

December 28th, 2021 LaFayette Town Board Special Meeting Minutes

Minutes of the Special Town Board Meeting held by the LaFayette Town Board on December 28, 2021 at 6:30 p.m. at LaFayette Town Hall.

Present: William McConnell, Supervisor
Steve Zajac, Councilor
Melanie Palmer, Councilor
Carole Dwyer, Councilor
Jerry Marzo, Councilor
Attorney and Recording Secretary: Jeff Brown

Supervisor McConnell called the meeting to order at 6:30 pm

R-260-21 Councilor Marzo moved and Dwyer seconded the motion to move into executive session to discuss the proposed acquisition of real property, the publicity of which will substantially affect the value thereof at 6:31pm. Motion carried 5 – 0

William McConnell	Supervisor	Voted	Yes
Steve Zajac	Councilor	Voted	Yes
Melanie Palmer	Councilor	Voted	Yes
Carole Dwyer	Councilor	Voted	Yes
Jerry Marzo	Councilor	Voted	Yes

R-261-21 Councilor Palmer moved and Dwyer seconded the motion to move out of executive session at 7:56pm. Motion carried 5 – 0

William McConnell	Supervisor	Voted	Yes
Steve Zajac	Councilor	Voted	Yes
Melanie Palmer	Councilor	Voted	Yes
Carole Dwyer	Councilor	Voted	Yes
Jerry Marzo	Councilor	Voted	Yes

R-262-21 Councilor Palmer moved and Zajac seconded the motion issuing negative SEQR declaration below resolution (hotel). Motion carried 4 - 1

William McConnell	Supervisor	Voted	Yes
Steve Zajac	Councilor	Voted	Yes
Melanie Palmer	Councilor	Voted	Yes
Carole Dwyer	Councilor	Voted	No
Jerry Marzo	Councilor	Voted	Yes

R-263-21 Councilor Palmer moved and Marzo seconded the motion to authorize the purchase of property per below resolution (hotel). Motion carried 4 - 1

William McConnell	Supervisor	Voted	Yes
Steve Zajac	Councilor	Voted	Yes
Melanie Palmer	Councilor	Voted	Yes
Carole Dwyer	Councilor	Voted	No
Jerry Marzo	Councilor	Voted	Yes

RESOLUTION APPROVING PURCHASE OF REAL PROPERTY

WHEREAS, Michael L. Amidon (Seller) is proposing to sell certain real property generally known as The LaFayette Hotel, 5998 Route 20 East, Tax ID 018.-02-09.0, located in the Town of LaFayette, County of Onondaga and State of New York, consisting of .13 acres (Parcel); and

WHEREAS, the Parcel is located in the historic “four-corners” of the Town, commonly known as the Crossroads of New York State, with the structure on the property having been vacant for 20+ years and continuing to deteriorate, representing an eye sore for the Town and its residents; and

WHEREAS, the 2021 Town of LaFayette (Town) Comprehensive Plan identifies hamlet redevelopment as one of the priorities of the Town; and

WHEREAS, a recent survey of Town residents conducted in connection with the 2021 Comprehensive Plan update identified “appearance of the hamlets” as one of the Town’s main challenges and “creating access to open space” one of our greatest opportunities; and

WHEREAS, the Seller has offered to sell the Parcel to the Town for Sixty-Five Thousand Dollars (\$65,000.00) plus closing costs; and

WHEREAS, the Town is obtaining a Broker Opinion of Value for the Parcel from CBRE/Syracuse, to confirm that the \$65,000.00 purchase price is consistent with the fair market value of the Parcel; and

WHEREAS, the Town Board is authorized to acquire real property to be used for Town purposes, in this case hamlet beautification and the provision of open space, pursuant to New York State Town Law Section 64(2); and

WHEREAS, the Town Board has submitted an application to Onondaga County Community Development for a New York Revitalization and Beautification Grant utilizing available federal funds via the American Rescue Plan Act; and

WHEREAS, Phase 1 and Phase 2 environmental studies have been completed of the Parcel by the Town Engineer indicating some elevated levels of soil and groundwater contamination, but not to such an extent as to raise significant concerns about the Town's ability to remediate the contamination; and

WHEREAS, the purchase is an Unlisted action pursuant to the State Environmental Quality Review Act (SEQR) - Article 8 of Environmental Conservation Law and therefore subject to the regulations of that law (6 NYCRR Part 617); and

WHEREAS, the Town Board has reviewed the potential impacts identified in the Short Environmental Assessment Form (EAF) and has determined that no significant impacts are likely to occur as a result of the purchase;

NOW THEREFORE, BE IT RESOLVED, that the Town Board declares itself Lead Agency pursuant to 6 NYCRR 617.6; and

BE IT FURTHER RESOLVED, that the Town Board approves the EAF as presented; and

BE IT FURTHER RESOLVED, that a Negative Declaration shall be issued for the Project in accordance with 6 NYCRR 617.7; and

BE IT FURTHER RESOLVED, that the Negative Declaration is to be filed and published in accordance with 6 NYCRR 617.12; and

BE IT FURTHER RESOLVED, that this determination is based upon the following facts and conclusions:

1. The purchase of the Parcel for open space and hamlet beautification will protect the site from further neglect and environmental degradation. The Town intends to remediate the existing environmental contamination; thus, the purchase will not result in any adverse environmental impact.
2. The site is located at the historic "four-corners" of the Town, commonly known as the Crossroads of New York State, which has historical significance as one of the original principal thoroughfares through the State. This historic resource will be protected as the property will be stabilized and environmental remediation will be completed.
3. Purchase of the property is consistent with Town's recently updated Comprehensive Plan (2021), which stresses the importance hamlet revitalization.

BE IT FURTHER RESOLVED, the Town Board of the Town of LaFayette finds that the Parcel will be valuable and useable for Town purposes; and

BE IT FURTHER RESOLVED, that the Town Board of the Town of LaFayette has determined that purchase of the Parcel at the price of Sixty-Five Thousand Dollars (\$65,000.00), represents fair value for the Parcel and is in the best interests of the Town of LaFayette; and

BE IT FURTHER RESOLVED, that the Town Board of the Town of LaFayette approves the purchase of the Parcel from the Seller at the purchase price of Sixty-Five Thousand Dollars (\$65,000.00), plus payment of the Seller's closing costs and subject to the terms and conditions of a Purchase Agreement to be executed by the parties; and

BE IT FURTHER RESOLVED, that the Town of LaFayette Town Board hereby authorizes the Supervisor to enter into a Purchase Agreement with the Seller for the purchase of the Parcel at the price of Sixty-Five Thousand Dollars (\$65,000.00), plus payment of the Seller's closing costs and subject to the contingencies set forth in the Purchase Agreement; and

BE IT FURTHER RESOLVED, subject to said contingencies, the Supervisor is hereby authorized to execute any and all documents necessary to purchase said property prior to and/or at the time of closing pursuant to said Purchase Agreement.

R-264-21 Councilor Palmer moved and Zajac seconded the motion issuing negative SEQR declaration (vacant) Motion carried 4 - 1

William McConnell	Supervisor	Voted	Yes
Steve Zajac	Councilor	Voted	Yes
Melanie Palmer	Councilor	Voted	Yes
Carole Dwyer	Councilor	Voted	No
Jerry Marzo	Councilor	Voted	Yes

R-265-21 Councilor Marzo moved and Zajac seconded the motion to authorize purchase of property (vacant) per below resolution. Motion carried 4 -1

William McConnell	Supervisor	Voted	Yes
Steve Zajac	Councilor	Voted	Yes
Melanie Palmer	Councilor	Voted	Yes
Carole Dwyer	Councilor	Voted	No
Jerry Marzo	Councilor	Voted	Yes

RESOLUTION APPROVING PURCHASE OF REAL PROPERTY

WHEREAS, Alliance of New York LLC (Seller) is proposing to sell certain real property located at U.S. Route 11, Tax ID 018.-02-08.0, located in the Town of LaFayette, County of Onondaga and State of New York, consisting of .12 acres (Parcel); and

WHEREAS, the Parcel is located in the historic “four-corners” of the Town, commonly known as the Crossroads of New York State, and consists of vacant land; and

WHEREAS, the 2021 Town of LaFayette (Town) Comprehensive Plan identifies hamlet development as one of the priorities of the Town; and

WHEREAS, a recent survey of Town residents conducted in connection with the 2021 Comprehensive Plan update identified “appearance of the hamlets” as one of the Town’s main challenges and “creating access to open space” one of our greatest opportunities; and

WHEREAS, the Seller has offered to sell the Parcel to the Town for Twelve Thousand Five Hundred Dollars (\$12,500.00) plus closing costs; and

WHEREAS, the Town is obtaining a Broker Opinion of Value for the Parcel from CBRE/Syracuse, to confirm that the \$12,500.00 purchase price is consistent with the fair market value of the Parcel; and

WHEREAS, the Town Board is authorized to acquire real property to be used for Town purposes, in this case hamlet beautification and the provision of open space, pursuant to New York State Town Law Section 64(2); and

WHEREAS, the Town Board has submitted an application to Onondaga County Community Development for a New York Revitalization and Beautification Grant utilizing available federal funds via the American Rescue Plan Act; and

WHEREAS, Phase 1 and Phase 2 environmental studies have been completed of the Parcel by the Town Engineer indicating some elevated levels of soil and groundwater contamination, but not to such an extent as to raise significant concerns about the Town’s ability to remediate the contamination; and

WHEREAS, the purchase is an Unlisted action pursuant to the State Environmental Quality Review Act (SEQR) - Article 8 of Environmental Conservation Law and therefore subject to the regulations of that law (6 NYCRR Part 617); and

WHEREAS, the Town Board has reviewed the potential impacts identified in the Short Environmental Assessment Form (EAF) and has determined that no significant impacts are likely to occur as a result of the purchase;

NOW THEREFORE, BE IT RESOLVED, that the Town Board declares itself Lead Agency pursuant to 6 NYCRR 617.6; and

BE IT FURTHER RESOLVED, that the Town Board approves the EAF as presented; and

BE IT FURTHER RESOLVED, that a Negative Declaration shall be issued for the Project in accordance with 6 NYCRR 617.7; and

BE IT FURTHER RESOLVED, that the Negative Declaration is to be filed and published in accordance with 6 NYCRR 617.12; and

BE IT FURTHER RESOLVED, that this determination is based upon the following facts and conclusions:

1. The purchase of the Parcel for open space and hamlet beautification will protect the site from further neglect and environmental degradation. The Town intends to remediate the existing environmental contamination; thus, the purchase will not result in any adverse environmental impact.
2. The site is located at the historic “four-corners” of the Town, commonly known as the Crossroads of New York State, which has historical significance as one of the original principal thoroughfares through the State. This historic resource will be protected as the property will be stabilized and environmental remediation will be completed.
3. Purchase of the property is consistent with Town’s recently updated Comprehensive Plan (2021), which stresses the importance hamlet revitalization.

BE IT FURTHER RESOLVED, that the Town Board of the Town of LaFayette finds that the Parcel will be valuable and useable for Town purposes; and

BE IT FURTHER RESOLVED, that the Town Board of the Town of LaFayette has determined that purchase of the Parcel at the price of Twelve Thousand Five Hundred Dollars (\$12,500.00), represents fair value for the Parcel and is in the best interests of the Town of LaFayette; and

BE IT FURTHER RESOLVED, that the Town Board of the Town of LaFayette approves the purchase of the Parcel from the Seller at the purchase price of Twelve Thousand Five Hundred Dollars (\$12,500.00), plus payment of the Seller’s closing costs and subject to the terms and conditions of a Purchase Agreement to be executed by the parties; and

BE IT FURTHER RESOLVED, that the Town of LaFayette Town Board hereby authorizes the Supervisor to enter into a Purchase Agreement with the Seller for the purchase of the Parcel at the price of Twelve Thousand Five Hundred Dollars (\$12,500.00), plus payment of the Seller’s closing costs and subject to the contingencies set forth in the Purchase Agreement; and

BE IT FURTHER RESOLVED, subject to said contingencies, the Supervisor is hereby authorized to execute any and all documents necessary to purchase said property prior to and/or at the time of closing pursuant to said Purchase Agreement.

R-266-21 Councilor Dwyer moved and Councilor Palmer seconded the motion to adjourn. Motion carried 5 - 0.

William McConnell	Supervisor	Voted	Yes
Steve Zajac	Councilor	Voted	Yes
Melanie Palmer	Councilor	Voted	Yes
Carole Dwyer	Councilor	Voted	Yes
Jerry Marzo	Councilor	Voted	Yes

The special meeting of the LaFayette Town Board adjourned at 8:14 pm.

Jeffrey D. Brown, Esq.