

TOWN OF CLARKSON
TOWN BOARD MEETING
September 26, 2023

The Town Board of the Town of Clarkson held their regular meeting on Tuesday, September 26, 2023 at the Clarkson Town Hall, 3710 Lake Road, Clarkson, NY at 6:00 P.M.

PRESENT:

Ursula Liotta	Supervisor
Nick D'Amuro	Councilperson
John Culhane	Councilperson
Tom Guarino	Councilperson
Sharon Mattison	Councilperson
Susan Henshaw	Town Clerk
Robert Viscardi	Highway Superintendent
Keith O'Toole	Attorney
**Kevin Moore	Building Inspector

Supervisor Liotta opened the meeting. She led everyone in the Pledge of Allegiance. A moment of silence was observed for our service men and women, first responders and veterans, particularly those who have paid the ultimate price. Along with thanks to healthcare workers who tirelessly work to save lives every day.

Supervisor Liotta wished to advise how she obtained the Supervisor position, along with Councilperson Mattison. The retirement of Supervisor Filipowicz and resignation of Councilperson Zink required the town board to act immediately in filling the vacated positions. Both new members are on the ballot for the upcoming election, and both were able to fill those seats upon their predecessor's departure. She continued to advise her many different titles within the Town of Clarkson over the past fifteen years. She mentioned her previous legal experience has been beneficial in support of the several roles she has previously managed within the town. Supervisor Liotta is excited to once again work alongside familiar faces as well as all employees within the town.

PUBLIC HEARING

Supervisor Liotta discussed the cancellation of the public hearing and the need for her and Councilperson Mattison to familiarize themselves with legislation and the committees working on this Local Law#5-Temporary Moratorium on Land Development. All protocol was followed for a cancellation of this matter.

COMMUNICATIONS –

9-26-2023

RESOLUTION #270
ACKNOWLEDGE RECEIPT OF SUPERVISOR'S AUGUST FINANCIAL
REPORT

Introduced by Councilperson Guarino
 Seconded by Councilperson Culhane
 Acknowledge receipt of Supervisors August Financial Report.

VOTE OF THE BOARD

AYES: Supervisor Liotta, Councilpersons Culhane, D'Amuro, Guarino and Mattison

NAYES: None

NEW BUSINESS –

Superintendent Viscardi discussed the sale of twelve pieces of surplus equipment entering three different auctions. The auctions are the County Municipal auction on October 7, 2023. The Internet auction which reaches more people, and you have the option to turn down the item if the requested bid is not obtained. The third is Auction International which is seen throughout New York State and New Jersey. The items listed for various auctions include:

Stainless Steel Sanders-2	1987 Ford Tractor
Tractor tire set	2009 Ford F-250 Pick-up
Garbage Compactor	2008 Ford F-350 Pick-up
40-yard Garbage Box	2002 Sterling 10 Wheel Dump truck
Asphalt Hot Box	1987 Champion Grader
Field Conditioner	

RESOLUTION #271
MOTION TO APPROVE THE SALE OF SURPLUS EQUIPMENT FROM
HIGHWAY DEPARTMENT

Introduced by Councilperson Culhane
 Seconded by Councilperson Guarino
 Motion to approve the sale of surplus equipment from Highway Department.

VOTE OF THE BOARD

AYES: Supervisor Liotta, Councilpersons Culhane, D'Amuro, Guarino and Mattison

NAYES: None

Planning Board – Supervisor Liotta discussed the appointment of resident Paul Egan to fill the vacated seat of Planning Board member Harold Mundy. Mr. Egan will complete this current 3-year term that will expire at the end of 2025.

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RESOLUTION #272

MOTION TO APPROVE NEW PLANNING BOARD MEMBER PAUL EGAN

Introduced by Councilperson D'Amuro

Seconded by Councilperson Mattison

Motion to approve new Planning Board member Paul Egan to complete a 3-year term ending December 31, 2025.

VOTE OF THE BOARD

AYES: Supervisor Liotta, Councilpersons Culhane, D'Amuro, Guarino and Mattison

NAYES: None

OLD BUSINESS

RESOLUTION #273

MOTION TO SET A PUBLIC HEARING ON INCENTIVE ZONING REQUEST FOR WHITEHALL MANSION

Introduced by Councilperson Culhane

Seconded by Councilperson Mattison

Motion to set a public hearing on incentive zoning request for Whitehall Mansion for Wednesday, October 11, 2023 at the Stanley Pogroszewski Justice Court, 3655 Lake Road, Clarkson, New York at 6:00 PM.

WHEREAS, in an application dated September, 2023, Whitehall Event Venue LLC, requested that the Town Board consider an Incentive Zoning request, relating to property known as "Whitehall Mansion", consisting of approximately 10.7 acres located at 3845 Lake Road, being on the west side of Lake Road in the Town of Clarkson, New York, to allow for the property described below as follows:

1. To permit the use of the first floor of the Whitehall Mansion (library, living room, dining room and conservatory, with a maximum occupancy of 75-100 people) and the existing carriage house (with a maximum occupancy of 50 to 75 people) as space for events, including but not limited to: ceremonial events (such as wedding and wedding receptions, bridal showers), community events and meetings, as well as other social gatherings. The second floor of the Mansion may also be used for events, as well as suites to be used for overnight stays of event guests.
2. To permit construction of a structure (approximately 4500 square feet, with an anticipated maximum occupancy of 200 people) to be located west of the mansion to be used as a space for events as set forth in paragraph 1. above.
3. To allow relief from dimensional requirements of the Town Code (as determined by the site plan designed by the project civil engineer).
4. To erect a business sign approximately 3' x 5' with uplighting as close to the main road as possible.
5. To build walkways and three patios with four fire pits throughout and three pergolas, all of which will be located adjacent to and behind the new addition.
6. To construct a storage building approximately 26' x 35' in the southwest corner of the property, behind the tree line and out of sight line.

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The following amenities are being offered to the community:

1. Use of the event space at the Whitehall Mansion, the carriage house, or the new event structure for community events including meetings for town officials and educational tours under the supervision of the Town Historian at no cost, limited to two per month, Monday - Wednesday. This amenity-in-kind is valued at \$360,000 over the course of the 25 years based on a two-hour rental fee of \$600. All events in paragraph 1 above must be reserved at least two weeks in advance of the event, subject to availability. One liaison would be assigned by the Town of Clarkson to coordinate the scheduling of all community events with Whitehall Mansion staff. If set up or maintenance costs are incurred by the owner, they shall be reimbursed by the Town. Amenities 1 and 2 shall expire 25 years after the issuance of the Certificate of Occupancy of the event structure.
2. Events, which may be sponsored by the owners of the property, for holidays (such as Halloween, Christmas and/or Easter), family movie nights and the solar eclipse viewing on 4/8/24. This amenity-in-kind is valued at \$500,000 over the course of the 25-year period based on four annual events with an average cost of \$5,000 per event for supplies, staffing, rental fee, etc.
3. Installation of a sewer main on the west side of Route 19 from 3779 Lake Road North southbound to the southern property line of 3845 Lake Road North. The project is subject to permit approvals from the State of New York and Town of Clarkson. This project will directly benefit two properties north of the site and allow other properties south of 3845 Lake Road North to extend or connect further south on Lake Road. The preliminary estimated cost of this project is \$70,000.
4. Clean up of the Olmstead garden on the property. This may be a project which may be undertaken in cooperation with a local Boy Scout troop (or individual Boy Scouts). Any work would be under the supervision of the applicant.

WHEREAS, the property included in this proposal is more accurately described on Exhibit A which is attached hereto; and

WHEREAS, the application was referred to the Monroe County Department of Planning and the Town of Clarkson Planning Board; and

WHEREAS, it was the opinion of the Town Board that the application is complete and that a public hearing should be held to consider the said Incentive Zoning application;

NOW, on motion duly made and seconded, it was

RESOLVED, that a public hearing on the Incentive Zoning Application be held on **Wednesday the 11th day of October, 2023, at 6:00 P.M., Local Time, Stanley Pogroszewski Justice Court, 3655 Lake Road, Clarkson, New York**, be it further **RESOLVED**, that a Notice of Hearing be published in a newspaper previously designated as an official newspaper for publication of public notices, not less than ten (10) days prior to said hearing; and be it further

RESOLVED, that the Town Clerk shall post copies of both this Resolution and the Notice of Hearing, on the bulletin board, maintained by the Town Clerk pursuant to §30(6) of the Town Law, for a period of not less than ten (10) days prior to said public hearing.

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EXHIBIT A-

ALL THAT TRACT OR PARCEL OF LAND, situate in Town of Clarkson, County of Monroe and State of New York, being part of Lot Number Twelve in the Fifth Section of Town Number Four of the Triangular Tract and being Parcel B and Parcel C as shown on a Map of Survey prepared by Smith & Fitzpatrick, Surveyors, dated January 22, 1952, attached to a Deed from Florence Robinson Gordon to Harris Wilcox, recorded in the Monroe County Clerk's Office on February 15, 1952, in Liber 2736 of Deeds at Page 177.

Said Parcels B and C front on the west side of Lake Road 480 feet, extend westerly on the north line 744.50 feet, extend southerly on the west line 838.90 feet, and extend easterly on the south line 826.84 feet to the west line of Lake Road, including all the right, title and interest which the grantors have or may have to the center line of Lake Road.

Property Address: 3845 Lake Road, Clarkson

Tax Account Number: 054.17-2-1

AYES: Supervisor Liotta, Councilpersons Culhane, D'Amuro, Guarino and Mattison

NAYES: None

Tentative Budget 2024 – Supervisor Liotta advised that meetings have been held regarding the tentative budget to date, along with an upcoming meeting scheduled for Tuesday, October 3, 2023 in the lower level of Town Hall at 6:00 PM.

Supervisors Report –

Assistant to the Supervisor – Courtney Miller will be leaving her position at the end of the week. She was hired as a part-time clerk in February 2022, coming from healthcare, she was unfamiliar with many needs of her role. Courtney has been wonderful and did all that was asked and she continues to do so in her training of her replacement.

Town Board Reports -

Budget 2024 – Councilperson Culhane is working to place the current 2024 budget information into a more user friendly format for comparison from year to year.

All Hands Meeting – Councilperson Guarino is looking to schedule the next upcoming meeting in coordination with the Highway Department. The goal is to communicate amongst the town employees.

Historic Commission - Councilperson D'Amuro advised he had a conference call with the State Historical Preservation Office – SHPO, concerning the application of our designation of Certified Local Government- CLG. Concerns were regarding local designation, certain language regarding adjacent properties, and inclusions. Town attorney Keith, O'Toole is working on drafting a local law to send to SHPO for approval.

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Councilperson D'Amuro explained how SHPO allows more grant money to be obtained from the state, when a member of the CLG.

Town Hall – Councilperson Mattison advised that Patriot Painters will be painting the town hall and they should begin in approximately two weeks.

Highway Report – Superintendent Viscardi mentioned they are continuing their county work with the town of Sweden to complete East Avenue. The Highway Department will start on Wednesday, September 27 with milling parts of Sherwood Drive and Crescent Drive. Paving will begin a week later and that will complete that track of homes. Brush pick up begins on October 23, 2023 and Junk Days are October 20-21, 2023. The highway will be making one more pass for grass mowing by the roads before winter.

RESOLUTION #274
APPROVE MINUTES 9-12-2023

Introduced by Councilperson D'Amuro

Seconded by Councilperson Guarino

To approve minutes from 9-12-2023.

VOTE OF THE BOARD

AYES: Supervisor Liotta, Councilpersons Culhane, D'Amuro, Guarino and Mattison

NAYES: None

RESOLUTION #275
APPROVE MINUTES 9-19-2023

Introduced by Councilperson Guarino

Seconded by Councilperson Culhane

To approve minutes from 9-19-2023.

VOTE OF THE BOARD

AYES: Supervisor Liotta, Councilpersons Culhane, D'Amuro, Guarino and Mattison

NAYES: None

RESOLUTION #276
AUDIT 9-26-2023

Introduced by Councilperson Mattison

Seconded by Councilperson D'Amuro

To authorize payment of audit 9-26-2023 totaling \$96,209.41. AA General \$39,452.78, BB General- Outside Village \$3,654.86, DA Highway - Town Wide \$9,102.64, DB- Highway-Outside Village \$8,046.73, HH- Capital Projects \$35,902.00, TA – Agency \$50.40 and Distribution of checks: Joint Checking #0003793-0003827 and Trust and Agency 0006297.

VOTE OF THE BOARD

AYES: Supervisor Liotta, Councilpersons Culhane, D'Amuro, Guarino and Mattison

NAYES: None

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RESOLUTION #277
MOTION TO ADJOURN

Introduced by Councilperson D'Amuro

Seconded by Councilperson Mattison

Motion to adjourn at 6:36 PM.

VOTE OF THE BOARD

AYES: Supervisor Liotta, Councilpersons Culhane, D'Amuro, Guarino and Mattison

NAYES: None

Respectfully submitted,

Susan Henshaw

Town Clerk

Approved 10-10-2023