

# September 13, 2022, LaFayette Town Board Meeting Minutes

Minutes of the Regular Town Board Meeting held by the LaFayette Town Board on September 13, 2022, at 5:30 p.m. at LaFayette Town Hall and live on Facebook.

Present: William McConnell, Town Supervisor  
Steve Zajac, Councilor  
Melanie Palmer, Councilor  
Jerry Marzo, Councilor  
Carole Dwyer, Councilor

Recording Secretary: Sue Marzo, Information Officer

Attorney: Jeff Brown  
Budget Officer: Tom Chartrand/Marty Knapp, CPA

Others Present: Luke Esposito and Adam Fumarola of Hanover Real Estate  
Steve Robson, Highway Department  
Ralph Lamson, Bldg. & Codes  
Dave Prince, Parks  
Sean Doolittle, Fire Department  
Dave Knapp, County Legislator  
And several other residents

1. Supervisor McConnell called the meeting to order at 5:30 PM
2. Information Officer, Sue Marzo took the Roll. All Town Board members were present.
3. The Pledge of Allegiance was led by Councilor Dwyer.
4. The regular Meeting Minutes of August 9, 2022, were requested a revision as follows:
  - a. On page 11, vote count requires correction to Steve Zajac voted No and Jerry Marzo voted Yes.

**R-149-22 Councilor Palmer moved and Councilor Dwyer second the motion to accept the regular meeting minutes of August 9, 2022, as amended above. Motion carried 5-0.**

<b>William McConnell</b>	<b>Supervisor</b>	<b>Voted</b>	<b>Yes</b>
<b>Steve Zajac</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>Melanie Palmer</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>Jerry Marzo</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>Carole Dwyer</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>

5. a. Introductions were made for representatives of Hanover Real Estate Development by Supervisor McConnell, Mr. Luke Esposito, and Mr. Adam Fumarola. Their presentation is provided as follows:



**V1LaFayette Historic  
Hotel - Introductory**

Adam Fumarola presented the aforementioned presentation on their Core Values, Experience, Services, Example Projects, and Next Steps to determine the highest and best use for the historic LaFayette Hotel. A meeting to further discuss the potential and feasibility study and development plan will be held on Thursday, September 22 at 6:00 pm. Any agreement is subject to successfully obtaining the Restore NY grant.

Councilor Dwyer asked if Hanover was looking to invest or study? Mr. Fumarola stated at this time they are looking to study. If the study renders the right answer, then yes, they would look to invest. The size of the project determines whether the investor is just us or we need to bring in another third party.

**Questions and Answers**

Resident, Steve Pitoniak presented the Board with a suggestion for development of the property.

Resident Bruce Donohue asked for the rental value per square foot. Hanover was not able to answer that question currently. They would look for the best possible rental rate that this project could support. Mr. Donohue asked for square footage of the building. Supervisor McConnell stated it was 15,000 square feet for the entire 3 floors.

Resident, Roy Brunner wouldn't see the attraction of using as business space. He would like to see a hotel/restaurant to attract business from Interstate 81. With 81 demolition on the horizon, there may be reluctance to go to Syracuse. Route 20 houses many Inns and Restaurants. These Inns have been in business for decades. \$250-400/night per room. He has researched. He believes something like this would work here. He would like to see the developer as the owner.

**R-150-22      Councilor Marzo moved and Councilor Palmer second the motion to set a Special Town Board Meeting on September 22, 2022, at 6:00 pm. Motion carried 5-0.**

<b>William McConnell</b>	<b>Supervisor</b>	<b>Voted</b>	<b>Yes</b>
<b>Steve Zajac</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>Melanie Palmer</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>Jerry Marzo</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>Carole Dwyer</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>

5. b. Dave Knapp, representing the Apple Fest Committee, was seeking approval for an assembly permit for the 49th Annual Apple Festival. He stated while this is the 49th Annual Apple Festival that it is actually there 50<sup>th</sup> year due to the absence during 2020's COVID shutdown. As a result of this anniversary, they are planning a fireworks display at 6:30 pm on Saturday, October 8 from two potential launching areas depending on the direction of the wind. In the case of inclement weather, the show could move to Sunday, October 9. He stated they are recovering nicely with crafters and exhibitors. There continues to be no alcohol.

**R-151-22      Councilor Palmer moved and Councilor Marzo second the motion to approve the assembly permit for the 49<sup>th</sup> Annual Apple Festival. Motion carried 5-0.**

<b>William McConnell</b>	<b>Supervisor</b>	<b>Voted</b>	<b>Yes</b>
<b>Steve Zajac</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>Melanie Palmer</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>Jerry Marzo</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>Carole Dwyer</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>

5. c. Correction to the Zoning Map representing two parcels mistakenly listed as agricultural were discussed. Attorney Brown has made the correction to change them from agricultural to industrial. A motion was requested to introduce the local law per Attorney Brown.

**R-152-22      Councilor Marzo moved and Councilor Palmer second the motion to introduce the local law. Motion carried 5-0**

<b>William McConnell</b>	<b>Supervisor</b>	<b>Voted</b>	<b>Yes</b>
<b>Steve Zajac</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>Melanie Palmer</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>Jerry Marzo</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>Carole Dwyer</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>

**R-153-22      Councilor Palmer moved and Councilor Dwyer second the motion to set a public hearing to adopt the local law to correct the Zoning Map on October 11, 2022, at 6:30 pm. Motion carried 5 – 0.**

<b>William McConnell</b>	<b>Supervisor</b>	<b>Voted</b>	<b>Yes</b>
<b>Steve Zajac</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>Melanie Palmer</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>Jerry Marzo</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>Carole Dwyer</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>

5. d. Attorney Brown advised that a second proposed local law would allow every Board member to participate virtually once per calendar year during Board meetings. It must be available on Zoom and televised in the Town Meeting room so the public can participate.

**R-154-22**      **Councilor Palmer moved and Councilor Dwyer second the motion to introduce the local law to allow any members of the Town Board, Planning Board and Zoning Board of Appeals to participate virtually once per calendar year. Motion carried 5 - 0**

<b>William McConnell</b>	<b>Supervisor</b>	<b>Voted</b>	<b>Yes</b>
<b>Steve Zajac</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>Melanie Palmer</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>Jerry Marzo</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>Carole Dwyer</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>

**R-155-22**      **Councilor Palmer moved and Councilor Dwyer second the motion to set a public hearing to adopt the local law to allow board members one virtual meeting attendance per calendar year on October 11, 2022, at 6:30 pm. Motion carried 5 – 0.**

<b>William McConnell</b>	<b>Supervisor</b>	<b>Voted</b>	<b>Yes</b>
<b>Steve Zajac</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>Melanie Palmer</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>Jerry Marzo</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>Carole Dwyer</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>

5. e. The No Smoking Policy recommended by Onondaga County Tobacco CNY advises of the State Law effective October 13, restricting tobacco and cannabis at public parks. Vapes and e-cigarettes are excluded. Supervisor McConnell will work with Dave Prince on adopting new signage.

**R-156-22**      **Councilor Dwyer moved and Councilor Palmer second the motion to adopt the recommendation of a No Smoking Policy at our public parks. Motion carried 5 - 0.**

<b>William McConnell</b>	<b>Supervisor</b>	<b>Voted</b>	<b>Yes</b>
<b>Steve Zajac</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>Melanie Palmer</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>Jerry Marzo</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>Carole Dwyer</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>

5. f. Municipal Recreation & Services funding request for LCC and Library grants is complete.

## 6. Communications from the public:

Resident, Rosemary Brodt read a statement about her disapproval of moving forward with the restoration of the hotel.

Resident, Steve Pitoniak asked several questions about the possibility of restoring a hotel? Supervisor McConnell stated this can't be answered until a feasibility study is complete. He also asked about grant progress. Supervisor McConnell stated that the last grant has been submitted and a response is expected by October. Our next grant must be submitted by January 11. He asked if we are committed on the decision thus far. Supervisor McConnell stated no decision has been finalized at this time.

Resident, Doug Anderson thanked the Town Board for the movement of the Town Bottle Trailer to the Dollar General. He stated that our Community Center, a lovely building, looks much better now. Supervisor McConnell advised Mr. Anderson that the credit belongs to the LaFayette Booster Club for this move. He requested notification on social media. Info Officer stated that has been done and will be in the upcoming newsletter.

Resident, Susan Foster asked if Hanover was charging for their study. Supervisor McConnell stated he doesn't know at this point what the cost may be.

### REPORTS

#### 1. Supervisors Report – Tom Chartrand

Tom Chartrand reported that this was a good month. Court fines were very strong. Franchise fees are creeping up with Charter and Spectrum. Sale of landlocked property sold for \$5,000. The Wilmington Trust Bond Interest pertaining to the refinance of the Highway Department yielded a refund.

Highway Funds saw a FEMA payment for storm damage and Steve Robson's new driveway permit plan saw one new driveway permit.

Spending in the general fund was at 49% with revenues at 110%. Highway was at 65% with revenues at 100% and the Library was at 63% with revenue at 100%.

**R-157-22 Councilor Dwyer moved and Councilor Marzo second to approve the August Monthly Report Motion carried 5 – 0.**

<b>William McConnell</b>	<b>Supervisor</b>	<b>Voted</b>	<b>Yes</b>
<b>Steve Zajac</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>Melanie Palmer</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>Jerry Marzo</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>Carole Dwyer</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>

Transfers are required to find ways to fill in some funds for bookkeeping services. We will need new software and have found some extra funding in reimbursements to fund this purchase. The Highway Department sold some equipment providing some excess revenue. Surplus will be used for software and bookkeeper training. Supervisor McConnell introduced Mr. Marty Knapp to replace Tom Chartrand who is retiring at years end. He will need a new laptop and software. Recommendation was made to purchase an HP laptop ProBook 450. Transfer needs to be made and monies put in place before expenditure.

**R-158-22 Councilor Dwyer moved and Councilor Palmer second the motion to make the transfers on the recommended transfer sheet. Motion carried 5 – 0.**

<b>William McConnell</b>	<b>Supervisor</b>	<b>Voted</b>	<b>Yes</b>
<b>Steve Zajac</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>Melanie Palmer</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>Jerry Marzo</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>Carole Dwyer</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>

A resolution is required to appoint Mr. Marty Knapp as a new part time employee. Supervisor McConnell said he will be part time with no greater than 20 hours per month until December 31, 2022, at no greater than \$90/hour. Training time is required to make a smooth transition January 1, 2023. Mr. Chartrand will be retained as a consultant during the 1<sup>st</sup> quarter of 2023. Per Marty Knapp, Williamson software will take 3-4 weeks to tailor to LaFayette. We would want a couple months of payroll to run through it. Edmunds is another opportunity for the software.

**R-159-22 Councilor Marzo moved and Councilor Palmer second the motion to appoint Mr. Marty Knapp as a part time employee to be trained by Tom Chartrand until 12/31/22 at \$90/hour for no more than 20 hours per month. Motion carried 5 – 0.**

<b>William McConnell</b>	<b>Supervisor</b>	<b>Voted</b>	<b>Yes</b>
<b>Steve Zajac</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>Melanie Palmer</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>Jerry Marzo</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>Carole Dwyer</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>

**R-160-22 Councilor Dwyer moved and Councilor Palmer second the motion to approve the purchase of a laptop for use by the new Bookkeeper at a cost not to exceed \$1,548 and will be the property of the Town of LaFayette. Motion carried 5 – 0.**

<b>William McConnell</b>	<b>Supervisor</b>	<b>Voted</b>	<b>Yes</b>
<b>Steve Zajac</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>Melanie Palmer</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>

<b>Jerry Marzo</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>Carole Dwyer</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>

A reminder from Tom Chartrand that he requires 2023 budget requests from the Library and LCC. There is a Budget meeting on September 20, 2022. The sooner he gets these requests he can get everything compiled in preparation for that meeting.

Councilor Zajac asked why the Town had to pay school taxes on the new dog park. Mr. Chartrand explained that the property was divided after the tax bill was set up. This will be the last time we would have to pay this.

**2. Attorney Report – Jeff Brown**

Discussion was held on the lease of old highway property to lease to Shed Farm at \$1800.

**R-161-22 Councilor Marzo moved and Councilor Dwyer second the motion to allow the approval of the lease of the old Highway Department property to Ken Johnson owner of Shed Farm for \$1,800/year. Motion carried 5 – 0.**

<b>William McConnell</b>	<b>Supervisor</b>	<b>Voted</b>	<b>Yes</b>
<b>Steve Zajac</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>Melanie Palmer</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>Jerry Marzo</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>Carole Dwyer</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>

Steve Zajac asked Attorney Brown about the possibility of Shed Farm purchasing this property and if the new owner would assume the liability of the remediation of the property. Attorney Brown stated that the new owner would need to sign an agreement that they would assume that liability.

**3. Highway Report – Steve Robson**

Steve Robson asked for a resolution to place the 2014 trailer on surplus so it can be auctioned off with a \$5,000 residual. With this money and the sale of a 1986 trailer it will offset the cost of the 2022 trailer being purchased.

**R- 162-22 Councilor Dwyer moved and Councilor Zajac second the motion to approve the suggested resolution to place the 2014 trailer on surplus with a residual of \$5,000 for auction. Motion carried 5-0**

<b>William McConnell</b>	<b>Supervisor</b>	<b>Voted</b>	<b>Yes</b>
<b>Steve Zajac</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>Melanie Palmer</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>Jerry Marzo</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>Carole Dwyer</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>

**4. Town Clerk – written report**

**5. Building Codes – written report**

**6. Justice Court – written report**

**7. Park Department – Dave Prince/Jerry Marzo**

Dave Prince told the Board about some recent vandalism at the upper pavilion involving picnic tables. He is requesting the investigation of purchasing security cameras to monitor.

Councilor Marzo received another quote for the main pavilion repair but finds Gowing Contracting to still be the lowest of the four quotes. He requests we approve this as soon as possible.

**R-163-22 Councilor Dwyer moved, and Councilor Palmer second the motion to approve the quote from Gowing Contracting to fix the post at the main pavilion at Stafford Park. Motion carried 5 – 0.**

<b>William McConnell</b>	<b>Supervisor</b>	<b>Voted</b>	<b>Yes</b>
<b>Steve Zajac</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>Melanie Palmer</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>Jerry Marzo</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>Carole Dwyer</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>

**8. Library – written report**

**9. LCC – written report**

**10. Dog Control – no report**

**11. LaFayette Fire Department – Sean Doolittle**

Sean Doolittle explained the difficulty in putting out a fire on an electric car. A recent experience with a Tesla required a dump truck tipping the car over causing the battery to fall out. The Fire Department was actively engaged in a recent fire on Webb Road which was a total loss of a detached garage.

**Committee Reports**

**1. LACC Report**

The Memorial Tree/Bench Program was recently implemented. Per Councilor Marzo, we have 3 trees going in September 25 and one bench requested but won't be installed until Spring.

Supervisor McConnell stated that the benches are now in at the Dog Park with water and shade coming soon.



Supervisor McConnell asked Attorney Brown about Power Market Broker and if we are comfortable moving forward.

LACC received costs for two electric charging stations which will be covered by two grants and located in the Library parking lot. These would be revenue generators for the Town.

**R-164-22** Councilor Dwyer moved and Councilor Marzo second the motion to accept the proposal, subject to inclusion of a clause dealing with termination fees of LACC for sign up for the PowerMarket Community Energy Program. Motion carried 5 - 0.

<b>William McConnell</b>	<b>Supervisor</b>	<b>Voted</b>	<b>Yes</b>
<b>Steve Zajac</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>Melanie Palmer</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>Jerry Marzo</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>Carole Dwyer</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>

#### **NEW BUSINESS**

Councilor Palmer was in contact with the Cemetery committee that needs some filing cabinets to store documents due to the resignation of Andrea King. They are looking for a place to store the documents.

**R-165-22** Councilor Palmer moved and Councilor Marzo second the motion to audit and pay bills. Motion carried 5 – 0.

<b>William McConnell</b>	<b>Supervisor</b>	<b>Voted</b>	<b>Yes</b>
<b>Steve Zajac</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>Melanie Palmer</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>Jerry Marzo</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>Carole Dwyer</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>

**R-166-22** Councilor Dwyer moved and Councilor Palmer second the motion to adjourn. Motion carried 5 – 0.

<b>William McConnell</b>	<b>Supervisor</b>	<b>Voted</b>	<b>Yes</b>
<b>Steve Zajac</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>Melanie Palmer</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>Jerry Marzo</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>
<b>Carole Dwyer</b>	<b>Councilor</b>	<b>Voted</b>	<b>Yes</b>

The Town Board Meeting adjourned at 6:46 p.m.

Respectfully submitted,

Sue Marzo

Information Officer