

**Minutes of the Meeting of the Village Board of Trustees held at 7:30 p.m. at Village Hall, 16 West  
Genesee Street, Baldwinsville, NY  
December 1, 2022**

Members Present: Mayor Dick Clarke via zoom (no voting privileges)  
Trustee Bruce Stebbins  
Trustee Eric Reinagel  
Trustee Megan O'Donnell  
Trustee Nate Collins  
Trustee Ruth Cico  
Trustee Michael Shepard

Others Attending – Attorney Bob Baldwin; Village Clerk Maureen Butler; Treasurer Mark Baker; Canton Woods Senior Center Coordinator Ruth Troy; Superintendent of Public Works Chuck McAuliffe; Code Enforcement Officer Gregg Humphrey; Police Chief Mike Lefancheck; Police Officer Joseph Serra III with family and fellow officers; Planning Board chairperson John Tonello; CDS Housing representative Patrick Pinkerton; residents Sally and Pam from Mechanic Street; and Pac-B videographer Jessie Armbruster.

The Pledge of Allegiance was recited.

**Swearing – In Ceremony and Reception**

Chief Lefancheck held a swearing-in ceremony for newly appointed Police Officer Joseph Serra III. A small celebration was held, and cake was served.

**Resolution #183/2022** Moved by Trustee Cico, second by Trustee Collins,  
Resolved that the minutes from the Village Board meeting of November 17, 2022, be approved.

**Carried**

**Public Comments**

Mechanic Street resident Sally Patterson reiterated her opinion on the rezoning of 19 Phillips Street. She does not want it changed to an R2. Patterson had a few concerns regarding the proposed development: the traffic study was done on the last day of school; the number of staff that will be in and out each day for those that need assistance; the amount of the parking spaces that would be taken up by snow – possible to lose up to 1/3; and whether the Fire Department, Ambulance Corp and Police Department are ready for the increase of people and traffic.

**Trustee's Comments**

**Trustee Ruth Cico** gave thanks to the various departments, businesses and individuals who helped in making the Tree lighting/Parade of lights event a success.

**Trustee Bruce Stebbins** added an item to the agenda: motion to support and submit a grant application to Onondaga County regarding the Onondaga County Main Street Revitalization Program and authorize the mayor to execute the application and to act on behalf of the village regarding all matters related to the financial assistance contained within application.

**Mayor's Comments**

**Mayor Clarke** noted:

- that it would be nice to highlight new businesses in the village, like Angry Smokehouse, which should be opening soon and are looking for help.

- that he was happy to see that all the holiday events, including the Turkey Trot went well.

## Department Heads

**Treasurer Mark Baker** said that he received all of the department budgets and will have a packet for the board members by Monday.

**Senior Center Coordinator Ruth Troy** mentioned that the craft sale will be held on Friday and Saturday; the tree lighting will be held at the Center on Friday at 3 p.m. and on 12/7 the Baldwinsville Community Band will be performing at 7 p.m.

**Superintendent of Public Works Chuck McAuliffe** gave an update on the DPW's duties in the past two weeks, including the preparation and overtime generated with the *Turkey Trot* and the *Parade of Lights/Tree Lighting* events. McAuliffe thanked his staff for all their work, the two towns for bringing their trucks to block traffic, and the Police department.

**Police Chief Mike Lefancheck** enlightened the board that the male officers participated in *No Shave November* by growing beards while the female officers were able to paint their nails and wear ponytails – all for charity! It was determined that they will be able to continue this through March.

Lefancheck told of an incident that occurred on the SW Trail where a dog fell into the water and its owner jumped in after him. Two Officers and a Sheriff Deputy saved them. This incident brought to light that ladders are needed along the wall. Since it is the property of the NYS Canals, the mayor stated that he will contact the Canal Corp to find out the process to request them.

The Chief gave kudos to Lt. Lockwood for all he does with the Turkey Trot and Parade of Lights/Tree Lighting events. Lefancheck did note that there are a few hiccups to iron out for next year's event.

## Pending Business

- **Proposed Local Law revisit – 19 Phillips Street**

**Trustee Stebbins** allowed Patrick Pinkerton from CDS Housing to respond to resident Sally's concerns to alleviate any confusion. He stated that there was a 95% occupancy at the school the day of the survey and that a snow storage space is put in the lot.

In response to a past question from Trustee Reinagel, Pinkerton stated that they would be able to make it work without tax abatement. Pinkerton gave some statistics about the project.

**Trustee Reinagel** told of his visit to one of CDS properties, the Webster location, and was surprised by the difference in the location of that one compared to the Baldwinsville location. The Webster and Cicero locations are close to major highways which leads him to believe this project would work better on the Van Buren side of the village close to 690. Reinagel conveyed his feelings that he appreciates CDS's goal for affordable housing and housing for those with challenges but for other reasons, for example walkability for these residents, he stated that he cannot support this project. Pinkerton had a rebuttal.

**Trustee Stebbins** echoed Reinagel's comment and feels that the timing of this project is not good with the already approved projects going on. Stebbins is concerned about how many apartment complexes can the village absorb before the character of the village is changed. He feels that he has a duty to the residents to protect the character of the existing community as much as looking into the future. Stebbins communicated his opinion to the audience that an apartment complex of any sort is not in the best interest of the village right now. Pinkerton had a rebuttal.

As an apartment dweller herself, **Trustee O'Donnell** is not opposed to apartments in the village if they are done right. She clarified that she is not in favor of changing the zoning from R1 to R2 but would be in favor of the creation of a PDD at the Planning Board level. Patrick Pinkerton commented that the project would meet with the character of the neighborhood.

**Trustee Shepard** reiterated O'Donnell's opinion in that he would be interested in an acceptable PDD instead of the proposed zone change. Shepard would like to see a change in the project where the proposed 70 units would be built on the back half of the property leaving the front half as a buffer. Pinkerton noted that the property is so large that it could be subdivided.

**Trustee Cico** appreciates the project mission but feels that the location isn't right. Cico feels that it would be more beneficial to be located closer to amenities, for example grocery stores.

**Trustee Reinagel** reiterated the ongoing problem with this location – traffic.

**Trustee Collins** informed the audience that he likes the concept of the project and the project itself. There is a need for affordable housing. He conveyed that the board must think about the neighbors.

**Resolution #184/2022** Moved by Trustee Reinagel, second by Trustee Shepard

Resolved to approve the proposed **Local Law** changing the zoning district of property located at **19 Phillips Street**, Tax Map Parcel 005.-01-03.1, from its current designation of R-1 (Residential) zoning district to the R-2 (Residential) zoning district.

**Roll Call vote: Trustees Collins-nay, Cico-nay, Stebbins-nay, O'Donnell-no, Shepard-no and Reinagel-no**

**Not Carried**

**Attorney Bob Baldwin** commented that an application to change to a Planned Development District has to be submitted by CDS. Responding to Pinkerton request for a vote, Baldwin stated that the board said at the last meeting that they were going to look at a consensus this evening on whether it is worthwhile to proceed forward. The board would have to look at the issues -objections of the neighbors and whether they could be overcome, whether the project be modified to be beneficial and overcome any of the issues that were involved, and if any are opposed to having any sort of development in that location. He noted that the applicant does not want their time and expense wasted if the board feels that the PDD, no matter what it said, would be voted down anyway.

**Trustee Shepard** is in favor of the creation of the PDD and hopes it could be crafted to be more acceptable to the residents.

**Trustee O'Donnell** stated that a public hearing cannot be set until the PDD is created.

**Planning Board Chair John Tonello** stated that the question is whether there are 4 votes to ultimately approve a PDD use. Creating a PDD is a lot of work. This vote is saying that the board would be open to consider a created PDD.

Pinkerton gave a verbal application to the board to be referred to the Planning Board and would like to know if regardless of what the PDD looks like, would the board be open for this project to move forward.

**Attorney Baldwin** articulated to the board that this property remains an R1, meaning that the village could approve a cluster development which could produce a substantial number of cars and people. The village would have less latitude at this zoning than under a PDD.

**Resolution #185/2022** Moved by Trustee O'Donnell, second by Trustee Shepard

Resolved to refer CDS Housing to go to the Planning Board to begin determining what the PDD would look like and move forward with the creation of it.

**Roll Call vote: Trustee Reinagel–no; Trustee Shepard–yes; Trustee O'Donnell–yes; Trustee Stebbins–no; Trustee Cico-no; Trustee Collins-yes.**

**Not Carried**

Under Robert's Rules of Order, a tie vote is a lost vote since it is not a majority. Pinkerton asked the mayor what he would have voted if he was able to. The mayor responded that he would have voted no as he believes that the location is not appropriate.

## **New Business**

- **ZBA Appointment - Alternate**

**Resolution #186/2022** Moved by Trustee Collins, second by Trustee Cico

Resolved to appoint Michelle Hamilton as the alternate member of the Zoning Board of Appeals, at a rate of \$50.00/month, effective December 1, 2022.

**Carried**

- **Emergency Bid – Business Systems of CNY**

**Resolution #187/2022** Moved by Trustee O'Donnell, second by Trustee Shepard

Resolved to award an “emergency” bid to Business Systems of CNY in the quote amount of \$7,850.00 to furnish, install and repair the wires from the server in the Clerk's office to the Justice Court and Police department.

**Carried**

This crucial issue has interrupted their computer use.

- **Reallocation – 2020 Project Bond**

**Resolution #188/2022** Moved by Trustee Stebbins, second by Trustee Cico

Resolved to approve the reallocation of the 2020 project bond and to pay the expenses as recommended. (See attached)

**Carried**

- **Bid – Tree Removal and Trimming Work**

**Resolution #189/2022** Moved by Trustee O'Donnell, second by Trustee Collins

Resolved to receive the bids for the ***Tree Removal and Trimming Work*** project on Wednesday, November 30, 2022, at 2:00 p.m.

**Carried**

Two bids were received, and the low bidder dropped out. The other bid was clearly out of the budgeted amount. It was decided to rebid the work.

**Resolution #190/2022** Moved by Trustee Reinagel, second by Trustee Collins

Resolved to rebid the ***Tree Removal and Trimming Work*** project.

**Carried**

- **Motion to pay bills as audited**

**Resolution #191/2022** Moved by Trustee Cico, second by Trustee O'Donnell

Resolved to pay the bills from their proper accounts, after audit.

**Abstract # 19**

- General Fund Checks #48524 - #48554 \$ 647,218.08
- Water Fund Checks #25326 - #25338 \$ 67,124.97
- Sewer Fund Checks #24149 - #24155 \$ 7,924.08

**Carried**

- **Adjournment**

**Resolution #192/2022** Moved by Trustee Collins, second by Trustee Cico

Resolved that the meeting be adjourned at 9:05 PM., until the budget work session on Tuesday, December 6, 2022, at 6:00 p.m. and the next Village Board meeting on Thursday, December 15, 2022, beginning at 7:30 p.m. at Village Hall.

**Carried**

**Respectfully submitted,**

*Maureen Butler*  
*Village Clerk*