEREAS, LAW OFFICE OF ROBERT KING, PLLC and STAG LIUZZA, L.L.C. have assembled a team of uniquely qualified and experienced attorneys (the "Firm") who have joined together to assist public entities facing the challenges posed by contamination with per- and polyfluoroalkyl substances ("PFAS"); and

WHEREAS, the Firms are comprised of experienced attorneys in both in PFAS litigation and in the representation of public entities and water suppliers in cases involving groundwater contamination; and

WHEREAS, the Town Board has determined it to be in the Town's best interest to enter into the Agreement with the Firms and pursue any claims it may have related to PFAS; and

WHEREAS, the Agreement is established under a contingency basis, ensuring that no costs will be incurred by the Town; and

WHEREAS, the Town desires to authorize the execution of the Retainer Agreement with the Firms;

NOW THEREFORE BE IT RESOLVED by the Supervisor and the Town Board of the Town of SENECA FALLS, County of SENECA, State of New York, that the Supervisor is hereby authorized to execute the Legal Services' Agreement with the previously mentioned Firms.

Dated: \_\_\_\_\_

\_\_\_\_\_  
By:  
Title:



# TOWN OF SENECA FALLS

DATE: October 3, 2023

## THE TOWN BOARD OF SENECA FALLS APPROVES FUNDING TO REPLACE THE CURRENT SIGN AT THE STATUE 'WHEN ANTHONY MET STANTON'

Budgeted Item

**WHEREAS**, the current signage at the statue 'When Anthony Met Stanton' is in disarray and needs to be replaced and;

**WHEREAS**, the Town has received a quote through the Seneca Falls Development Corporation from the Pannier Company for \$1,450.00 and;

**WHEREAS**, the new signage will be the same style and form as the 'Ripples of Change' statue and,

**WHEREAS**, the \$1450.00 will be funded from budget line item A1990.400 and;

**RESOLVED**, that the Town Board of Seneca Falls approves the funding for new signage at the 'When Anthony Met Stanton' Statue for \$1450.00 payable to the Pannier Company.

Motioned by \_\_\_\_\_ Seconded by \_\_\_\_\_  
\_\_\_\_\_

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