

OPERATIONS MEETING, BOARD OF TRUSTEES, DECEMBER 30, 2015

CEO Crompt said the DZI will be advised to respect people's property – just get the information with no strong-arm tactics. Trustee Lanning said he thinks this is important and we need to have the manpower to address as many as possible and we need to be uniform in enforcement. CEO Crompt said that is why we need a DZI to monitor activity. He said he can help, but only sporadically. Trustee Dove asked how many on the cease and desist letter list are still active. CEO Crompt said he's not sure. Atty. Byrne said 22 homes according to Atty. Smith in late November/early December. Some are bound and determined to continue short-term rentals. Trustee Stokes-Cawley asked if the DZI would take direction/training from Atty. Smith. CEO Crompt said that is correct; he reiterated that he can help, but not a lot. Trustee Dove asked how we pay for the DZI. Mayor Hubbard said that is what contingency is for. CEO Crompt said he is confident that this will be short-term, no pun intended. Trustee Lanning asked if the 1,040 hours would start January 1. Atty. Byrne said we want to hit hard out of the gate, so initially the DZI may work more than the 20 hours per week. Trustee Dove recognized that we can include a line item in the 2016-budget. Trustee Lanning commented that it is too bad Village taxpayers have to pay for a few people who won't comply with the law. In response to Trustee Lanning inquiring whether or not we will advertise DZI position, Mayor Hubbard said he'd like to move quickly and suggested that we could have another Operations Meeting next week. Trustee Dove said we may want to think about not pitting resident against resident. Mayor Hubbard said the DZI won't be implementing themselves; CEO Crompt concurred that there will be limited contact with the public. Trustee Lanning asked if we will file the position with Civil Service. Clerk/Treasurer Couch said she will need to submit a New Duties Position Statement. Trustees Dove and Stokes-Cawley confirmed their understanding that two people will share one part-time position. **Resolution #2015-252:** On the motion of Trustee Lanning, seconded by Trustee Stokes-Cawley, it was resolved and unanimously carried (3-0 in favor with Trustee Dove recusing herself from the vote) to authorize a Deputy Zoning Inspector part-time position to work under CEO Crompt and Special Counsel Smith. Trustee Stokes-Cawley said it is important for everyone to understand the law. She asked if local real estate agents should be informed of the law. Atty. Byrne said he doesn't know how to do that effectively. The Real Estate brokers should all know by now. Trustee Lanning asked if anyone bears any liability when someone steers others – don't facilitate committing a crime. CEO Crompt said the cease and desist letters were hand-delivered to all local realtors. In response to Trustee Dove asking where Atty. Smith stands in the overall process, Atty. Byrne said he has a number of cases worked up and is ready to send letters. Atty. Byrne advised that it is not good for the Village Board to talk about a specific case. The people engaged in enforcement won't play favorites and we shouldn't get into the timing, tactics, etc. of specific cases. In response to Trustee Lanning asking about the fines, Atty. Byrne said they are in the code. Planning Board Hartnett thinks the fines are low. If people are not deterred by the fines, the Trustees would have to consider another Local Law. The first offense is \$350 and it escalates from there. Atty. Byrne said injunctions are an option also. *Planning Board Member Carvalho left the meeting.

Annexation W. Genesee Street/Mirbeau – Atty. Byrne advised that the Town's November 19, 2015 SEQR determination started the statutory 90 days which is February 17. Interestingly, that falls between two Village Board Meetings that he won't be at. Mayor Hubbard said it is not good practice to not have counsel here two consecutive meetings and suggested moving the date of the second meeting in January. Trustee Stokes-Cawley asked if a public hearing will be required. Atty. Byrne answered no, all are done and it won't require a lot of discussion. Atty. Byrne said he will prepare a draft resolution. Mayor Hubbard recognized that the Basin Associates/Falcone CIP needs to be addressed also as the Public Hearing was closed November 24, 2015. There was continued discussion relative to the annexation – Atty. Byrne said the plans previously presented were conceptual and approval of annexation won't be addressing the number of structures, type of homes, etc. The property gets annexed and then a zoning designation is assigned. The Planning Board will decide what's appropriate and Village zoning will govern if the property is annexed. Atty. Byrne said this matter should be included on the January 14, 2016 Agenda.

Mezzalingua Town Sewer District – Atty. Byrne and DMO Harty briefed the Trustees on the historic background of sanitary sewer issues pertaining to the Mezzalingua, Parker and Country Club properties dating back to the 1950's. It is an informal arrangement that happened because the City of Syracuse was concerned about a septic system failure. The Country Club has an easement over the Mezzalingua

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property, there is no contract, sewer is billed on water consumption, and the properties get town water. The Village has no easements over the properties – we have nothing, so it is a terrible arrangement. Additionally, it is the leakiest sewer line – there is a lot of ground water infiltration from the 60-year clay pipes that leak like a sieve. Atty. Byrne said conversation started last February when the owner, through his attorney Bob Smith, asked the Village to extend sewer to the Mezzalingua property and adjoining properties – a modernized sewer arrangement at no cost to the Village to replace all lines with state-of-the-art materials. Atty. Byrne and DMO Harty impressed upon the Board that this would be a good thing for the Village and the lake. They suggested reversing 20 years of bad practice. Atty. Byrne noted that the situation is much different today than it was years ago with the Rustons, former owners of the Mezzalingua property. In response to Trustee Dove asking if there has been conversation with the Country Club and Parkers, Atty. Byrne said he has stayed out of it and let Mezzalingua's attorney handle it. DMO Harty said replacement of all sanitary sewer infrastructures on the properties would protect the lake and lessen product for the treatment plant. She noted that the area contributes a third of peak – elimination of that changes wet-weather operation of the plant; a huge win for the lake and the waste water treatment plant. Also, the Village and the Town would have access to the infrastructure. Atty. Byrne said hopefully the Town will form a sewer district; easements will be necessary. He expects the engineers for the Mezzalingua's to lay it out; DMO Harty added that the specifics of ownership are being looked at by the engineers. In response to Trustee Stokes-Cawley, Atty. Byrne said the Mezzalingua's will probably want to start construction when the weather breaks in the coming spring. DMO Harty also talked about the portion of the sewer system on West Lake Street that the City of Syracuse owns and plans to replace at their cost. The Village thereafter will take responsibility for maintenance. In response to Atty. Byrne, DMO Harty said we won't know flow impact for about a year. Atty. Byrne said a 2" force main limits volume; DMO Harty said the formation of a district can limit the area served. Trustee Lanning verbalized approval of the conceptual plan. Atty. Byrne said he will reach out to the Town attorney and Mezzalingua's attorney.

Briefing on Comprehensive Plan Litigation – Atty. Byrne reported that a lawsuit started against the Town and Village of Skaneateles relative to the Town Board's SEQR determination associated with the adoption of the Comprehensive Plan. The two Town residents, Steve McGlynn and Deb Holbein, who brought the Article 78 lawsuit maintain that the adoption was flawed because it failed to adequately identify and consider the potential environmental and financial impact of the Comprehensive Plan on property owners in the Mandana and Mottville areas. Atty. Byrne said his impression is that the SEQR process was handled properly by the Town Board, and he is hopeful that the Town will defend the process and be successful. He said he recommends that the Village puts in Notice of Appearance, but not actively participate and rely on the Town's defense. Atty. Byrne said it is up to the new Town Board on how they are going to react. Trustee Stokes-Cawley said it would be a real shame if the Town revoked the Comprehensive Plan. Years went into it with several public hearings and she hopes they defend it. Atty. Byrne said the Village's timeframe is 30 days and he will put in an appearance. Trustee Lanning advised that he currently is a Village Trustee who has been elected as the next Town Supervisor. He reported that during the past 48 hours the Town has been interviewing potential Town Attorneys. *Paul Sharlow left the meeting.

Community Center Lot Line Adjustment – Atty. Byrne reminded the Board that some time ago we talked about a lot line adjustment. The original 1999 concept was that title to the land and improvements were to be transferred to the Village to become part of Austin Park. Subsequently, in 2010, it was concluded that it was more appropriate that the land and building be owned by the not-for-profit SRCT. Atty. Byrne said he will write something after the first of the year. Trustee Lanning recalled talking about a land swap. Atty. Byrne said he needs to dust off his file and tee up for action. In response to Trustee Lanning, Atty. Byrne said there is nothing with respect to the lot lease.

Trustee Dove asked who is responsible to plow the path between the parking lots at the Community Center and Austin Park. DMO Harty said she recalls hearing that the Town purchased a snow blower/plow, but she will follow-up.

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Operations Meeting – The Board discussed scheduling another Operations Meeting on Wednesday, January 6 or Thursday, January 7. Trustees Dove and Stokes-Cawley indicated that Wednesday, January 6 would be better. Mayor Hubbard suggested 8:00 A.M. or 4:30 P.M. and will check with Trustee Angelillo on his availability.

The Board briefly talked about Local Law #1 of 2016 – Trust Fund and recognized the topic as an agenda item for the next Operations Meeting.

Trustee Lanning – Mayor Hubbard thanked Trustee Lanning for staying on the Village Board to this point and presented him with his first letter as the new Town Supervisor. The letter congratulates him and the new Town Board and wishes them success in the New Year and tenure. Trustee Lanning recognized this as his last meeting as a Trustee and said it has been a tremendous honor and pleasure serving on the Village Board. It has been a spirited lesson and education and the participation of the community has been incredible. He said it has been a real honor and he will miss it, but believes that his understanding of Village issues will benefit relations between the Town and Village.

Adjournment –Resolution #2015-253: On the motion of Trustee Dove, seconded by Trustee Stokes-Cawley, the Operations Meeting adjourned at 9:52 a.m.



Patty Couch

Village Admin./Clerk-Treasurer