TOWN BOARD PROCEEDINGS Minutes #2018-21 October 22, 2018

Supervisor Sheila M. Meegan called the meeting to order at 7:00 P.M. with 30 seconds of silent prayer followed by the Pledge of Allegiance led by Town Attorney John Fenz.

ROLL CALL:

Present -

Sheila M. Meegan

Supervisor

Eugene P. Hart

Councilman

William P. Hanley, Jr.

Councilman

Absent -

None

Supervisor Meegan read the Fire Prevention Code instructing the public where to exit in case of a fire or an emergency.

The meeting was dedicated to the memory of Peter Liberatore, Kevin Higgins, Irene Birkmeyer, Ken Strole and Adeline Anibaldi.

## 21-A MINUTES TO BE APPROVED

Motion by Supervisor Meegan, seconded by Councilman Hanley, to approve Minutes #2018-20 of October 11, 2018.

Ayes: All

Noes: None

**Motion Carried** 

Motion by Supervisor Meegan, seconded by Councilman Hanley, to approve minutes from the 2019 Tentative Benefit Basis Budget & 2019 Tentative Ad Valorem Budget Meeting, October 15, 2018.

Ayes: All

Noes: None

Motion Carried

## **21-B LEGAL NOTICES**

 Motion by Supervisor Meegan, seconded by Councilman Hart, that proofs of publication and posting of legal notice: "OF A PUBLIC HEARING TO CONSIDER A RESTRICTED USE PERMIT FOR PROPERTY LOCATED ON NORTH AMERICA DRIVE, LOT NO. 3, CHANGING ITS CLASSIFICATION FROM M-1 TO M-1(S), FOR TRUCK SALES AND MAINTENANCE AND LEASE OF A SMALL AREA FOR A FOOD TEST KITCHEN" in the Town of West Seneca, be received and filed.

Ayes: All

Noes: None

**Motion Carried** 

Motion by Supervisor Meegan, seconded by Councilman Hart, to open the public hearing.

Ayes: All

Noes: None

Motion Carried

TOWN BOARD PROCEEDINGS Minutes #2018-21 October 22, 2018 Page two . . .

## **21-B LEGAL NOTICES**

## 1. (continued)

Stephanie Henry of Silvestri Architects represented the petitioner and stated their proposal for Buffalo Truck Center on a 25 acre site on North America Drive. The building is approximately 75,000 sf and will be used mainly for truck sales, maintenance and service. The business will have 70 new employees. A small tenant space will be leased to Palmer Food Services for a test kitchen and office.

An Indian Church Road resident questioned if the applicant will be paying full taxes. Town Attorney John Fenz stated every property owner in the Town of West Seneca with a commercial building has the opportunity to take advantage of the 485-b program.

Residents of Seneca Creek Road stated the project is going behind their homes and expressed concerns about increased noise and fumes, an increase in truck traffic on Seneca Creek Road and displacement of the deer population. They requested sound barriers larger than two feet tall and also suggested the project tap into the drainage system rather than installing retention ponds.

Code Enforcement Officer Jeffrey Schieber stated the Industrial Park Review Committee met twice with the applicant to review the project. The noise and fumes were addressed with an agreement that only new trucks will be along North America Drive with the majority of the operation taking place on the other side of the building. Mr. Schieber noted the property does not back up to Seneca Creek Road; it is on the other side of North America Drive. The business should not add drastically to the sound because they are not directly behind the residences.

Mr. Fenz advised the use is permitted on the property, but the restricted use permit and site plan needs to be approved and conditions can be imposed by the Town Board.

Ms. Henry stated she will ask the petitioner to install a berm with trees along North America Drive and will work with their civil engineer on the site plan.

Councilman Hanley stated he will ask Highway Supt. Matthew English to post a sign prohibiting use of jake brakes on North America Drive.

Motion by Supervisor Meegan, seconded by Councilman Hanley, to close the public hearing.

Ayes: All Noes: None Motion Carried

TOWN BOARD PROCEEDINGS Minutes #2018-21 October 22, 2018 Page three . . .

## 21-B LEGAL NOTICES

1. (continued)

Motion by Supervisor Meegan, seconded by Councilman Hanley, to grant a restricted use permit for property located on North America Drive, Lot No. 3, changing its classification from M-1 to M-1(S), for truck sales and maintenance and lease of a small area for a food test kitchen, conditioned upon an industrial standard berm placed along the northerly portion of the site from the bend in the road to the end of the property with 5' tall trees to create a fencing effect, noting the trees must be approved by the Code Enforcement Office.

Ayes: All Noes: None Motion Carried

2. Motion by Supervisor Meegan, seconded by Councilman Hanley, that proofs of publication and posting of legal notice: "OF A PUBLIC HEARING TO CONSIDER LOCAL LAW NO. 2018-4, AMENDING CHAPTER 62 OF THE TOWN CODE - DOGS" in the Town of West Seneca, be received and filed.

Ayes: All Noes: None Motion Carried

Motion by Supervisor Meegan, seconded by Councilman Hanley, to open the public hearing.

Ayes: All Noes: None Motion Carried

Town Attorney John Fenz stated the proposed local law modifies the town's Dog Ordinance to require that dogs will be held for a maximum of three days in the town shelter prior to being turned over to the SPCA.

No comments were received from the public.

Motion by Supervisor Meegan, seconded by Councilman Hart, to close the public hearing.

Ayes: All Noes: None Motion Carried

Motion by Supervisor Meegan, seconded by Councilman Hanley, to adopt Local Law No. 2018-4, amending Chapter 62 of the Town Code "Dogs" in the Town of West Seneca.

Ayes: All Noes: None Motion Carried

\*APPENDICES\*

TOWN BOARD PROCEEDINGS Minutes #2018-21 October 22, 2018 Page four . . .

## 21-B LEGAL NOTICES

3. Motion by Supervisor Meegan, seconded by Councilman Hanley, that proofs of publication and posting of legal notice: "OF A PUBLIC HEARING TO CONSIDER LOCAL LAW NO. 2018-5, TAX LEVY LIMIT OVERRIDE" in the Town of West Seneca, be received and filed.

Ayes: All Noes: None Motion Carried

Motion by Supervisor Meegan, seconded by Councilman Hanley, to open the public hearing.

Ayes: All Noes: None Motion Carried

A Union Road resident questioned the tax levy limit and what is proposed.

Town Attorney John Fenz advised under NYS statutes the property tax cap limit is based on the prior year. If the town anticipates going over the tax cap, a public hearing is held with the purpose being to opt out. Because revisions are still being made to the budget it is recommended to hold the public hearing and if the budget exceeds the tax cap limit, the law needs to be adopted prior to the budget resolution.

Supervisor Meegan stated a penalty is imposed if the town does not pass this and ends up going over the tax cap.

A Reserve Road resident questioned if the budget is available to the public. Supervisor Meegan stated the town budget is published online and expenditures are outlined.

Motion by Supervisor Meegan, seconded by Councilman Hart, to table the public hearing.

Ayes: All Noes: None Motion Carried

## 21-C PUBLIC COMMENTS ON COMMUNICATIONS

A Covington Drive resident referred to Item #2 and commented on the proposed change to M-1. Supervisor Meegan stated the proprietor has asked for the zoning change and the Town Board is obligated to send all requests to the Planning Board for review.

### **21-D TABLED ITEMS**

 Councilman Hart re Revision to Chapter 120 – Zoning Article IIA Industrial Park Overlay District Remained on the table.

TOWN BOARD PROCEEDINGS Minutes #2018-21 October 22, 2018 Page five . . .

#### 21-E\_COMMUNICATIONS

 Supervisor Meegan re Erie County Community Development Block Grant Program Motion by Supervisor Meegan, seconded by Councilman Hanley, to adopt the following resolution regarding the Erie County Community Development Block Grant program:

**WHEREAS**, following the Public Hearing of September 10, 2018, that was held at West Seneca Town Hall for suggestions by the public for Community Development Block Grant projects to be submitted for funding;

**NOW, THEREFORE, BE IT RESOLVED,** the West Seneca Town Board submits the following project to be considered for funding by the Erie County Community Development Block Grant Program during the 2019 - 2020 grant cycle:

1<sup>st</sup> Priority - Milling & Resurfacing Project for the following roadways: Emporium (Mineral Springs to Arcade) Emporium (Arcade to Dead End) Eldred Gordon (dead end to Emporium) Gordon (Emporium to Harlem)

which are all in CDBG-eligible areas, requesting \$100,000 in CDBG funds; and

BE IT FURTHER RESOLVED, the West Seneca Town Board authorizes Town Supervisor Sheila M. Meegan, to sign, submit and execute a contract with Erie County Community Development Block Grant (ECCDBG) Program for the cited project upon approval of the ECCDBG; and

**BE IT FURTHER RESOLVED,** the West Seneca Town Board provides a 29% match of \$40,856.92 for the 1<sup>st</sup> Priority Project using \$20,000 in force account labor from the **002.5110.0144** line item and \$20,856.92 in cash from the **002.5110.0497** line item.

Ayes: All Noes: None Motion Carried

 Code Enforcement Officer re Rezoning request – 101 & 105 Center Road & 3080 Seneca Street Motion by Supervisor Meegan, seconded by Councilman Hanley, to refer the rezoning request for 101 & 105 Center Road & 3080 Seneca Street to the Planning Board for review.

Ayes: All Noes: None Motion Carried

### 21-F REPORTS

Jeffrey Schieber, Code Enforcement Officer's building and plumbing report for September 2018 received and filed.

TOWN BOARD PROCEEDINGS
Minutes #2018-21
October 22, 2018
Page six . . .

## 21-G APPROVAL OF WARRANT

Motion by Supervisor Meegan, seconded by Councilman Hanley, to approve the vouchers submitted for audit, chargeable to the respective funds as follows: General Fund - \$158,199.96 & \$1391.40; Highway Fund - \$75,965.24; Capital Fund - \$15,466.25; Sewer Fund - \$4235.44; Electric Lighting - \$362.36 (vouchers 3 – 304, 107233 & 107235) Trust - \$246,682.69 (vouchers 216 - 227)

Ayes: All Noes: None Motion Carried

## **PROCLAMATION IN RECOGNITION OF LARUSSA'S LEGACY OF LOVE**

Councilman Hart read a proclamation recognizing Rachel LaRussa for creating an outreach program for homebound, hospitalized and nursing home residents and declared October 23, 2018 as LaRussa's Legacy of Love Day.

#### PRESENTATION ON OPIOD CRISIS

Cheryl Moore of Erie County Department of Health gave a presentation on the programs in place and available to help combat the opiod crisis.

### **ISSUES OF THE PUBLIC**

- A Covington Drive resident referred to a proposal for creation of a Citizens Budget Committee and suggested holding a meeting with the public for their input. Councilman Hart stated he is working with Director of Finance Megan Wnek on a draft for creation of the committee.
- A Covington Drive resident suggested the Town Board adopt the following local laws: require job vacancies to be posted on the town's website for three weeks; term limits for elected officials; and salary increases for elected officials only after the next election for that office. Supervisor Meegan stated job vacancies with the white collar unit are filled with candidates from a civil service list on file with Erie County Personnel and blue collar workers start in the Sanitation Department and move up the ranks to the Highway Department. Town Attorney John Fenz stated he will research setting term limits for elected officials. Councilman Hart stated the Highway Supt. and Town Clerk salaries follow the union percentage increases.
- A Reserve Road resident commented on driver training for semi trucks on Reserve Road and expressed her concern for the safety of pedestrians and bicyclists. Supervisor Meegan stated NYS has been using the West Seneca Developmental Center site for semi truck driver training/testing and the town has expressed safety concerns to NYS.
- An Indian Church Road resident commented on the following:
  - ✓ Wasteful spending in the Engineering Department
  - ✓ Conflict of interest with the town electrical inspector owning an electrical company and performing electrical inspections and his procedure for charging for inspections Town Attorney John Fenz responded this is a personnel issue and the town does take measures to ensure there is no conflict of interest.

TOWN BOARD PROCEEDINGS Minutes #2018-21 October 22, 2018 Page seven . . .

## **ISSUES OF THE PUBLIC**

- A Singer Drive resident commented on the company that street lights are purchased from and questioned if replacement parts have been budgeted for. Councilman Hanley responded it is anticipated by year seven of owning the lights the parts will need replacement.
- A Union Road resident questioned the process of referring items to the Planning Board. Town Attorney John Fenz stated board members could vote against the Planning Board referral and the vote does not need to be unanimous; however, referring a rezoning to the Planning Board is in the Town Code and could result in litigation.
- A Union Road resident commented on unfilled positions in the Police Department and an earlier suggestion to increase police surveillance on Seneca Creek Road.
- A Covington Drive resident questioned basement inspections throughout the town and understood the consent order only applied to sewer districts 5 & 13. Councilman Hart stated they are doing work in almost all sewer districts under the direction of NYSDEC. Basement inspections are for illegal hookup of sump pumps and downspouts. Any hookup to the sewer in any sewer district overtaxes the system, is illegal and needs to be changed. Councilman Hanley stated they may also report a quality of life issue if they come across one.
- A Covington Drive resident suggested bi-weekly recycling to save money. Councilman Hanley stated last year residents were overwhelmingly opposed to bi-weekly recycling. Supervisor Meegan stated concerns that people would not recycle and would then throw out recyclables adding to the tipping fees.
- A Covington Drive resident suggested a moratorium on new hires in town. Supervisor Meegan stated a moratorium would not be possible due to a number of upcoming retirements.
- A Covington Drive resident referred to the system at pump stations to eliminate employees from being called out and questioned if the new system is in place. Councilman Hanley stated the system is not connected to a central work station. Councilman Hart responded most of the overtime is caused by the pumps near West Senior High School that need gasoline every couple hours. Supervisor Meegan stated the town has asked NYSDEC to allow a siphon which would enable the pumps to be removed, but they will not allow it.

#### **ADJOURNMENT**

Motion by Supervisor Meegan, seconded by Councilman Hanley, to adjourn the meeting at 8:45 P.M.

Ayes: All Noes: None Motion Carried

JACQUELINE A FELSER, TOWN CLERK

## PROPOSED LOCAL LAW NO. 4 OF 2018 AMENDING CHAPTER 62: DOGS

SECTION 62-6 REDEMPTION OF DOGS SEIZED; FEES.

(A) (1) Each unidentified dog, licensed or not, must be held for a period of three (3) days from the date of seizure. Each identified dog where notification to the owner has been provided personally must be held for a period of three (3) days from the date of the seizure. A day is defined as a 24 hour period from midnight to midnight. Redemption period starts after midnight following the day of seizure. If the shelter is closed on the last day of the redemption period, the redemption period is extended one more day to give the owner the opportunity to redeem their dog. The owner of a dog seized not bearing a license tag may redeem the dog by producing to the person seizing the dog a license for the dog and by paying to the Town Clerk of the Town of West Seneca fees as may be established by the Town Board of the Town of West Seneca.