



Town of Seneca Falls Regular Board Meeting May 6, 2025 AGENDA

Town Supervisor
Frank Schmitter

Council Members
Kaitlyn Laskoski
Frank Sinicropi
Dawn Dyson
Jackson Puylara

Town Supervisor Schmitter and the Members of the Town Board would like to welcome you to Town Hall for this monthly Business meeting. If you have come to speak during the meeting, please approach the podium when recognized by the Town Supervisor, state your name and address for the record and speak directly into the microphone. The Board is pleased to hear relevant comments that pertain to Town Government, however, a 3-5 minute limit is set to allow for all of the Meeting's business to be conducted. Also, please remember to silence your phones. Thank you for your interest in Town Government. Please bear in mind that this is a business meeting and maintaining professionalism and proper decorum is imperative. This legislative body must conduct the public's business effectively and productively. To that end, if you'd like to address the board and have not signed up as a Petitioner, Privilege of the Floor is open for that purpose. Once that agenda item is concluded, no comments, etc. will be received from the floor. Attendees are observers at that point and should not interrupt the proceedings.

1. REGULAR MEETING

- A. Roll Call
- B. Pledge of Allegiance
- C. Petitioners
 - (1) Judy Wentzel – Bonafiglia Foundation-Mural Project & Façade & Storefront Revitalization Program Update
 - (2) Paul Kelsey – Seneca Meadows
- D. Privilege of the Floor

2. APPROVAL OF MINUTES

- A. Regular Monthly Board Meeting – April 1, 2025

3. SUPERVISOR'S COMMENTS

4. DEPARTMENT REPORTS

- A. DPW Report – April 2025
- B. Water & Sewer Report – April 2025
- C. Parks & Recreation Report – April 2025
- D. Zoning Report – April 2025

5. COMMUNICATIONS

- A. Bonadio Engagement Letters – Town Clerk/Tax Receiver
- B. Bonadio Engagement Letter – Court
- C. Email, 4-24-25 w/Attached Resolution Cayuga County Legislature re. Seneca Meadows
- D. NYS Native American Burial Site Review Committee Letter, 2-11/25
- E. Dog Control Officer & Shelter Reports – March 2025, April 2025
- F. B&L Report, dated 4-30-25
- G. HPC Meeting Minutes of 3-25-25
- H. HPC Meeting Minutes of 4-22-25
- I. Planning Board Meeting Minutes of 4-23-25

- J. ZBA Meeting Minutes of 3-27-25
- K. ZBA Meeting Minutes of 4-24-25

6. SPECIAL EVENTS

- A. Seneca Falls Community Bank Rehearsal and Concerts
- B. Seneca Falls Annual Farmers Market

7. SUPERVISOR'S REPORT

8. DEPARTMENT REPORTS

- A. DPW Report – April 2025
- B. Water & Sewer Report – April 2025
- C. Zoning Report – April 2025

9. OLD BUSINESS

- A. Resolution: Construct Guiderail Replacement Project
 - Option #1 or Option #2
- B. Resolution: Authorize Filling Water/Sewer Maintainer (replace Peterman)
- C. CSEA Union Contract – Hiring Freeze

10. NEW BUSINESS

- A. Resolution: Adopt Local Law 1 – Downtown Core Redevelopment & District Rezoning
- B. Resolution: Intent to be Lead Agency Intent – Chapter 159 (Erosion Control & Stormwater Management) - Chapter 300, Article XIV (Solar Energy Systems)
- C. Resolution: Introduce Proposed Local Law 2 & Provide Public Hearing (Chapter 159 & Chapter 300, Article XIV)
- D. Resolution: Approve Leasing Temp Space for Seneca Museum/Visitors Center During Construction (DRI)
- E. Resolution: Establish CHIPS Program Supervisory Committee
- F. Resolution: Purchase Replacement Desktop PCs (SFPD)
- G. Resolution: Replace Part-Time Clerk in Finance Dept.
- H. Resolution: Purchase Spare Pump for Ken-Mor Pump Station
- I. Resolution: Approve Wastewater Operator Training
- J. Resolution: Water & Sewer Funds Transfer
- K. Resolution: Hire Employee for Transfer Station
- L. Resolution: Hire Seasonal Employees for Cemetery Work
- M. Resolution: Composting Course for Three People
- N. Resolution: Funding for Organics Composting Collection

11. PAYMENT OF BILLS

12. EXECUTIVE SESSION

13. SPECIAL ORDER OF THE DAY - ADJOURN

1) Public Hearing

Public Hearing on the Proposed Increase and Improvement of the Facilities of the Seneca Falls Sanitary Sewer System (Kingdom Road Project)

The public hearing was opened. No one spoke at the hearing.

Councilwoman Laskoski made a motion to close the public hearing, seconded by Councilwoman Dyson. The motion passed and the public hearing was closed.

2) Regular Meeting

a) Roll Call

	PRESENT	ABSENT
Supervisor Frank Schmitter	X	
Councilman Frank Sinicropi	X	
Councilman Jacksyon Puylara	X	
Councilwoman Dawn Dyson	X	
Councilwoman Kaitlyn Laskoski	X	
Town Manager Peter Soscia		X
Town Attorney Patrick Morrell	X	
Director Parks & Recreation Mary Jones	X	
Town Assessor Deborah VonWald		X
Public Works Director Peter Messmer		X
Zoning Officer Peter Porcelli		X
Highway Superintendent Jeremy Wendt	X	
Police Chief Timothy Snyder	X	
Chief of Water & Sewer Joesph Tullo		X

b) Pledge of Allegiance & Moment of Silence

c) Petitioners

- i) Karen Altimari, founder of the Seneca Falls Flag Football League program for grades 1-6, spoke about the program's successful first season. She thanked various community partners and sponsors for their support. Altimari reported that over 80 children participated in the program's first season, including football players and cheerleaders. She mentioned that registration for the second season was underway, with 24 players and 17 cheerleaders already signed up. Altimari also discussed plans for a free camp in April and efforts to engage local businesses as sponsors.
- ii) Joan Lynch was not present when called.
- iii) Jean Gilroy spoke about concerns regarding the Seneca Falls Landfill. She emphasized that those opposing the landfill were not paid protesters but concerned local residents. Gilroy discussed the potential environmental impacts of the landfill expansion, including the deposit of 33 million tons of waste on a 57-acre site, part of which was a former toxic waste superfund site. She expressed concerns about the lack of proper containment for hazardous materials and the potential risks to local water sources. Gilroy urged the board to consider these issues and the long-term effects on the community.

d) Privilege of the Floor

- i) Dr. Andrew Olden, Executive Director of the Seneca Falls Museum and Tourism Center, presented information about the expanded Music in the Park program. He reported a significant increase in attendance from 679 visitors in 2023 to 2,290 in 2024. Dr. Old outlined plans for the 2025 season, including moving the event to the Community Center parking lot, partnering with local businesses for specials, and collaborating with Cybers Marina in Geneva to offer boat rides to the event.
- ii) Mark C. Pitifer spoke on behalf of Bill Lutz and the Waterloo Container Company, expressing concerns about the recent approval of the 2025 Seneca Meadows Landfill local operating permit.

SENECA FALLS TOWN BOARD PUBLIC HEARING AND REGULAR MEETING OF APRIL 1, 2025

He questioned the board's decision to approve the permit despite ongoing odor issues and previous unanimous opposition. Pitifer also raised concerns about potential conflicts of interest related to campaign support from Waste Connections, the parent company of Seneca Meadows.

- iii) Jennifer Wick expressed concerns about the expenditures for the new Department of Public Works. She questioned the necessity of purchasing new equipment when there was already a fully staffed highway department. Wick urged the board to consider the financial implications of these decisions and to spend taxpayer money wisely.
- iv) Brad Jones raised questions about the absence of the town manager and the water and sewer department head at board meetings. He also inquired about potential restrictions on the town clerk's participation in meetings. Jones expressed concerns about the residency status of a council member and its implications for representation.

e) Approval of Minutes

- i) Councilwoman Dyson made a motion to accept the minutes from February 4, February 12, and March 4, 2025. The motion was seconded by Councilwoman Laskoski.

All in Favor. The motion carried.

f) Communications

Councilwoman Laskoski made a motion to accept communications A through J. The motion was seconded by Councilman Puylara.

Letter, 3/20/25, Office of Cannabis Management (License Approval for Lucifer Brewing Corp)

Letter, 9/23/24, Earth Justice (Local Control & Decision-Making Over Land Use & Landfills)

Letter, 2/24/25, Elevator Inspection Info

Letter, 3/25/25, Seneca County Health Dept.,

Seneca Falls Sanitary Sewer Minutes, 2//27/25,

Zoning Board of Appeals Meeting

Emails – March 2025 – Landfill Concerns

Letter, 3/13/25, Waterloo Town Clerk,

Notice of Public Hearing – Short-Term Rentals Local Law

Dog Control Report for February 2025

Letter, 3/18/25 DEC,

NY-Alert Notifiers & Contribution POSS(s)

B&L Report, 3/26/25

All in Favor. The motion carried.

g) Special Events

i) Music in the Park at the Community Center

Councilwoman Laskoski made a motion to approve the Seneca Falls Waterways and Industry Music in the Park event from 6 to 8 PM. The motion was seconded by Councilman Puylara.

All in Favor. The motion carried.

ii) Classic Car show

Councilwoman Dyson made a motion to approve the Seneca Falls Classic Car and Motorcycle Show scheduled for July 27, 2025 pending DOT approval and proof of insurance. The motion was seconded by Councilwoman Laskoski.

All in Favor. The motion carried.

iii) Easter Egg Hunt, April 12, 2025

Supervisor Schmidt provided details about the Easter Egg Hunt scheduled for April 12, 2025, at the Recreation Center. The event was organized by age groups: kindergarten through first grade at 10:15 AM, grades 2-3 at 10:30 AM, and grades 4-5 at 10:45 AM.

Councilwoman Laskoski made a motion to approve the Easter Egg Hunt event. The motion was seconded by Councilwoman Dyson.

All in Favor. The motion carried.

h) Supervisor's Report

Supervisor Schmidt provided updates on several town initiatives:

Seneca Housing Strategy: A meeting was scheduled at the Recreation Center to discuss improving housing in the area. Another meeting was planned for the southern part of the county on April 2nd at South Seneca High School. The public was encouraged to provide ideas and suggestions through the website www.schousingstrategy.org.

Seneca Falls Swap Cycle: The event was scheduled for April 11-13. Information was mailed with water bills and available on the town website.

Earth Day Community Cleanup: Scheduled for Saturday, April 26th, from 9:30-11:30 AM, meeting at Mynderse Academy. The Seneca Falls Rotary was also organizing a downtown cleanup on the same day.

Retirement: Fred Peterman retired after 30 years of service with Seneca Falls water and sewer, effective March 31st.

People's Park Renovation: The park was undergoing renovations as part of the DRI project. The water department assisted with valve issues and installed a new hydrant.

Water Quality Report: The health department found the town's water system to be in compliance with current regulations and of satisfactory quality.

Ongoing Projects: Updates were provided on the DRI projects, including the completed recreation center, ongoing waterfront work, and the museum renovation. The Johnson Street Culvert work was expected to start the following week. Miller Street and Wallace Street were undergoing construction. The Kingdom Road pump station project was in the engineering phase, and the Bear Street culvert had been engineered. The wastewater flow tank was expected to be completed in April.

i) Old Business

j) New Business

i) Order Authorizing Increase and Improvement of Facilities Under Town Law §202-B

Supervisor Schmitter explained that this resolution was related to the Kingdom Road pump station project, with an estimated cost of \$5,500,000. The town was seeking a bond for this project.

Councilman Sinicropi made a motion to approve the resolution. The motion was seconded by Councilman Puylara.

All in Favor. The motion carried.

BL-2025-05- WHEREAS, the Town Board of the Town of Seneca Falls, New York (the "Town") previously requested Barton & Loguidice Engineers, P.C., engineers duly licensed by the State of New York, to prepare a map, plan and estimate of cost for the improvement of facilities of the Town of Seneca Falls Sanitary Sewer System (consisting of the Bridgeport Sewer District; the Seneca Falls Sewer District; and the West Seneca Falls Sewer District, and Extensions No. 1 & No. 2) in and for the Town, consisting of the construction of a new force main, the acquisition of land or rights in land necessary therefore, if any, and the acquisition of original furnishings, equipment, machinery or apparatus, including related site work, paving, restoration and repairs incidental thereto; and

WHEREAS, said map, plan and estimate of cost are on file in the office of the Town Clerk for public inspection and the estimated maximum cost of such improvement is Five Million, Five Hundred Thousand Dollars (\$5,500,000.00); and

WHEREAS, said project had been determined to be a Type I action under the regulations of the New York State Department of Environmental Conservation promulgated pursuant to the State Environmental

Quality Review Act, and the Town Board, acting as Lead Agency at a special meeting held on October 25, 2021, after due deliberation determined that the project would not have a significant adverse environmental impact; and

WHEREAS, The Town Board adopted an order calling a public hearing thereon and caused a notice of such hearing to be published and posted in the manner provided in section 193 of the Town Law, stating that the Town Board would meet to hear all persons interested in the subject matter at the Town of Seneca Falls Offices, 130 Ovid Street, Seneca Falls, NY on the 1st day of April, 2025 at 6:00 p.m.; and

WHEREAS a public hearing was held at the time and place aforesaid in the manner described at which time all persons interested in the subject matter were given an opportunity to be heard; and

WHEREAS, the Town Board has become aware of grant and funding opportunities through the New York State Environmental Facilities Corporation, including the Clean Water State Revolving Fund program (the "CWSRF Program"), New York State Water Infrastructure Improvement Act program (the "WIIA Program") and other State and Federal financing programs (including clean water); and

WHEREAS, the Town desires to apply for and participate in funding opportunities to the maximum extent possible; and

NOW THEREFORE, upon the evidence given at the public hearing described herein, it is hereby determined as follows:

The notice of the public hearing described in the preambles hereof was posted and published as required by law and is in all respects satisfactory;

The construction of the improvements hereinabove described is in the public interest;

The cost of such improvements shall be apportioned among the districts noted above pursuant to Town Law §202-b(4);

Barton & Loguidice Engineers, P.C., are hereby directed to prepare definite plans and specifications and to make careful estimate of the expense of the aforesaid improvements and to make necessary preparation for the solicitation of competitive bids and to prepare a proposed contract for the execution of such work; The Town Supervisor is hereby authorized to submit an application on behalf of the Town for grant funding under the New York State Environmental Facilities Corporation's applicable grant programs relative to the Project, including but not limited to the CWSRF Program and WIIA Program, and to execute any agreements, instruments or other documents in connection with the Town's acceptance of any such grants and/or the funding thereof.

The Town Supervisor may authorize any required local match required with respect to financing or grants awarded to the Town for the Project through the use of in-kind services, without further approval of this Town Board; and

The Town Supervisor is hereby designated as the Authorized Representative of the Town for all aspects of the Project including all application and District financing purposes.

The Town Clerk is hereby directed to record a certified copy of this order in the Office of the Clerk of the County of Seneca and the Office of the New York State Comptroller within ten days pursuant to Town Law §195;

BY ORDER OF THE TOWN BOARD OF THE TOWN OF SENECA FALLS, NEW YORK

ii) Resolution: Bond Resolution – Kingdom Road Project

Councilwoman Dyson made a motion to approve the bond resolution for the Kingdom Road Project.

The motion was seconded by Councilman Puylara.

All in Favor. The motion carried.

TS-2025-19 - WHEREAS, Section 64(3) of the Town Law of the State of New York empowers the Town Board of the Town of Seneca Falls, Seneca County, New York (the "Town") to manage maintain and control Town properties as the purposes of the Town may require; and

WHEREAS, the Town has, pursuant to the Town Law, created the Town of Seneca Falls Sanitary Sewer System (consisting of The Bridgeport Sewer District, Seneca Falls Sewer District, West Seneca Falls Sewer District and West Seneca Falls Sewer District, Extension 1 & 2) (collectively, the "District"); and

WHEREAS, the Town Board of the Town has determined that it is necessary and desirable for the Town to undertake of the construction of improvements to the Kingdom Road Pump Station and construction of a new force main for the District, the acquisition of land or rights in land necessary therefore, if any, and the acquisition of original furnishings, equipment, machinery or apparatus, including related site work, paving, restoration and repairs (the "Project"); and

WHEREAS, Barton & Loguidice, D.P.C., competent engineers licensed in New York, prepared a Map and Plan for the Project dated October 21, 2021 (the "Map and Plan"); and

WHEREAS, to comply with Town Law Section 202-b, the Town, after giving notice, conducted a public hearing on November 3, 2021 in regard to the increase and improvements comprising the Project and, after conducting such hearing, adopted a resolution determining that it is in the public interest to increase and improve the facilities of the District at a maximum estimated cost of \$2,750,000; and

WHEREAS, the Town, as a local agency pursuant to the New York State Environmental Quality Review Act ("SEQRA"), ECL Section 8-0101, et seq., and implementing regulations, 6 NYCRR Part 617 (the "Regulations"), having reviewed the impact of the acquisition, construction and reconstruction of the sewer system improvements comprising the Project upon the environment determined by resolution adopted October 25, 2021 that the Project is a "Type I Action" which will not result in any significant adverse impacts to the environment; and

WHEREAS, the cost of the project (but not the scope) increased from \$2,750,000 to \$5,500,000 due to modified construction requirements and general increases in costs of labor and materials and (i) a public hearing to consider the increase in the Project costs was held on April 1, 2025, (ii) the Town Board determined that the increased costs of the Project do not violate any of the criteria for determining environmental significance as set forth in Part 617 of the Regulations and such increase is a Type II Action which requires no SEQRA review, and (iii) by resolution adopted April 1, 2025 the Town Board approved increasing the cost of the Project from \$2,750,000 to \$5,500,000; and

WHEREAS, the Town Board now desires to Amend and Restate the Bond Resolution adopted November 3, 2021 which resolution authorized paying the costs of the increase and improvement of the facilities for the Project and the financing of the cost thereof to reflect the increased costs of the Project.

NOW, THEREFORE BE IT RESOLVED ON APRIL 1, 2025 BY THE TOWN BOARD OF THE TOWN OF SENECA FALLS, SENECA COUNTY, NEW YORK (by favorable vote of not less than two thirds of said Board), AS FOLLOWS:

Section 1. Approving the increased costs of the Project do not violate any of the criteria for determining environmental significance as set forth in Part 617 of the Regulations and such cost increase is a Type II Action which requires no SEQRA review.

Section 2. The undertaking of the Project as described in the Map and Plan, as amended, at a maximum estimated cost of \$5,500,000, including all professional costs, equipment, machinery and other necessary appurtenances and all other necessary costs incidental to such work, which is estimated to be the total cost thereof, is hereby approved.

Section 3. The plan for the financing of the aforesaid specific object or purpose includes the issuance of up to \$5,500,000 of serial bonds, or any bond anticipation notes in anticipation of the issuance and sale of the bonds, which are hereby authorized to be issued pursuant to the Local Finance Law, the levy of a tax to pay the bonds and the interest thereon and the application, if and when available, of state and/or federal assistance available or to any revenues available for such purpose from any other source. Undertaking the Project is hereby approved. The bonds and notes authorized hereby may be issued to the United States Department of Agriculture, Office of Rural Development, or any of its related offices or agencies, the New York State Environmental Facilities Corporation under any of its revolving fund programs or any purchaser in accordance with the provisions of the Local Finance Law.

Section 4. The full faith and credit of the Town is hereby irrevocably pledged for the payment of the principal of and interest on the Bonds as the same respectively become due and payable. There shall be annually apportioned and assessed upon the several lots and parcels of land within the District, which the Town Board shall determine and specify to be especially benefited by the improvements, an amount sufficient to pay the principal and interest on such obligations as the same become due, but if not paid from such source, all of the taxable real property in the Town shall be subject to the levy of ad valorem taxes without limitation as to rate or amounts sufficient to pay the principal of and interest on the Bonds as the same shall become due. Such debt service payments may be made in substantially level or declining amounts as may be authorized by law.

Section 5. Pursuant to Sections 30.00, 50.00 and 56.00 to 60.00, inclusive, of the Local Finance Law, the power to authorize the issuance of and to sell the serial bonds and any bond anticipation notes in anticipation of the issuance and sale of the bonds herein authorized, including renewals of such notes, is hereby delegated to the Town Supervisor, the chief fiscal officer. Such bonds or notes shall be of such form and contents, and shall be sold in such manner, as may be prescribed by said Town Supervisor, consistent with the provisions of the Local Finance Law. The notes authorized herein are issued in anticipation of bonds for an assessable improvement.

Section 6. The Town Supervisor is hereby further authorized, at his sole discretion, to execute all agreements, certificates and instruments in order to effect the financing or refinancing of the specific object or purpose described in Section 1 hereof, or a portion thereof, by a bond, and/or note issue of said Town and such authorization is intended to include authority to enter into and execute on behalf of the Town all agreements, certificates and instruments required in connection with financing the Project costs.

Section 7. The intent of this resolution is to give the Town Supervisor sufficient authority to execute those applications, agreements and instruments and to do any similar acts necessary to effect the issuance of the aforesaid bonds and/or notes without resorting to further action of this Town Board.

Section 8. The following additional matters are hereby determined and declared:

- (a) Pursuant to paragraph 4 of Section 11.00 of the Local Finance Law (i) the period of probable usefulness of the Project is forty (40) years; and
- (b) Current funds are not required by the Local Finance Law to be provided prior to the issuance of the bonds and any notes issued in anticipation thereof authorized by this resolution; and
- (c) The proposed maturity of the bonds authorized by this resolution will exceed five (5) years.

Section 9. The temporary use of available funds of the Town, not immediately required for the purpose or purposes for which the same were raised or otherwise created, is hereby authorized pursuant to Section 165.10 of the Local Finance Law, for the capital purposes described in Section 1 of this resolution. The reasonably expected source of funds to be used to initially pay for the expenditures authorized by Section 1 of this resolution shall be from the Town's General Fund. It is intended that the Town shall then reimburse expenditures from the General Fund with the proceeds of the bonds and bond anticipation notes authorized by this resolution and that the interest payable on the bonds and any bond anticipation notes issued in anticipation of such bonds shall be excludable from gross income for federal income tax purposes. This resolution is intended to constitute the declaration of the District's "official intent" within the meaning of Treasury Regulation Section 1.150-2 to reimburse the expenditures authorized by this resolution with the proceeds of the bonds and bond anticipation notes authorized herein. Other than as specified in this resolution, no monies are reasonably expected to be, received, allocated on a long-term basis, or otherwise set aside with respect to the permanent funding of the objects or purposes described herein.

Section 10. Such bonds shall be in fully registered form and shall be signed in the name of the Town of Seneca Falls, Seneca County, New York, by the manual or facsimile signature of the Town Supervisor and a facsimile of its corporate seal shall be imprinted or impressed thereon and maybe attested to by the manual or facsimile signature of the Town Clerk.

Section 11. The Town hereby covenants and agrees with the holders from time to time of the Bonds and any bond anticipation notes issued in anticipation of the sale of the Bonds, that the Town will faithfully observe and comply with all provisions of the Internal Revenue Code of 1986, as amended (the "Code"), and any proposed or final regulations issued pursuant thereto unless, in the opinion of bond counsel, such compliance is not required by the Code and regulations to maintain the exclusion from gross income of interest on said obligations for federal income tax purposes.

Section 12. All other matters, except as provided herein relating to such bonds, including determining whether to issue such bonds with a schedule of substantially level or declining annual debt service and all matters related thereto, prescribing whether manual or facsimile signatures shall appear on said bonds, prescribing the method for the recording of ownership of said bonds, appointing the fiscal agent or agents for said bonds, providing for the printing and delivery of said bonds (and if said bonds are to be executed in the name of the Town by the facsimile signature of its Town Supervisor, providing for the manual countersignature of a fiscal agent or of a designated Official of the Town), the date, denominations, maturities and interest payment dates, place or places of payment, and also including the consolidation with other issues, shall be determined by the Town Supervisor. It is hereby determined that it is to the financial advantage of the Town not to impose and collect from registered owners of such bonds any charges for mailing, shipping and insuring bonds transferred or exchanged by the fiscal agent, and, accordingly, pursuant to paragraph c of Section 70.00 of the Local Finance Law, no such charges shall be so collected by the fiscal agent. Such bonds shall contain substantially the recital of validity clause provided for in Section 52.00 of the Local Finance Law and shall otherwise be in such form and contain such recitals in addition to those required by Section 52.00 of the Local Finance Law, as the Town Treasurer shall determine.

Section 13. The law firm of Trespasz Law Offices, LLP is hereby appointed bond counsel to the Town in relation to the issuance of the obligations authorized herein.

Section 14. The validity of such bonds and bond anticipation notes may be contested only if:

- (2) Such obligations are authorized for an object or purpose for which said Town is not authorized to expend money, or
- (3) The provisions of law which should be complied with at the date of publication of this resolution are not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty days after the date of publication, or
- (4) Such obligations are authorized in violation of the provisions of the Constitution.

Section 15. This Resolution is not subject to permissive referendum under Section 35-b of the New York Local Finance Law because the obligations authorized herein are for a district authorized by articles three-A, twelve, twelve-A or twelve-C of the Town Law for an improvement the cost of which is to be assessed upon the benefitted real property.

Section 16. The Town Clerk shall cause the publishing and posting of a notice in substantially the form provided in Section 81.00 of the Local Finance Law together with a summary of this Bond Resolution (attached hereto as FORM OF NOTICE).

WHEREFORE, the foregoing Resolution was put to a vote of the members of the Town Board of the Town this April 1, 2025, the result of which vote was as follows: Ayes - Puylara, Dyson, Laskoski, Sinicropi, Schmitter Naves - 0 Absent - 0 Abstain - 0

iii) Resolution: Declare Intent of Town of Seneca Falls to act as Lead Agency (Water System Improvements Project)

Councilwoman Laskoski made a motion to approve the resolution declaring the Town of Seneca Falls as the lead agency for the proposed water system improvement project. The motion was seconded by Councilman Puylara.

All in Favor. The motion carried.

BL-2025-04 – WHEREAS, the Town of Seneca Falls (Town) is proposing the Town of Seneca Falls Water System Improvements Project (Project), located in the Town of Seneca Falls and Town of Fayette, Seneca County, New York; and

WHEREAS, the Project has been classified as a “Type I Action” as defined by the State Environmental Quality Review Act (SEQRA) in 6 NYCRR Part 617.4; and

WHEREAS, it is the intent of the Town of Seneca Falls Town Board to assume the role of “Lead Agency” for purposes of conducting a SEQRA/SERP assessment of the Project; and

WHEREAS, Part I of a Full Environmental Assessment Form (FEAF) has been completed, reviewed by the Town of Seneca Falls Town Board, and will be circulated to all Interested and Involved Agencies for purposes of establishing the Town of Seneca Falls Town Board as “Lead Agency” in accordance with 6 NYCRR Part 617.6(b).

NOW, THEREFORE, BE IT RESOLVED AND DETERMINED, that the Supervisor of the Town of Seneca Falls hereby is authorized to sign Part I of the FEAF (page 13); and

IT IS FURTHER RESOLVED AND DETERMINED, that the Town of Seneca Falls will send said Part I of the FEAF and associated site figure to the “Interested and Involved Agencies” under cover of a “Notice of Intent to Establish Lead Agency” letter for purposes of establishing Lead Agency status under the SEQRA/SERP; and

IT IS FURTHER RESOLVED that the Supervisor of the Town of Seneca Falls and the Town Board, together with the Town of Seneca Falls Attorney and B&L, are hereby authorized to take all actions, serve all notices, and complete all documents required to give full force and effect to this determination.

iv) Resolution: Support for Community Garden to Apply for Grant from NY Great Lakes Basin Small Grants Program

Supervisor Schmidt explained that this resolution would support the Community Garden's application for a grant of up to \$40,000 from the New York Great Lakes Basin Small Grants Program.

Councilwoman Dyson made a motion to approve the resolution. The motion was seconded by Councilwoman Laskoski.

All in Favor. The motion carried.

TC-2025-08 - WHEREAS, there is an opportunity to be awarded up to \$40,000.00 from NY Sea Grant in partnership with the NYS Department of Environmental Conservation (NYSDEC) for ecosystem-based management (EBM) which is intended to support stakeholder-driven efforts to restore and revitalize the state's Great Lakes region and demonstrate the successful application of EBM; and

WHEREAS, the Great Lakes Action Agenda (GLAA) has outlined six priority goals that address critical issues such as water quality, healthy ecosystems, community resilience, and sustainability; and

WHEREAS, the Town of Seneca Falls has developed a comprehensive plan that prioritizes resident retention and attraction by creating a holistic sense of community ownership for our residents and a quality of life that results in recognition that Seneca Falls is a community of choice for an engaged citizenry and prioritizes protection and enhancement of the built environment by investing in infrastructure that strengthens resiliency and promotes sustainability of our assets and reinforces our connections throughout the community; and

WHEREAS, the comprehensive plan identifies the need to maintain and improve the safety, accessibility and cleanliness of existing and future parks and green spaces.

BE IT THEREFORE RESOLVED that the Town Board of the Town of Seneca Falls supports the Community Gardens efforts to resolve the drainage issue that has kept the garden under water and inaccessible following rain and thaw events as well as adding a rain garden to collect excess water thereby preventing it from entering the ground.

v) Resolution: Support Waste Management Advisory Committee's Efforts to Apply for the 2025-26 Community Grants Program

Supervisor Schmidt noted that this resolution would support the Waste Management Advisory Committee's application for the 2025-26 Community Grants Program. The grant would be used to purchase a small-scale vertical drum composting system for use at the highway department.

Councilman Sinicropi made a motion to approve the resolution. The motion was seconded by Councilwoman Laskoski.

All in Favor. The motion carried.

TC-2025-09 - WHEREAS, the Waste Management Advisory Committee (WMAC) meets each month to discuss the progress that the Town of Seneca Falls has made towards reducing its food waste in individual homes as well as in businesses and local schools; and

WHEREAS, the WMAC has obtained grants in the past to aid the community in composting food waste, it has always been the goal to have a facility housed at the Highway Department that would compost food waste; and

WHEREAS, the Highway Superintendent, Jeremy Wendt, has agreed to allow a small-scale composting facility at the Highway Department; and

WHEREAS, the 2025-2026 Community Grants would allow for the WMAC to purchase the needed equipment to start such a facility that will utilize a vertical drum composting system.

NOW, THEREFORE, BE IT RESOLVED that the Town Board of the Town of Seneca Falls supports the WMACs efforts to obtain a grant to purchase needed equipment to develop a small-scale composting facility housed at the Highway Department.

vi) Resolution: Purchase required equipment to Access Cloud System for Data Storage & Protection

Supervisor Schmidt explained that this resolution would authorize the purchase of equipment for various town departments to access the cloud system for data storage and protection. The cost was \$559 per department, with a monthly fee of \$66 for cloud access.

Councilwoman Laskoski made a motion to approve the resolution. The motion was seconded by Councilman Puylara.

During discussion, board members inquired about the necessity of the equipment for all departments. The Town Clerk confirmed that the cloud system would help prevent data loss and improve information retrieval.

All in Favor. The motion carried.

TC-2025-07 - WHEREAS, the Town office building and the police department have converted to a cloud-based system for data storage, backup, and protection; and

WHEREAS, the Recreation Center, Water Department, Department of Public Works, Highway Department, and Sewer Department are not able to access the cloud and therefore the information stored in these locations could be at risk for being lost or stolen; and

WHEREAS, quotes have been received from Integrated Systems to purchase the equipment needed to allow each of the above-mentioned departments to access the cloud and have it backed up for protection.

NOW THEREFORE BE IT RESOLVED that the Town Board of the Town of Seneca Falls purchase the equipment for installation to allow all departments within the town to access the cloud and have the departmental data backed up and protected.

BE IT FURTHER RESOLVED that the funds will be used from the A1680.400 account.

One of the following for each department (Recreation, Water/DPW, Highway, Sewer)

SonicWall TZ370 Hardware \$559.12

SonicWall Essential Protection Suite \$66.15/month

vii) Resolution: Purchase Contract Hours with Integrated Systems

Supervisor Schmidt explained that this resolution would authorize the purchase of 200 hours of service from Integrated Systems for \$17,000.

Councilman Puylara made a motion to approve the resolution. The motion was seconded by Councilwoman Laskoski.

During discussion, board members inquired about the quality of service provided by Integrated Systems. Supervisor Schmidt and other department heads confirmed that the service had been satisfactory.

All in Favor. The motion carried.

TC-2025-06 - **WHEREAS**, Integrated Systems is the IT service provider that the Town of Seneca Falls has contracted with; and

WHEREAS, IT services are provided to the Town of Seneca Falls by purchasing a block of hours which are used over the course of the work being done at the town offices; and

WHEREAS, Integrated Systems has sent the time log for the previously purchased 200 hours, which describes how those hours were used.

NOW THEREFORE BE IT RESOLVED that the Town Board of the Town of Seneca Falls purchase 200 hours at the cost of \$17, 000.00.

viii) Resolution: Cemetery Fund Transfer of Monies

Supervisor Schmidt explained that this resolution was related to transferring funds for a footbridge project in the cemetery. He suggested that the proper procedure would be to obtain bids for the project before transferring the funds.

Councilwoman Laskoski made a motion to table the resolution. The motion was seconded by Councilwoman Dyson.

During discussion, board members agreed that more information was needed, including estimates for the project and an assessment of the current bridge's condition.

The motion to table the resolution carried.

TC-2025-05 – Motion to discuss the following resolution was made by Councilwoman Laskoski and seconded by Councilwoman Laskoski and seconded by Councilman Sinicropi.

WHEREAS, on June 16, 2021, a check in the amount of \$5,870.75 was received from A&V Veneer and Forestry LLC by the Town of Seneca Falls Cemetery Commission for the removal of a black walnut tree; and **WHEREAS**, \$5,870.75 was placed into account A2705C and was not encumbered in the following years.

NOW THEREFORE BE IT RESOLVED by the Town Board of Seneca Falls that the amount of \$5,870.75 be transferred to the Cemetery Commission Budget line A8810.407 for the purpose of fixing the foot bridge at Restvale Cemetery. Motion to table made by Councilwoman Laskowski and seconded by Councilwoman Dyson. All in favor. Motion carried.

ix) Resolution: Payment of Power-Flow Tech Bill from 2024 (Decorative Street Light Poles)

Supervisor Schmidt explained that this resolution was to authorize payment for decorative street light poles ordered in 2024 but not paid for at that time. The amount due was \$7,000 out of a total \$47,000 bill.

Councilman Puylara made a motion to approve the resolution. The motion was seconded by Councilwoman Dyson.

All in Favor. The motion carried.

DA-2025-06 - **WHEREAS**, the Town Board of Seneca Falls approved the purchase of decorative light poles in the amount of \$47,437.50 from Power-Flow Tech on December 3, 2024, resolution DA-2024-18; and

WHEREAS, bill number S2533966.001 in the amount of \$7,000.00 did not get paid in the 2024 billing period and the budget line A5182.402 does not have any money allocated to it for the year 2025.

NOW, THEREFORE, BE IT RESOLVED that the Town Board of Seneca Falls authorize the payment of the \$7,000.00.

x) Resolution: Option 1: Construct Guiderail Replacement Project – King Road Culvert Crossing

Resolution: Option 2: Construct Guiderail Replacement Project – King Road Culvert Crossing

Supervisor Schmidt presented two options for the King Road Culvert Crossing guiderail replacement project. Option 1 would cost \$7,000, while Option 2 would cost \$35,000 but require narrowing the road and installing warning signs.

After discussion about traffic counts, farm equipment usage, and safety concerns, the board decided more information was needed.

A motion was made by Councilwoman Laskoski and seconded by Councilman Sinicropi to discuss the following resolutions.

DPW-2025-07 – **WHEREAS**, on February 12, 2025 the Town Board voted to approve a Guiderail Project to install a new Guiderail System for the King Road Culvert Crossing according to the scope of the 'Preferred Solution' and any additional applicable design details and specifications to be provided by the Director of Public Works; and

WHEREAS, Option is the 'Preferred Solution', which consists of; the installation of a new box-beam guiderail system on both sides of the culvert crossing, in compliance with NYSDOT guiderail design standards; and which provides for a two-lane roadway with a nominal lane width of 9-feet; and

WHEREAS, 9-foot lanes will only allow for 2 feet of roadway surface behind the guiderail; and

WHEREAS, the 2 feet of roadway surface that will be behind the guiderails is all that is available for deflection of the guiderail if struck by an errant vehicle, and

WHEREAS, a Box Beam Bridge Railing System is typically installed in this situation because it has little to no deflection if stuck by an errant vehicle; and

WHEREAS, 'The Preferred Solution, Option #1 includes the installation of a Double Box Beam Bridge Railing section for that portion of the Culvert Crossing that passes over the culvert and ravine, thus allowing for a nominal lane width of 9-foot; and

WHEREAS, the 'Preferred Solution' constructed to specifications meeting NYSDOT design standards will cost an estimated \$70,000, which includes a \$10,000 contingency; and

WHEREAS, any pavement resurfacing and signage costs will be borne by the Town Highway Department,

BE IT RESOLVED THAT the Town Board approves an expenditure not to exceed \$70,000.00 to complete the construction of the 'Preferred Solution Option ' for the installation of a new box-beam guiderail system that will accommodate a two-lane roadway with a nominal lane width of 9-feet; and

BE IT FURTHER RESOLVED THAT the Town Department of Public Works and Highway Department will execute the project in compliance with the Plans and Specifications of the Department of Public Works to include necessary site work, safety facilities, the new guiderail foundation, signage and pavement restoration and a contractor shall be engaged to furnish and install the new box beam guiderail system.

Construct Guiderail Replacement Project Option #2 for the King Road Culvert Crossing – DPW-2025-07 –

WHEREAS, on February 12, 2025, the Town Board voted to approve a Guiderail Project to install a new Guiderail System for the King Road Culvert Crossing according to the scope of the 'Preferred Solution' and any additional applicable design details and specifications to be provided by the Director of Public Works; and

WHEREAS, the Director of Public Works has evaluated the functional classification of the roadway as an additional design criteria; and

WHEREAS, a six day traffic count was conducted on the section of King Road west of the Culvert Crossing; and

WHEREAS, the Average Daily Count (ADT) was only 32 vehicles per day; and

WHEREAS, an ADT of 32 is considerably lower than the typical threshold of 200 vehicles per day, below which is considered to be a low-volume road classification; and

WHEREAS, when King Road is open to Through Traffic the ADT is not expected to exceed 200 Vehicles per day; and

WHEREAS, narrow roadways are utilized by local highway agencies in New York State on public low volume road culvert and bridge crossings with appropriate mitigating measures, to include adequate approach warning signs for a narrow road ahead, in combination with reduced speed warning signs; and

WHEREAS, a single box beam system with a deflection distance of 4 ft. to 5 ft. can be installed to accommodate two 8 ft. lanes, which meets the design standards of NYSDOT; and

WHEREAS, this option, constructed to specifications meeting NYSDOT design standards will cost an estimated \$35,000.00, including a contingency of \$5,000.00; and

WHEREAS, any pavement resurfacing and signage costs will be borne by the Town Highway Department,
BE IT RESOLVED THAT the Town Board approves the expenditure of \$35,000.00 for a contractor to furnish and install a single box-beam guiderail system with a 4 ft to 5 ft deflection distance that will accommodate two 8-foot lanes for the culvert crossing.

Councilwoman Laskoski made a motion to table both resolutions. The motion was seconded by Councilwoman Dyson.

AYES: Frank Sinicropi, Dawn Dyson, Kaitlyn Laskoski

NAYES: Frank Schmitter, Jackson Puylara

The motion to table carried.

xi) Resolution: Approve Disbursement of Surplus Equipment

Supervisor Schmitter presented a resolution to approve the disbursement of surplus equipment from various departments, including the Department of Public Works, sewer department, and highway department. The items would be sold on Auctions International.

Councilwoman Laskoski made a motion to discuss the following resolution, seconded by Councilwoman Dyson.

During discussion, board members raised concerns about the frequent turnover of equipment and requested more detailed information about the condition and necessity of replacing certain items.

Councilwoman Dyson made a motion to approve the resolution with an amendment to include additional items from the highway department, two chains saws and a blower. The motion was seconded by Councilman Puylara.

The motion carried with the added items from the Highway Department.

DPW-2025-10 - **WHEREAS**, the Town of Seneca Falls has need to dispose of surplus equipment that is no longer serviceable or of use to the Town; and

WHEREAS, surplus and/or non-serviceable office equipment has been stored in the Town Records Building, located at 10 Fall Street, consisting of: 23 telephones, 12 printers, 4 keyboards, 4 monitor stands, 4 monitors, 2 PA speakers with amplifier, and 1 desk; and

WHEREAS, the Water and Sewer Department has non-usable obsolete surplus items to include: a welder, adjustable trench box, pickup truck crane, Bridgeport generator, and obsolete meter parts; and

WHEREAS, the Highway Department has two chain saws and a blower that are no longer in use and would like to auction off; and

WHEREAS, these surplus items of equipment can be sold at public auction.

NOW, THEREFORE, BE IT RESOLVED that the surplus equipment that is serviceable and still has value be sold at public auction by Auctions International; and

BE IT FURTHER RESOLVED that any surplus items that are no longer serviceable and have no use or monetary value be appropriately disposed of.

xii) Resolution: Approve Lease of Kubota Skid Steer for DPW

Supervisor Schmidt presented a resolution to approve the lease of a Kubota Skid Steer for the Department of Public Works.

During discussion, concerns were raised about the necessity of leasing new equipment when other departments already owned similar machines. The board debated the issue of equipment sharing between departments and the overall cost implications of the new Department of Public Works.

Councilman Puylara made a motion to approve the resolution. The motion was seconded by Councilman Sinicropi.

AYES: Frank Schmitter, Frank Sinicropi, Jackson Puylara

NAYES: Dawn Dyson, Kaitlyn Laskoski

The motion carried with some opposition.

DPW-2025-11 - **WHEREAS** the Department of Public Works needs a Skid Steer to accomplish its basic mission, on a frequent basis; and

WHEREAS the Purchase Cost of this item is \$47,880.05; and

WHEREAS this item can be leased for two (2) years for a monthly payment of \$1,251.54; and

WHEREAS the total annual cost of the lease is \$15,018.48; and

WHEREAS the lease of this item was budgeted for in the 2025 Town Budget under Account 1710.200; and

WHEREAS the Department of Public Works 2025 Equipment Account A1710.200 has a current balance of \$66,215.72 and the annual cost of a two (2)-year lease of this piece of equipment will leave a balance of \$51,197.24; and

WHEREAS the two (2)-year lease includes a Purchase Option of \$23,809.58 which would make the total cost of purchasing the item \$53,846.54; and

WHEREAS the cost of the interest to lease this item for two years is \$5,966.49; and

WHEREAS this Skid Steer has been sourced from NYS Contract PC# 69404 and is a piggyback purchase from this contract.

NOW THEREFORE BE IT RESOLVED that the two (2)-year lease of the Kubota SSV65PHFC Skid Steer Skid Steer, for an annual cost of \$15,018.48, with Option to Buy, as stated in the attached quote, is authorized and approved by the Town Board.

xiii) Resolution: Approve 3-Year Lease of Kubota Compact Excavator for DPW

Councilman Puylara made a motion to approve the 3-year lease of a Kubota Compact Excavator for the Department of Public Works. The motion was seconded by Councilwoman Laskoski.

DPW-2025-08 - **WHEREAS** the Department of Public Works needs a Compact Excavator to accomplish its basic mission, on a frequent basis; and

WHEREAS the Purchase Cost of this item is \$79,855.63; and

WHEREAS this item can be leased for three (3) years, for up to 900 hours per year, for a monthly payment of \$1,534.45; and

WHEREAS the total annual cost of the lease is \$18,413.40; and

WHEREAS the lease of this item was budgeted for in the 2025 Town Budget under Account 1 710.200; and

WHEREAS the Department of Public Works 2025 Equipment Account A710.200 has a current balance of \$51,197.24 and the annual cost of a Three (3)-year lease of this piece of equipment will leave a balance of \$32,783.84; and

WHEREAS the Three (3)-year lease includes a Purchase Option of \$39,265.59 at the end of the three (3) year lease, which would make the total cost of purchasing the item \$94,505.79; and

WHEREAS the cost of the interest to lease this item for three (3) years is \$14,650.16; and

WHEREAS this Compact Excavator has been sourced from NYS Contract 69404 and is a piggyback purchase from this contract.

NOW THEREFORE BE IT RESOLVED that the three (3)-year lease of the Kubota KX040-5R3AP Compact Excavator for an annual cost of \$18,413.40, with Option to Buy, as stated in the attached quote is authorized and approved by the Town Board.

AYES: Frank Schmitter, Frank Sinicropi, Jackson Puylara

NAYES: Dawn Dyson, Kaitlyn Laskoski

The motion carried with some opposition.

xiv) Resolution: Approve Purchase of Tilt Trailer for DPW

Councilman Sinicropi made a motion to approve the purchase of a tilt trailer for the Department of Public Works. The motion was seconded by Councilman Puylara.

DPW-2025-09 - **WHEREAS** the Department of Public Works needs a Tilt Trailer to transport Heavy Equipment, Tools, and Materials to jobsites to accomplish its basic mission, on a daily basis; and Heavy Equipment, tools, and Materials to jobsites to accomplish its basic mission, on a daily basis; and

WHEREAS this item was budgeted for in the 2025 Town Budget under Account 1 71 ().2()0; and

WHEREAS the Department of Public Works 2025 Equipment Account A1710.200 has a current balance of \$76,415.72 and purchase of this vehicle will leave a balance of \$66,215.72; and

WHEREAS three quotes for this Trailer have been obtained; and

WHEREAS Midlakes Trailer has supplied the lowest Bid for the Trailer.

NOW THEREFORE BE IT RESOLVED that the purchase of an Iron bull 22 long x 102" wide lilt trailer for \$10,200.00 from Midlakes Trailer, as stated in the attached quote, is authorized and approved by the Town Board.

AYES: Frank Schmitter, Frank Sinicorpi, Jackson Puylara

NAYES: Dawn Dyson, Kaitlyn Laskoski

The motion carried with some opposition.

xv) Resolution: Purchase Sand-Star CVT Field Groomer (Parks & Recreation)

Supervisor Schmidt explained that this resolution was to purchase a Sand-Star CVT Field Groomer for the Parks & Recreation Department, with costs shared with the local little league.

Councilwoman Dyson made a motion to approve the resolution. The motion was seconded by Councilwoman Laskoski.

All in favor. The motion carried.

CR-2025-08 - **WHEREAS**, the Town of Seneca Falls Parks and Recreation Department maintains baseball fields at both Kid's Territory's Little League fields and Vince's Park; and

WHEREAS, the Town of Seneca Falls Parks and Recreation Department has allocated in the 2025 budget, line CR2-7110.202, for replacement of a 2007 John Deere Field Groomer, with Seneca Falls Little League agreeing to contribute 50% of the purchase price for the new field groomer; and

WHEREAS, the Town of Seneca Falls Parks and Recreation Department obtained two quotes, both through state contracts, from the following vendors:

MTE Equipment Solutions, Inc., Quote #01-71898 for a Smithco Sand-Star Field Groomer, Rake & Cultivator, available through Sourcewell Contract #031121-TTC, with a purchase price of \$17,452.80.

John Deere Quote #23504033 for a 1200A Bunker and Field Rake, available through NYS Landscaping Grounds contract, with a purchase price of \$19,351.12; and

WHEREAS, the MTE Equipment Solutions, Inc. quote includes two necessary pieces of ballfield grooming equipment, with the purchase price split equally between the Town of Seneca Falls Parks and Recreation Department and the Seneca Falls Little League; and

NOW, THEREFORE, BE IT RESOLVED, that the Seneca Falls Town Board approves the expenditure of \$8,726.40 from Budget Line CR2-7110.202, with a current balance of \$13,000, for the purchase of a new Smith co Sand-Star Field Groomer, Rake & Cultivator from MTE Equipment Solutions, Inc.

xvi) Resolution: NY OPRHP Grant for Kid's Territory Park Improvements (Parks & Recreation)

Councilwoman Laskoski made a motion to approve the resolution for the NY OPRHP Grant for Kid's Territory Park Improvements. The motion was seconded by Councilwoman Dyson.

All in favor. The motion carried.

CR-2025-07 - **WHEREAS**, that The Town of Seneca Falls applied for financial assistance from the New York State Office of Parks, Recreation and Historic Preservation (OPRHP") under the Environmental Protection Fund Grant Program for Parks, Preservation and Heritage (EPF) through the Regional Economic Development Councils (REDC) and the Consolidated Funding Application (CFA) Round 14 Initiative for the purpose of funding the Kid's Territory Park Improvements, project #246675.

NOW THEREFORE BE IT RESOLVED, that

The Town of Seneca Falls is authorized and directed to accept these grant funds in an amount not to exceed \$572,046 for the project described in the grant application; and

The Town of Seneca Falls is authorized and directed to agree to the terms and conditions of the State of New York Contract for Grants ("Contract") with OPRHP for such Kid's Territory Park Improvements, project #246675; and

The Town of Seneca Falls is authorized and directed to agree to the terms and conditions of any required deed of easement granted to OPRHP that affects title to real property owned by the municipality and improved by the grant funds, which may be a duly recorded public access covenant, conservation easement, and/or preservation covenant; and

AND BE IT FURTHER RESOLVED, that the governing body of the municipality delegates signing authority to execute the Contract and any amendments thereto, any required deed of easement, and any other certifications to the individual(s) who hold(s) the following elected or appointed municipal office(s) or employment position title(s): Seneca Falls Town Supervisor, Town of Seneca Falls Council Members, Town of Seneca Falls Recreation Director, and Director of Grants Management.

xvii) Resolution: Advertise and Hire Part-Time Seasonal Staff (Parks & Recreation)

Councilwoman Dyson made a motion to approve advertising and hiring part-time seasonal staff for Parks & Recreation. The motion was seconded by Councilman Sinicropi.

All in favor. The motion carried.

CR-2025-06 - **WHEREAS**, the Town of Seneca Falls Parks and Recreation Department requires additional part-time assistance during the summer months to maintain and enhance summer programs and facilities; and

WHEREAS, the Town of Seneca Falls has allocated funds in the 2025 Parks and Recreation budget to support the hiring of all part-time seasonal employees; and

WHEREAS, the Parks and Recreation Department hires the following part-time seasonal positions: Lifeguard, Laborer, Recreation Aide, which includes Playground Director, Summer Play Staff, Preschool Instructor, Vince's Park Manager, Assistant Park Manager and Clerks. The pay ranging from \$15.50 to \$22 per hour, based on qualification; and

NOW, THEREFORE, BE IT RESOLVED, The Seneca Falls Town Board does hereby authorize the advertising and hiring of Parks and Recreation part-time seasonal employees.

xviii) Resolution: Bid Acceptance for Heritage Visitors Center Renovations

Supervisor Schmidt presented a resolution to accept a bid of \$422,000 for renovations to the Heritage Visitors Center as part of the DRI grant. The project would include window replacements, a new community center on the second floor, new offices, and general upgrades.

Councilman Sinicropi made a motion to accept the bid for the Heritage Visitors Center renovations.

The motion was seconded by Councilwoman Dyson.

All in favor. The motion carried.

TS-2025-20 - **WHEREAS**, Bids for the Heritage Visitors Center Renovations, a DRI project, were due on March 19, 2025; and

WHEREAS, Bouley Associates, Inc., was the only company to submit a bid; and

WHEREAS, after due diligence, the Project Manager recommends acceptance of the Bouley Associates, Inc. bid.

NOW, THEREFORE, BE IT RESOLVED that the Town Board of Seneca Falls, NY accepts the bid from Bouley Associates, Inc., dated March 19, 2025, in the amount of \$422,000.00 for the Heritage Visitors Center Renovations, DRI Project No. 3, located at the Seneca Falls Visitors Center, 89 Fall Street, Seneca Falls, NY.

xix) Resolution: Purchase 2025 International MV607 SBA Model Dump Truck (A1710.200)

Supervisor Schmidt presented a resolution to purchase a 2025 International MV607 SBA Model Dump Truck for \$197,000 using A fund budget money. He explained that the truck would be for town use and not assigned to any specific department.

During discussion, concerns were raised about the allocation and sharing of equipment between departments.

TS-2025-21 - **WHEREAS**, On November 29, 2022, the Town of Seneca Falls entered into a contract with Regional International Corporation to purchase a new dump truck with snowplow and salt spreader options for the delivered price of \$197,065.45; and

WHEREAS, said vehicle was to be delivered in the 2023 calendar year; and

WHEREAS, said vehicle was not delivered in 2023 or 2024 calendar year; and

WHEREAS, the 2025 budget for the Town of Seneca Falls did not appropriate funds for this vehicle; and

WHEREAS, The Town of Seneca Falls has been notified that said vehicle has been produced and scheduled for delivery in the first half of calendar year 2025.

NOW, THEREFORE, IT IS HEREBY RESOLVED the Town of Seneca Falls appropriate unencumbered funds from the General Operating A fund in the sum of \$197,065.45 to purchase this vehicle; and

AND BE IT FURTHER RESOLVED that the Town's 2025 budget will be amended to place these funds in account A1710.200.

AND BE IT FURTHER RESOLVED that the vehicle will be placed in the capital inventory of the General Operating (A) fund.

Councilman Puylara made a motion to approve the purchase of the dump truck. The motion was seconded by Councilman Sinicropi.

AYES: Frank Schmitter, Frank Sinicropi, Jackson Puylara

NAYES: Dawn Dyson, Kaitlyn Laskoski

The motion carried with some opposition.

xx) Resolution: Emergency Purchase of Equipment for WTP

Councilwoman Laskoski made a motion to approve the emergency purchase of equipment for the Wastewater Treatment Plant from the Heck Company for \$6,791. The motion was seconded by Councilwoman Dyson.

All in favor. The motion carried.

FG-2025-11 - **WHEREAS** the water treatment plant uses instruments to continuously monitor its water quality; and

WHEREAS an online analyzer failed at the water treatment plant and a replacement was installed on 3/20/25.

NOW THEREFORE, BE IT RESOLVED, that the Seneca Falls Town Board authorize the 3/17/25 emergency purchase of equipment from The Hach Company for the cost of \$6,791.29; and

BE IT FURTHER RESOLVED, said equipment was purchased under NYS Contract #PC67243, and is budgeted for under line F8330.204 (Equipment Replacement).

xxi) Resolution: Accept Retirement & Authorize Advertising to Fill Position

Supervisor Schmitter presented a resolution to accept Fred Peterman's retirement after 30 years of service and authorize advertising to fill the position.

Councilman Sinicropi made a motion to accept the retirement and amend the resolution to postpone advertising for the position until CSEA negotiations are satisfied. The motion was seconded by Councilwoman Laskoski.

AYES: Frank Sinicropi, Dawn Dyson, Kaitlyn Laskoski

NAYES: Frank Schmitter, Jackson Puylara

The amended motion carried.

FG-2025-12 - **WHEREAS**, Fred Peterman has retired after nearly 30 years of service in the Town (Village); and

WHEREAS, The Department needs to fill his position to continue to adequately serve the community.

NOW, THEREFORE, BE IT RESOLVED the town board authorizes accepting Fred's retirement and the advertisement for a replacement of Fred (Water/Sewer Maintainer

xxii) Resolution: Appoint Deputy Distribution Operator

Councilwoman Laskoski made a motion to discuss the following resolution. The motion was seconded by Councilman Sinicropi.

During discussion, board members debated the appropriateness of making this appointment before CSEA contract negotiations were complete. It was clarified that deputy positions are typically not covered by union contracts. Councilwoman Laskoski noted that the employee does not align with the matrix currently and it puts him even more out of line with the pay matrix making him the deputy of the department.

AYES: Frank Schmitter, Frank Sinicropi, Jackson Puylara

NAYES: Kaitlyn Laskoski, Dawn Dyson

The motion carried with some opposition.

FG-2025-13 - **WHEREAS**, Fred Peterman has retired; and

WHEREAS, The Department needs to fill his Deputy position

NOW, THEREFORE, BE IT RESOLVED the town board authorizes appointing Tim Pagano to Deputy Distribution Operator for \$1.50 /hr.

xxiii) Resolution: Purchase Monitoring Equipment for WTP

Councilman Sinicropi made a motion to approve the purchase of monitoring equipment for the Wastewater Treatment Plant. The motion was seconded by Councilwoman Dyson.

All in favor. The motion carried.

FG-2025-10 - **WHEREAS** the water treatment plant uses instruments to continuously monitor its water quality; and

WHEREAS the town realizes the need to have spare equipment to avoid prolonged interruptions in monitoring.

NOW THEREFORE, BE IT RESOLVED, that the Seneca Falls Town Board authorizes the purchase of spare equipment from The Hach Company for the cost of \$6,491.24; and

BE IT FURTHER RESOLVED, said equipment will be purchased under NYS Contract #PC67243, and is budgeted for under line F8330.204 (Equipment Replacement).

xxiv) Resolution: Approve Town Clerk Attendance at AOT Finance & Personnel School

Councilman Sinicropi made a motion to approve the Town Clerk's attendance at the AOT Finance & Personnel School. The motion was seconded by Councilwoman Laskoski.

During discussion, board members debated the value of in-person training versus online courses. The Town Clerk explained the benefits of attending the in-person training, including networking opportunities and the ability to focus without interruptions.

AYES: Frank Schmitter, Dawn Dyson, Kaitlyn Laskoski, Jackson Puylara

NAYES: Frank Sinicriopi

The motion carried with some opposition.

TC-2025-10 - **WHEREAS**, the Association of Towns has announced that they will be holding their 25th Town Finance & personnel School on April 22-24, 2025, in Saratoga, NY; and

WHEREAS, there are several opportunities offered at the training event that would provide more information and clarification on the financial aspects of the Town Clerks' responsibilities as well as provide a better understanding of the other financial responsibilities of the town and individual departments; and

WHEREAS, money has been allocated to allow training opportunities.

BE IT RESOLVED that the Town Clerk attend the AOT training in Saratoga, NY, that the registration fee of \$250.00 be paid to the Association of Towns from A1410.403 – Educational Expenses, that lodging in the amount of \$572.91 be paid for from A1410.403 – Educational Expenses, and per diem in the amount of \$421.12 be paid to Melissa Brown prior to the training from A1410.403.

xxv) Resolution: Approve Tax Receiver & Deputy Tax Receiver to Attend Training Seminar

Councilwoman Dyson made a motion to approve the Tax Receiver and Deputy Tax Receiver's attendance at a training seminar in Lake George. The motion was seconded by Councilwoman Laskoski.

The motion carried unanimously.

TC-2025-11 - **WHEREAS**, the Tax Receiver and the Deputy Tax Receiver are members of New York State Association of Tax Receivers and Collectors; and

WHEREAS, NYSATRC has announced their training for 2025 to be held in Lake George, NY on June 8-June 11, 2025; and

WHEREAS, both the Tax Receiver and Deputy Tax Receiver would benefit from the seminar discussions/training opportunities offered.

BE IT RESOLVED that the Tax Receiver and Deputy Tax Receiver attend the training in Lake George, NY.

BE IT FURTHER RESOLVED that per diem and mileage be paid prior to departure.

xxvi) Resolution: Change in Fees for Short-Term Rentals

Supervisor Schmidt presented a resolution regarding fees for short-term rentals. After discussing practices in other towns and the lack of clear state guidance, the board decided to maintain the current fee structure of \$500 annually.

Councilman Sinicriopi made a motion to keep the current fee structure for short-term rentals. The motion was seconded by Councilman Puyalra.

During discussion, some board members expressed concerns about the high fee, while others argued it was appropriate given the profitability of short-term rentals and their impact on local housing availability.

AYES: Frank Schmitter, Frank Sinicriopi, Dawn Dyson, Jackson Puyalra

NAYES: Kaitlyn Laskoski

The motion carried.

ZE-2025-01 - **WHEREAS**, Town of Seneca Falls Code 5300-44.1 Short-Term Rentals was adopted in 2022. Along with that adoption, the Town Board established an application and fee schedule for short-term rentals; and

WHEREAS, as of April 21, 2025, NYS will institute New York State Short-Term Rental Law which advises that fees for short-term rentals (regarding towns and counties) can only be enough to cover the cost of maintaining the registry.

NOW THEREFORE, BE IT RESOLVED, The Town of Seneca Falls Town Board adjusts the current Short-Term Rental Fee effective immediately as follows:

APPLICATION FEE WOULD STAY AT \$50.00

ANNUAL RENEWAL FEE WOULD DECREASE FROM \$500.00 TO \$150.00

BE IT FURTHER RESOLVED, the fees collected in 2025 will be appropriately prorated and reimbursed to reflect the new fee schedule.

xxvii) Approval of Water Leak & Pool Credits

Councilwoman Dyson made a motion to accept the water leak and pool credits. The motion was seconded by Councilwoman Laskoski.

The motion carried.

WHEREAS, credits have compiled for pool fillings and leak credits for March 2025; and

WHEREAS, the total number of accounts to be credited are one; and

WHEREAS, the total dollar amount for the credits totals \$689.04.

BE IT RESOLVED that the following person/account is issued credit.

L2686 Joseph Petrucci Leak \$689.04

3) Payment of Bills

4) Executive Session

Supervisor Schmitter announced that the board would go into executive session to discuss medical and financial credit for employment history of a particular person and for negotiation.

5) Special Order of the Day - Adjourn

The meeting was adjourned, with the possibility of a resolution being announced after the executive session. Executive session entered into at 7:30 pm. Executive session ended at 8:05 pm.

a) Settlement for Error Regarding Employee's Repayment of Borrowed Funds from Retirement

The following resolution was motioned for approval by Councilwoman Dyson and seconded by Councilman Puylara.

WHEREAS, the employee was repaying funds borrowed from his retirement account through payroll deductions; and

WHEREAS, the Town deducted these payments but failed to forward the funds to the retirement account; and

WHEREAS, the employee received several warning letters that no payments had been received but did not take any action or advise anyone of the reminder; and

WHEREAS, due to the failure to forward the payment as well as the employee's failure to notify the Town of the warning letters, a total of \$12, 500.00 in costs and penalties has been incurred; and

WHEREAS, following thorough review, the Town Board has agreed it was 70% at fault and the employee was 30% at fault and decides to reimburse the employee the 70% of the total amount or \$8,750.00.

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of Seneca Falls has agreed to reimburse the employee \$8,750.00, representing 70% of the total costs of penalties incurred, and authorizes the Supervisor to execute documents necessary to resolve this matter.

- 6) A motion was made by Councilman Puylara and seconded by Councilwoman Dyson to adjourn. All in favor. Motion carried. Meeting adjourned at 8:08 pm.

Melissa G. Brown
Town Clerk

Assessor's Report

May 6, 2025

Deeds/sales are recorded and in-putted through March.

I am waiting for Subsidized Housing income statements. Also adjusting/calculating gas wells and utilities, (roll sections 5&6). Most of these have come but there are a few outstanding.

The new equalization rate is 91%, down from 100%.

The rate is set by the state and is based on the difference between sales price and assessed value pertaining to the 2024 final roll. We have 37 valid sales since December 31st.

I have completed new construction & improvement adjustments for 2024. The roll increased over 32 million since the final roll last year. (July 1) This may change a bit (reduce) depending on what happens at Grievance.

Grievance applications began on April 1. Grievance is May 27, 2025. I have permission to use the Court room thus far but will check again as time approaches.

I reconciled with the County on April 15th. The roll is closed until the state opens it sometime after July 1st. They usually come on the 2nd or 3rd week in July. The only changes I can make are Grievance determinations and gas well changes.

I met with my board appointed chair- people on April 17th.

I picked up the tentative roll on 4/28/2025, for my office as well as the Town Clerk's.

Thanks, Debi



WATER/SEWER DEPARTMENT

TOWN OF SENECA FALLS

130 OVID STREET
SENECA FALLS, NY 13148

315-568-6211
www.senecafalls.com

BOARD REPORT April, 2025

1. Troy Pickard has passed his road test for CDL-B.
2. Lewis Archer has received his 2A Water treatment plant Operator License
3. We have been very busy with seasonal water turn ons
4. New meter installs continue
5. Dig safe tickets and Sewer inspections have really picked up with the change of weather.
6. The Auburn water towers main electric feed lines shorted out and needed to be fully replaced. All is done and upgraded

Joseph M. Tullo
Dept. of Water & Sewer Superintendent



Town of Seneca Falls
Dept. of Water & Sewer
130 Ovid Street
Seneca Falls, NY 13148

Tel: (315) 568-6211
Cell: (315) 246-3231
Fax: (315) 568-5405
www.senecafalls.com



Department of Public Works
TOWN OF SENECA FALLS

24 Oak Street
Seneca Falls, NY 13148

315-216-1047
senecafalls.com

Report of Department Accomplishments

April 2025

1. Installed Catch Basin at the South-West Corner of Hoag Street and South Street
2. Determined solution for Repair of the Vince's Park Pool House Sewer Line.
3. Sewer Line Repair Work for Vince's Park Pool House, for Completion by April 30th.
4. Completed Flushing and Cleaning of 200 Catch Basins in Third Ward
5. Director of Public Works Provided 26 hours of Engineering Services for Peoples Park Project, King Road Culvert Guiderail Project, Farron Road Drainage Improvements Project Development, Johnston Street Drainage Improvements Project, Miller Street Drainage Improvements Project, CHIPS Administration, and Sidewalks DRI Project.
6. DPW Equipment – Procured needed hand tools and equipment, ordered Kubota Mini-Excavator and Skid Steer, Purchased the Iron Bull Tilt Trailer for hauling tools, materials, and equipment.
7. Buildings and Grounds – Restore Water Supply to Storage Building at Rec Center, Cleared out space in the South Street Storage Building, Reviewed Record Storage at Oak Street DPW, Signed Contract with Auctions International for Surplus Office Equipment, and Installed new wood deck on equipment trailer, Worked with Labella Engineers on site at People's Park to Determine Scope of Electrical Work for Change Orders, and Preparations for Mowing Season.

Melissa Brown

From: jwendt@senecafalls.com
Sent: Monday, May 5, 2025 8:10 AM
To: fschmitter@senecafalls.com; fsinicropi@senecafalls.com; 'ddyson@senecafalls.com'; JPuylara@senecafalls.com; 'klaskoski@senecafalls.com'; Melissa Brown
Subject: monthly report for april

Sorry I have to do it this way but my computer is messing up once again, this is the best I can do to get something out to you all.

1. Repaired more dumpsters
2. Dumpsters and roll offs
3. Road kill
4. Got grade all up and running
5. Picked up some brush around town
6. Dug graves
7. Fixed more signs around town
8. Tried getting jump and jack up and running for DPW needs new carb
9. Cut up and cleaned up two trees Clinton st and Cayuga at
10. Loaded stone for DPW at water tower
11. Took some plows off trucks and washed
12. Picked up light poles for along canal
13. Serviced roller for water dept. To use
14. Dropped off red plow truck to Zimmermans to be repaired
15. Oil change in my town truck
16. Picked up and hung new signs around the shop for the transfer station
17. Moved salt from shop to storage barn and pushed up
18. Town swap clean up
19. Cleaned more of the creek on Garden st little more to finish
20. Dropped of many totes
21. Osha and sexual harassment training
22. Dig safe tickets
23. Hauled about 20 loads of brush
24. Cleaned up dump site and ditch around dump site of blown around trash
25. Maintenance on the mowers for the cemetery
26. Cold patch around town
27. Cleaned up the dump site
28. Got portable air compressor up and running for the DPW to use
29. Trash cans down town put out for the season
30. Fixed broken globe on light pole on green belt circle and on Ovid st bridge

Melissa Brown

From: Amanda Morgan <amorgan@cayugacounty.us>
Sent: Thursday, April 24, 2025 12:51 PM
To: rmarsh@townofwaterloo.org; mbrown@senecafalls.com; uncadan64@aol.com
Subject: Certified Resolution - Cayuga County Legislature re: Seneca Meadows
Attachments: 184-25 - LEG Supporting Closure of Seneca Meadows rev.pdf

Hello,

Please find attached the Certified Resolution from Cayuga County Legislature regarding Seneca Meadows.

Please share with your boards.

Thanks so much!

Amanda Morgan

Deputy Clerk of the Legislature
160 Genesee Street, 6th Floor
Auburn, NY 13021
Ph. #: 315-253-1308
Fax #: 315-253-1586

RESOLUTION NO. 184-25 4/22/2025 LEG Supporting Closure of Seneca Meadows rev

RESOLUTION SUPPORTING THE CLOSURE OF SENECA MEADOWS, INC.

BY: Heidi Nightengale, Vice Chair, Legislature

WHEREAS, Seneca Meadows, Inc. (SMI) is seeking to increase the life of its existing landfill ("Landfill") located at 1786 Salcman Road in the Towns of Seneca Falls and Waterloo, Seneca County, New York; and

WHEREAS, the project would add approximately 47 million cubic yards of air space used for the disposal of non-hazardous residential, commercial, institutional, and industrial wastes in the proposed SMI Valley Infill Area ("Valley Infill"); and

WHEREAS, The Valley Infill will involve the construction of approximately 47 acres of newly lined landfill area, as well as overfilling above approximately 191 acres of currently permitted landfill area, including the toxic Tantal Superfund Site and increasing the existing maximum permitted Landfill height, currently at 280 feet, by an additional 70 feet; and

WHEREAS, the type of waste being received at the facility (Municipal Solid Waste) and the approved design capacity of the Landfill, which is 6,000 tons per day (TPD), would not change, however, Landfill operation would be extended approximately 15 years, depending on the waste volume received in a given year; and

WHEREAS, the impacts of the Landfill expansion reach beyond the immediate location, and are incompatible with the health and community character of the Finger Lakes region for numerous reasons including: regular, heavy truck traffic to and from the existing Landfill site which impacts regional roadways in the Finger Lakes and including the County of Cayuga, emissions of unmitigated noxious odors and hazardous air pollutants, and production of PFAS and other toxin-laden leachate shipped to wastewater treatment plants; and

WHEREAS, U.S. Senator Kirsten Gillibrand seeks to designate the Finger Lakes region as a National Heritage Area which will benefit tourism, agriculture, and the economy of the entire Finger Lakes area including the County of Cayuga, and the expansion and continued operation of New York State's largest landfill located at the northern gateway to the Finger Lakes Region may hamper that designation, especially with the area and height increases proposed; and

WHEREAS, the NYS Climate Leadership and Community Protection Act (CLCPA) was adopted in 2019 and the Climate Action Council Scoping Plan was approved in Dec, 2022, and these documents mandate that greenhouse gas emissions be reduced in NYS by 30% from 1990 levels in 2030, and 85% by 2050, and a permitted expansion of the Landfill is inconsistent with the requirements of those documents by creating demand for more fossil natural gas use and increasing production of landfill gas and "emissions leakage" outside the state; and

WHEREAS, the project sponsor must obtain the following project approvals from the New York State Department of Environmental Conservation ("NYSDEC"): modification of its existing Solid SMI Facility permit under NYCRR Parts 360 and 363 ("the Part 360/363 permit"); a Change-of-use approval for the Tantal Landfill Class 4 Superfund Site; and coverage under the SPDES MultiSector General Permit for Stormwater Discharges from Industrial Activities (GP-0- 17-004). SMI must also obtain approval from the Town Boards of Seneca Falls and Waterloo for the Site Plan for the Valley Infill project Landfill. In addition, the Site will require Site Plan Approval from each Town's Planning Board, and the Project will also require Special Use Permit approvals from Seneca Falls Zoning Board of Appeals and the Town of Waterloo. In addition, the project sponsor must also undergo an obstruction review by the Federal Aviation Authority ("FAA"); and

WHEREAS, The County of Cayuga is not currently named as an interested party, however the residents of Cayuga County will be affected by the award of approval or by failure for SMI to receive approval; and

WHEREAS, the closure of the SMI on the planned 2025 date is in line with both the draft NYS Solid Waste Management Plan 2023 -2032 and the Cayuga County Solid Waste Plan; now therefore be it

RESOLVED, The County of Cayuga does hereby support the closure of SMI in 2025 as is currently planned and permitted, without further modifications to the facility; and be it further

RESOLVED that Cayuga County seeks to be named an interested party due to the potential impacts on our community and therefore requests an enhanced public participation process for any proposed expansion; and be it further

RESOLVED that Cayuga County directs the Clerk of the Legislature to forward a copy of this resolution to the NYSDEC, U.S. Senator Kirsten Gillibrand, NYS Assembly Member John Lomondos, NYS Senator Rachael May, the Town Boards of Seneca Falls and Waterloo and the Seneca Falls Zoning Board of Appeals, and the Seneca County Board of Supervisors.



State of New York }
County of Cayuga }

I do hereby certify, that I have compared the foregoing copy of a Resolution duly passed and adopted by the Cayuga County Legislature at a meeting held on the 22nd day of April 2025 with the original Resolution, and that the same is a true and correct copy and transcript thereof, and the whole thereof.

Given under my hand and official seal April 23, 2025

Shella P. Smith

Clerk, Cayuga County Legislature

**New York State
Native American Burial Site Review Committee**

unmarkedburial@nysed.gov

February 11, 2025

Dear Stakeholder:

I hope this letter finds you well. I am writing to introduce a valuable resource created by the New York State Native American Burial Site Review Committee: a comprehensive fact sheet and poster designed to raise awareness and promote understanding of the 2023 Unmarked Burial Protection Act (Executive Law § 171) and best practices surrounding the protection of unmarked burial sites.

Unmarked burial sites hold deep cultural, historical, and spiritual significance for many communities across New York State, including Indigenous Nations. Ensuring these sites are protected is not just a moral responsibility but now a legal mandate that speaks to the dignity of all who came before us.

We ask for your assistance in distributing this important resource to your community, institution, or organization. Specifically, we request that you:

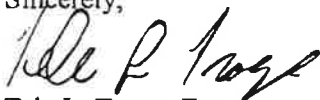
1. **Display the fact sheet and poster** prominently in your office or public space to maximize visibility and engagement.
2. **Encourage your team or network** to learn more about this critical topic and the steps we can all take to protect unmarked burials.

Additionally, our committee is offering in-person and virtual training sessions to help groups better understand and comply with the law while honoring the cultural significance of unmarked burial sites. If you would like to arrange a training session tailored to your group's needs, please don't hesitate to contact us.

By working together, we can ensure that these sacred sites are treated with respect and care, while building stronger connections across diverse communities in New York State.

Thank you for your time and for considering this important request. Please let us know if there are additional ways we can collaborate to advance this vital work.

Sincerely,



Tela L. Troge, Esq.

Tela L. Troge, Esq., Co-Coordinator

Christina Rieth, NYS Archaeologist, 3122 Cultural Education Center, Albany NY 12230

<https://nysm.nysed.gov/unmarked-burial-site-protection-act>

Phone: (518) 474-5812

New York State UNMARKED BURIAL SITE PROTECTION ACT



WHAT IS IT?

- The Unmarked Burial Site Protection Act of 2023 establishes a process for the discovery of human remains and funerary objects from unmarked graves (Executive Law § 171).
- Unmarked Native American burial sites are the responsibility of the Native American Burial Site Review Committee pursuant to the statute.
- Non-Native American burial sites are the responsibility of the State Archaeologist.
- Disposition is determined in consultation with lineal descendants or culturally-affiliated groups and the property owner.
- Human remains and objects may only be handled or removed by a professional archaeologist or the State Archaeologist.
- Criminal penalties apply in the event of noncompliance.

WHAT TO DO WHEN HUMAN REMAINS ARE FOUND:

Immediately	Stop all activity that could disturb the site. Notify the coroner or medical examiner immediately by calling 911. Limit public access to the site and do not allow photographs.
Within 4 days	The coroner or medical examiner is mandated to notify the State Archaeologist within 96 hours if the remains are more than 50 years old. Upon receipt of such notification, the State Archaeologist will inform the Native American Burial Site Review Committee.
Within 10 days	The State Archaeologist, or their designee, will evaluate the discovery and issue a report to the Committee and property owner about the status of the burial site. An additional 10 days are allowed if there are multiple remains.

State-mandated protocols apply when an unmarked burial is discovered. ---->



IF THE BURIAL SITE IS NATIVE AMERICAN:

- Within 60 days of notification**
- The Committee will have stewardship of the human remains and funerary objects.
 - The burial site remains protected. The State Archaeologist will notify the property owner(s). The Committee will notify lineal descendants or culturally-affiliated groups.
 - Lineal descendants or culturally-affiliated groups will advise the Committee in writing of their preferred disposition.
 - The Committee will consult with the property owner to facilitate the preferred disposition as determined by the lineal descendants or culturally-affiliated groups.
 - If the lineal descendants or culturally-affiliated groups and the property owner agree as to disposition, a plan of action will be developed accordingly.
 - If the lineal descendants or culturally-affiliated groups prefer protection but the property owner prefers removal, the Committee will establish a plan of action for removal. Additional consultation or mediation may also occur.
- Within 90 days of discovery**
- If the plan of action for removal has not been developed and completed within 90 days, the property owner may hire an archaeologist/bioarchaeologist to remove the remains, in a respectful manner, pursuant to the plan of action at its own expense. Extensions for completion are available pursuant to the statute.
 - The State Archaeologist is authorized to observe and monitor any excavation and removal performed pursuant to Executive Law § 171
 - The culturally-affiliated group may select a cultural monitor to observe the work.

CRIMINAL PENALTIES MAY APPLY (Executive Law §171 [8]):

- Failure to report the discovery of a burial site of human remains or funerary objects is a misdemeanor.
- Intentional defacing or desecration of human remains or funerary objects is a felony.

IF THE BURIAL SITE IS NOT NATIVE AMERICAN, the same criminal penalties apply, although different protocols must be observed ---->

IF THE BURIAL SITE IS NOT NATIVE AMERICAN:

As soon as practicable

The State Archaeologist will attempt to identify lineal descendants or culturally-affiliated groups and provide notification. The burial site remains protected.

Within 10 days of notification

Lineal descendants or culturally-affiliated groups will advise the State Archaeologist of their preferred disposition of remains and objects.

The State Archaeologist will consult with the property owner to facilitate the preferred disposition as determined by the lineal descendants or culturally-affiliated groups.

The property owner will notify the State Archaeologist as to its preferred disposition.

Within 10 days of report

If the lineal descendants or culturally-affiliated groups and the property owner agree about disposition, they will develop a plan of action accordingly.

If the lineal descendants or culturally-affiliated groups prefer protection but the property owner prefers removal, the State Archaeologist will establish a plan of action for removal. Additional consultation or mediation may also occur.

Within 90 days of discovery

If a plan of action for removal has not been developed and completed within 90 days, the property owner may hire an archaeologist/bioarchaeologist to remove the remains, in a respectful manner, at its own expense. The removal may be monitored by the culturally-affiliated group.

HOW TO REPORT A DISCOVERY:

1. Follow the law. The property owner, its agents, assignees, employees, family members, friends, acquaintances, or any other individuals acting on behalf of such property owner are strictly prohibited from moving, relocating, transferring, selling, possessing, touching, handling, or otherwise intentionally disturbing, in any manner, all human remains and funerary objects that are discovered on site (Executive Law § 171 [7]).
2. Immediately contact the Medical Examiner or Coroner by dialing 911.
3. Immediately contact the State Archaeologist at the New York State Museum for further instruction by dialing 518-474-5812.

FOR ADDITIONAL INFORMATION:

Email: UnmarkedBurial@nysed.gov

Website: <https://nysm.nysed.gov/unmarked-burial-site-protection-act>

Beverly Animal Shelter Inc.
Dog Control
50 East River St.
Waterloo, NY 13165
315-539-9357



Dog Control Officer and Shelter Report

For

Town of Seneca Falls

Report for Month of: April 2025

Prepared: 5/1/25

DOG CONTROL OFFICER

5 Dog(s) were seized and impounded.

4 Dog(s) reclaimed by owners.

1 Dog(s) unclaimed and turned over to BAS.

0 Dog(s) being held under DCO status.

Dog Control Officer complaints:

Responded to four (4) separate calls for dog running at large. Owner had arrived and reclaimed before our arrival.

Working on a complaint of dog running at large on County House Rd. Waiting for complainant to sign documentation.

Check number 171 Dated 5/1/25 for \$ 100.00 for four running at large fines.

Check number 170 Dated 5/1/25 for \$ 31.00 for 2 Dog Licenses. (S. Lane, T. Castellano)

Submitted By Mike Reese, Dog Control Officer/BAS

Rev June 2017

DOG SEIZURE AND DISPOSITION RECORD

Month/Year: April 2025

Town, City, or Village: Seneca Falls

Seizing Officer: M. Reese, DCO BAS

Shelter Name: Beverly Animal Shelter

County: Seneca

Dog Control Record Number	License ID Tag/Other ID Number	Breed	Sex	Colors	Age	Date, Hour, & Location of Seizure	Seizure Code	Req'd Fees- Total Amt. Paid	Disposition	Redeemed	Adopted	Euthanized	Transferred
25-043	Applied for	Am. Bully	F	Gray/tan	3 yr	4/2/25 3:30 pm, 20 Barker St	1	\$25.00	Reclaimed by owner. Trisha Castellano, 16 Barker st	X			
25-044	Applied Fayette	Lab/mix	M	Red	4 yr	4/3/25 2:45 pm 2013 County House Rd.	1	\$25.00	Reclaimed by owner. 4/5/25 Trevor Hackman 3314 Desinger Rd	X			
25-048	Applied for	Pomski	F	Black/Tan	< 1 yr	4/10/25 3:30 pm 192 Ovid St	1	\$25.00	Reclaimed by owner. 4/11/25. Susan Lane 192 Ovid St Trailer 128	X			
25-050	Applied Fayette	Mix	F	Brindle	4 yr	4/16/2025 9:30 pm Quick Fill Fall St.(Dog in car. Owner under PD)	9	\$25.00	Reclaimed by owner 4/18/25. Renee Darity 1385 W River Rd	X			
25-054	N/A	Chihuahua	M	Cream	8 yr	4/23/25 6:00 pm. Thropce Rd across from Airport	1	N/A	Unclaimed 4/26/25. Transferred ownership to BAS.				X

SEIZURE CODIFS (1-6 are AML):

1. Unidentified & at large §117.1a
2. Unlicensed §117.1b
3. Threat to public safety §117.1c

4. Deer quarantine §120

5. Night quarantine §121

6. Dangerous dog §123

7. Local Law Violation

8. Court Order

9. Other (state reason)

Beverly Animal Shelter Inc.
Dog Control
50 East River St.
Waterloo, NY 13165
315-539-9357



Dog Control Officer and Shelter Report

For

Town of Seneca Falls

Report for Month of: March 2025

Prepared: 3/31/25

DOG CONTROL OFFICER

4 Dog(s) were seized and impounded.

1 Dog(s) reclaimed by owners.

4 Dog(s) unclaimed and turned over to BAS.

1 from February

3 from March

0 Dog(s) being held under DCO status.

Dog Control Officer complaints:

3/25/25 1:30 pm, contacted by SFPD of two dogs RAL on Mynderse St. Responded. Owner had them back in their house before my arrival. Checked Dog Licenses. Both valid. Dogs made a hole in the fence. Owner was fixing it at that time.

Check number 168 Dated 3/31/25 for \$ 25.00 for one running at large fines.

Check number 167 Dated 3/25/25 for \$ 31.00 for Dog License(s). (T. Lambert)

Submitted By Mike Reese, Dog Control Officer/BAS

Rev June 2017

DOG SEIZURE AND DISPOSITION RECORD

Month/Year: March 2025

Town/City or Village: Seneca Falls

Seizing Officer: M. Reese, DCO BAS

Seizing Agency: Seneca County Animal Shelter

County: Seneca

Tag/ Control Record Number	Tag/ Other ID Number	Breed	Sex	Colors	Age	Size	Height & Location of Seizure	Seizure Code	Req'd Fees- Total Amt. Paid	Disposition	Redeemed	Adopted	Euthanized	Transferred
25-024 (Hold over from Feb)	N/A	Small, black (mixed)	M	Tricolor	5 yr	23.5 x 8.5	am. 214 Fall St	1	N/A	Unclaimed. Ownership transferred to BAS 3/9/25	X			
25-030	N/A	Boxer Mix	M	Red / Wh	2 yr	36/25 10:15 pm.	2 Fall St	1	N/A	Unclaimed. Ownership transferred to BAS 3/15/25	X			
25 034	N/A	Beagle	M	Tri Color	3 yr	31/4/25 9:00 pm.	25 Putnam Rd	1	N/A	Unclaimed. Ownership transferred to BAS 3/24/25	X			
25-035	N/A	Am. Hairless Terrier	F	Brown / Creamy	1 yr	31/5/25 8:15 pm.	Auburn Lamb Rd	1	N/A	Unclaimed. Ownership transferred to BAS 3/25/25	X			
25-039	3642	Huskey	M	Black / Wh	3 yr	3/22/25 11:30 pm.	18 Barker St.	1	\$25.00	Owner reclaimed 3/24/25. Tyler Lambert.	X			

SEIZURE CODES (1-6 are AML):

1. Unidentified dog at large §117.1a
2. Unlicensed §117.1b
3. Threat to public safety §117.1c

4. Dog quarantine §120
5. Night quarantine §121
6. Dangerous dog §123

7. Local Law Violation
8. Court Order
9. Other (state reason)



Town of Seneca Falls Board Report – May 2025

Memo To: Frank Schmitter, Town of Seneca Falls Supervisor
Town of Seneca Falls Town Board Members

Date: April 30, 2025

From: Lesen Gleason, P.E.

Project No.: 097.084.024

CC: Eric Pond, P.E.
Matthew Schooley, P.E.

The following provides Barton & Loguidice's (B&L) Town Board Report for the May 6, 2025 Town Board Meeting. Requested Town action items are shown in *blue italics*.

1. Water Department Services

- a. WTP Sedimentation Improvements Project
 - Contractor's bonds and insurances were approved
 - B&L reviewing submittals as necessary
 - Substantial Completion: February 23, 2026
- b. 2024 Water System Improvements Project:
 - B&L is progressing preliminary design
 - Survey and subsurface investigation expected to begin in May
- c. 2025 Water System Improvements Project:
 - B&L prepared PER Amendment to list this project on the 2026 IUP
 - Draft report will be reviewed with the Town this month
- d. General Water
 - B&L is assisting in preparing and RFP for valve installation

2. Highway

- a. Phase III – Safe Route to School
 - Awaiting ADP comments from the Town and NYSDOT from plans sent on 1/10/2025
 - B&L completing Final Plan preparation while waiting for ADP comments.
 - Anticipating Spring bid for construction in Fall 2025/Spring-Summer 2026



3. Sewer Department Services

- a. Kingdom Road Pump Station and Force Main Project
 - B&L and Town reviewed drawings together in advance of bid
 - EFC reviewing Drawing, Specifications and Report for EFC financing
 - B&L working with the Town on final easements
 - Project expected to bid following EFC approval
- b. EF Tank
 - Contractor is completing final integration testing
 - Final restoration occurring in Spring 2025
 - Project expected to be complete mid-May 2025
- c. WWTP Chemical Bulk Storage Design
 - B&L is progressing Drawings and Specifications
 - Expected to bid this Spring
- d. WWTP Generator
 - B&L is reviewing Submittals
 - Pre-Construction meeting scheduled for May 5, 2025
- e. I/I Study
 - B&L has completed all field work in project location
 - B&L is progressing the PER, which will be listed on the 2026 IUP (May 30, 2025)
- f. General Sewer
 - None this month

4. Parks Department Services

- a. None

5. Planning and Zoning

- a. None

6. General Support

- a. B&L is assisting Town Manger with review of the Route 318/Route 414 billings as necessary

Please feel free to contact me should you have any questions or comments. I can best be reached as follows:
Email: lgleason@bartonandloguidice.com

Zoning Report

5/1/25

VIOLATIONS

- 50 Violations issued for the month. Majority of them are for unmowed lawns.
- 12 violations have been closed out.

PERMITS

- 38 Permits issues for the month

SHORT TERM RENTALS

- 7 permits issued for a total of 58 permits for the year

PLANNING BOARD

- 2 applications submitted for this month's meeting. Applications were not recommended for approval to the ZBA.

ZONING BOARD

- 2 Applications submitted this month the ZBA tables the application as the applicant is going to resubmit with new plans for the project.

HPC

- 5 Applications submitted. All where approved except for 1 that was tabled.

Thank you,
Peter Porcelli
Zoning Officer

Town of Seneca Falls Zoning Office

Building Permits by Issued Date: 04/01/2025 - 04/30/2025

Permit# Applicant Name	Issued	Final	Property Owner & Location	Tax Map# Lot#	Fee	Project Cost	Description
2025-0052 Painter Sean	04/02/25		Painter Sean 40 Cayuga St	12-1-25	25.00	4,000.00	Installation of 274' of 4' black extruded aluminum fencing in back yard of property
2025-0053 Valvano Michael	04/03/25		Valvano Michael 3157 Demont Rd	29-1-26.24		6,646.00	Replace roof on home with asphalt shingles.
2025-0054 Calli Lindsey	04/03/25		Calli Lindsey 15 Peterman Rd	26-1-06.4	50.00	25,624.00	Install 432' of 6' vinyl fencing in side and rear yard of property.
2025-0055 Borys Michael B Jr.	04/04/25		Borys Michael B Jr. 100 E Bayard St	13-3-12	50.00	31,952.00	Install vinyl siding on home and new seamless gutters
2025-0056 Chapin Sean K	04/04/25		Chapin Sean K 3241 Lake Rd	32-3-56	40.00	9,000.00	Addition of a 20x16 deck on the back of home Constructed of pressure treated lumber
2025-0057 DuVall Richard	04/08/25		DuVall Richard 15 Troy St	06-1-86	40.00	19,649.50	Rebuild unattached 19x21 garage in same foot print as the old garage with metal roof
2025-0058 Travis Kathleen A	04/08/25		Travis Kathleen A 79 Chapel St	14-2-08	25.00	4,000.00	Construct 12x14 deck made of pressure treated lumber on one side of above ground pool.
2025-0059 American Tower Asset Sub II, L	04/08/25		American Tower Asset Sub II, L California Ave	34-1-32.12	50.00	25,000.00	Remove and replace (3) RRHs, add (3) more RRHs, remove and replace (9) antennas, and perform minor equipment upgrades within the existing shelter. No increase to tower height or equipment compound.
2025-0060 Karen Klingman	04/08/25		Karen Klingman 2104 Rte 89	32-2-43		15,000.00	Install metal roof on house over existing shingled roof.
2025-0081 Johnson Construction LA	04/08/25		Johnson Construction LA 2954 Lower Lake Rd	38-2-24	25.00	1,647.99	Construct 8x10 cedar green house on north side of property
2025-0061 Matuszkiewicz Michael	04/10/25		Matuszkiewicz Sherry 2178 Morris Dr	32-2-66	50.00	50,000.00	Construction of an 18x19 one story addition for 3 season use.

Permit# Applicant Name	Issued	Final	Property Owner & Location	Tax Map# Lot#	Fee	Project Cost	Description
2025-0062 Billotto Vince	04/10/25		Billotto Vince 69 Troy St	06-2-34	10.00	900.00	Revuild front porch(7x6) in existing foot print with pressure treated lumber
2025-0063 Temple Martin F	04/11/25		Temple Martin F 228 Fall St	14-1-28	25.00	3,000.00	Remove, Repalce, Repair existing siding, trim, soffit, & facia as necessary with like Material Work to be done as approved by the HPC
2025-0064 Finger Lakes Dairy Services	04/11/25		Finger Lakes Dairy Services 3003 Noble Rd	38-1-07,122	186.00	186,000.00	Take fabric roof off of existing 50x90 building and repalce with a trussed roof. Add a 16x16 connector with a fire wall to connect the two buildings.
2025-0065 Deborah A Crisanti	04/11/25		Deborah A Crisanti 25 Van Cleef St	06-1-18		7,900.00	Repalce roof with new shingled roof
2025-0066 Caratozzolo Joseph	04/11/25		Caratozzolo Joseph 69-71 Clinton St	10-2-09	10.00	800.00	Repalce existing 6x12 front porch with composite decking
2025-0067 Waterloo Contractors Inc	04/11/25		Waterloo Contractors Inc 2311 Route 414	33-1-20,11		20,000.00	Replace shingled roof of over portion of building.
2025-0068 DeYoe Diane L	04/14/25		DeYoe Diane L 16 Seneca Rd	23-2-77	40.00	20,000.00	Remvoe right side of garage wall and install new 2x6 studs to install new rafters. Install new windows on garage and new metal roofing on garage
2025-0069 Neal Folts	04/14/25		Neal Folts 16 Courtney Dr	21-1-40	40.00	19,813.00	Remove old siding down to plywood and install new vinyl siding on home
2025-0070 Loycano Alexander J	04/15/25		Loycano Alexander J 2202 Lake Rd	32-3-62	40.00	7,600.00	Replace deck boards on 30x16 deck with pressure treated deck boards and adding composite railings.
2025-0071 Rapini Louis J	04/17/25		Rapini Louis J 72-74 Green St	20-2-37		7,395.00	Replace roof on east side of home with new shingled roof
2025-0072 Michelle A Guenot	04/17/25		Michelle A Guenot 22 Seneca Manor Dr	23-2-56	25.00	3,500.00	Replace existing concrete porch with 10x10 pressure treated deck,
2025-0073 Warner John P	04/22/25		Warner John P 1646 Route 414	27-1-05,12		80,275.00	Install ground mounted solar array of 64 Modules

Permit# Applicant Name	Issued	Final	Property Owner & Location	Tax Map# Lot#	Fee	Project Cost	Description
2025-0074 Stoudt Lori	04/22/25		Stoudt Lori 118 Pinehurst Drive	21-1-36.12	395.98	395,975.00	Construction of 1298sqft ranch home with 22x22 attached garage and 18x10 covered deck(composite)
2025-0075 Claeys Amber M	04/22/25		Claeys Amber M 46 Miller St	14-3-09	25.00	3,000.00	Install 78' of vinyl fencing in rear yard of property.
2025-0076 Vincent P Sinicropi	04/22/25		Vincent P Sinicropi 92 Clinton St	10-3-62.2		27,600.00	Complete roof replacement on house with arch shingles.
2025-0077 Wicks Charles A Jr.	04/25/25		Wicks Charles A Jr. 10 Anthony Dr	13-3-53	25.00	2,500.00	Replace wooden porch railings and post with vinyl. No change to existing structure. 36" rail and gate. 4x4 post with vinyl post wrap & trim.
2025-0078 Muth Richard H	04/25/25		Muth Richard H 78 Bridge St	19-4-61	10.00		Replace existing wood fence with new wood fence.
2025-0079 Debra M Fera	04/25/25		Debra M Fera 64 Chapel St	10-2-47	40.00	6,200.00	9 New windows on front nad back porch
2025-0080 Marshall Exteriors LLC	04/25/25		Perdicho Joseph 46 Mechanic St	18-1-07	40.00	9,215.00	Install 198' of 6' tall privacy fence in rear yard
2025-0082 Revitacor, LLC	04/28/25		Revitacor, LLC 107-109 Fall St	11-3-48	10.00	300.00	Repair, repalce, & Paint 7 window sills with 5/4" pine. Work to be done with like material of existing sills.
2025-0083 Updyke Eleanor L	04/28/25		Updyke Eleanor L 7 Van Cleef St	06-1-26	40.00	5,800.00	Handicap ramp with a 6x6 landing & 14x4 ramp. Also replacing existing roof over landing. Constructed of pressure treated lumber.
2025-0084 Between the Lakes, LLC	04/28/25		Between the Lakes, LLC 92 Garden St	22-1-21		7,000.00	Placement of 10/16 shed on property
2025-0085 Minnier, Ill Franklin	04/28/25		Minnier, Ill Franklin 2119 Route 5 & 20	33-1-51	10.00	750.00	Install metal modular with stockade panels attached in rear of barn.
2025-0086 Victoria Clark	04/28/25		Victoria Clark 70 E Bayard St	13-2-16	40.00	15,880.00	Tear down existing 359' of fence and replace with new 6' wood privacy fence.
2025-0087 Erica Lotz	04/29/25		Erica Lotz 57 Sackett St	18-1-03	10.00	750.00	Replace 2 exterior doors on home

Permitt# Applicant Name	Issued	Final	Property Owner & Location	Tax Map# Lot#	Fee	Project Cost	Description
2025-0088 Andy Covert	04/29/25		Andy Covert 2711 Kingdom Rd	34-1-33,212	40.00	7,549.20	installation of a 24' above ground pool
2025-0089 Smith Jared P	04/30/25		Smith Jared P 136 Ovid St	18-2-24	25.00	2,000.00	Replace porch on north side of home with pressure treated lumber.
Total Count: 38				Total:	\$1,441.98	\$1,034,221.69	

Town of Seneca Falls Zoning Office

Violation Summary by Date Range: 04/01/2025 - 04/30/2025

Violation#	Violator Name	Violation Date	Property Owner & Location	Tax Map#	Offense	Comply by Date	Corrected Date
2025-0057	Muth Richard H	04/11/25	Muth Richard H 78 Bridge St	19-4-61	Zoning Permits, §300-105 (c)	/ /	04/25/25
2025-0058	Summers Janet	04/11/25	Summers Janet 60 Bridge St	19-4-19	Property maintenance, outside of building	/ /	04/29/25
2025-0059	O'Connor Donald E	04/15/25	O'Connor Donald E 2690 Farron Rd	37-1-04.2	Property maintenance, outside of building	/ /	/ /
2025-0060	Hawker Mason A	04/15/25	Hawker Mason A 3 Latham St	13-1-53	No Historical Preservation Certificate of appropri	/ /	/ /
2025-0061	Hawker Mason A	04/15/25	Hawker Mason A 3 Latham St	13-1-53	Zoning Permits, §300-105 (c)	/ /	/ /
2025-0062	Bissey Travis S	04/15/25	Bissey Travis S 133 State St	06-3-25	Property maintenance, outside of building	/ /	/ /
2025-0063	Bly Rebecca A	04/15/25	Bly Rebecca A 91 Fall St	11-3-51	Unregistered Motor Vehicle	05/13/25	/ /
2025-0064	Minnier, Ill Franklin	04/16/25	Minnier, Ill Franklin 2119 Route 5 & 20	33-1-51	Zoning Permits, §300-105 (c)	/ /	04/28/25
2025-0065	Lewis George	04/16/25	Lewis George 2695 Kingdom Rd	34-1-33.12	Property maintenance, outside of building	/ /	04/24/25
2025-0066	Nedza Terry S	04/16/25	Nedza Terry S 78 Ovid St	19-4-31	Property maintenance, outside of building	/ /	04/23/25
2025-0067	Ferrara Samuel N	04/16/25	Ferrara Samuel N 147 W Bayard St	16-1-32.2	Property maintenance, outside of building	/ /	04/23/25
2025-0068	RS Properties of NY LLC	04/16/25	RS Properties of NY LLC 13 Van Renssler St	16-1-44	Property maintenance, outside of building	/ /	04/29/25
2025-0069	Nedza Terry S	04/17/25	Nedza Terry S 78 Ovid St	19-4-31	Unregistered Motor Vehicle	/ /	/ /
2025-0070	RS Properties of NY LLC	04/17/25	RS Properties of NY LLC 13 Van Renssler St	16-1-44	Unregistered Motor Vehicle	05/13/25	/ /
2025-0071	Switzer Mary J	04/17/25	Switzer Mary J 22 Rumsey St	14-2-43	Property maintenance, outside of building	/ /	04/29/25

Violation#	Violator Name	Violation Date	Property Owner & Location	Tax Map#	Offense	Comply by Date	Corrected Date
2025-0072	Gummerson Brandy	04/18/25	Gummerson Brandy 298 Fall St	15-1-06.1	Property maintenance, outside of building	/ /	04/28/25
2025-0073	Hager Dawn	04/18/25	Hager Dawn 33 Green St	20-1-73	Property maintenance, outside of building	/ /	04/22/25
2025-0074	Giovannini Carmilla	04/21/25	Giovannini Carmilla 35 Green St	20-1-32	Property maintenance, outside of building	/ /	04/29/25
2025-0075	McDonald James	04/21/25	McDonald James 52 Haigh St	19-2-82	Property maintenance, outside of building	/ /	/ /
2025-0076	Richard Callahan Est	04/21/25	Richard Callahan Est 77 Bridge St	19-4-46	Property maintenance, outside of building	/ /	04/29/25
2025-0077	Acee Martin N	04/22/25	Acee Martin N 43 Sackett St	19-4-80	Property maintenance, outside of building	/ /	/ /
2025-0078	Caratozzolo Stephen P	04/22/25	Caratozzolo Stephen P 53 Sackett St	18-1-04	Property maintenance, outside of building	/ /	/ /
2025-0079	Larabee Thomas L	04/22/25	Larabee Thomas L 16 Shamrock Ave	18-1-44	Property maintenance, outside of building	/ /	/ /
2025-0080	Guy Steven W	04/22/25	Guy Steven W 22 Shamrock Ave	18-1-41	Property maintenance, outside of building	/ /	/ /
2025-0081	Scott E Wilcox	04/25/25	Scott E Wilcox 2956 Route 414	35-1-07	Zoning Permits, §300-105 (c)	/ /	/ /
2025-0082	Kesel Daniel	04/28/25	Kesel Daniel 6 Maynard St	19-4-48	Violation of Brush, Grass, and weeds	05/03/25	/ /
2025-0083	Waite David J	04/28/25	Waite David J 71 Ovid St	20-3-48	Violation of Brush, Grass, and weeds	05/03/25	/ /
2025-0084	Povero Robert J Sr	04/28/25	Povero Robert J Sr 170 Ovid St	24-1-02.2	Violation of Brush, Grass, and weeds	05/03/25	/ /
2025-0085	Key Louise	04/28/25	Key Louise 8 Rumsey St	14-3-44	Violation of Brush, Grass, and weeds	05/03/25	/ /
2025-0086	McDonald James	04/29/25	McDonald James 52 Haigh St	19-2-82	Violation of Brush, Grass, and weeds	05/04/25	/ /
2025-0087	Agnello M Salvatore Jr.	04/29/25	Agnello M Salvatore Jr. 1 Van Cleef St	06-1-27	Violation of Brush, Grass, and weeds	05/04/25	/ /

Violation#	Violator Name	Violation Date	Property Owner & Location	Tax Map#	Offense	Comply by Date	Corrected Date
2025-0088	Matthew C Koopman	04/29/25	Matthew C Koopman 30 Troy St	06-3-04	Violation of Brush, Grass, and weeds	05/03/25	/ /
2025-0089	Pullen Lisa A	04/29/25	Pullen Lisa A 6-8 John St	06-3-01	Violation of Brush, Grass, and weeds	05/04/25	/ /
2025-0090	Rumsey St Harris Family Land	04/29/25	Rumsey St Harris Family Land 20 Rumsey St	14-2-75	Violation of Brush, Grass, and weeds	05/04/25	/ /
2025-0091	Wheeler Girls LLC	04/29/25	Wheeler Girls LLC 1976 River Rd	34-1-09.22	Violation of Brush, Grass, and weeds	05/04/25	/ /
2025-0092	Schell Michael	04/29/25	Schell Michael 130 W Bayard St	16-1-10	Violation of Brush, Grass, and weeds	05/04/25	/ /
2025-0102	Barnes Timothy	04/29/25	Barnes Timothy 28 Rumsey St	14-2-40	Property maintenance, outside of building	/ /	/ /
2025-0103	Chung Ming	04/29/25	Chung Ming 1787 Route 414	27-1-36	Property maintenance, outside of building	/ /	/ /
2025-0105	Santos Marcos	04/29/25	Santos Marcos 1789 Route 414	27-1-38	Property maintenance, outside of building	/ /	/ /
2025-0093	Hooper Kerrigan R	04/30/25	Hooper Kerrigan R 1 Seneca Ln	19-4-72	Violation of Brush, Grass, and weeds	05/05/24	/ /
2025-0094	First Presbyterian Ch Of Senec	04/30/25	First Presbyterian Ch Of Senec 4 Seneca Ln	19-4-73	Violation of Brush, Grass, and weeds	05/05/25	/ /
2025-0095	R O LLC	04/30/25	R O LLC 73 Bridge St	19-4-54	Violation of Brush, Grass, and weeds	05/05/25	/ /
2025-0096	Fifield Mark	04/30/25	Fifield Mark 10 Haigh St	19-2-40	Violation of Brush, Grass, and weeds	05/05/25	/ /
2025-0097	Nolan William D III	04/30/25	Nolan William D III 12 Haigh St	19-2-41	Violation of Brush, Grass, and weeds	05/05/25	/ /
2025-0098	Temple Martin F	04/30/25	Temple Martin F 228 Fall St	14-1-28	Violation of Brush, Grass, and weeds	05/05/25	/ /
2025-0099	Samuel George d/b/a	04/30/25	Samuel George d/b/a 2133 Lake Rd	32-3-70	Non-Permitted Land Use	05/14/25	/ /
2025-0100	Samuel George d/b/a	04/30/25	Samuel George d/b/a 2133 Lake Rd	32-3-70	Zoning Permits, \$300-105 (c)	05/05/25	/ /

Violation#	Violator Name	Violation Date	Property Owner & Location	Tax Map#	Offense	Comply by Date	Corrected Date
2025-0101	Samuel George d/b/a	04/30/25	Samuel George d/b/a 2133 Lake Rd	32-3-70	Signs §300-54(B-1-11) (C-8) (D-1-2)	05/14/25	/ /
2025-0104	Samuel George d/b/a	04/30/25	Samuel George d/b/a 2133 Lake Rd	32-3-70	Property maintenance, outside of building	05/14/25	/ /
2025-0106	Samuel George d/b/a	04/30/25	Samuel George d/b/a 2133 Lake Rd	32-3-70	Accessory Structures	05/14/25	/ /
2025-0107	Proseus Kim	04/30/25	Proseus Estate Vera 47 Walnut St	10-2-38	Violation of Brush, Grass, and weeds	05/05/25	/ /

Total Count: 51

HERITAGE PRESERVATION COMMISSION

March 25, 2025

The Seneca Falls Heritage Preservation Commission held a meeting on March 25, 2025, at Town hall, 130 Ovid St.

Present were Chairperson Lyn Bove, Members, Domenica Catalano, Sean Painter, and Alternate member Diane Koeppel who was seated for absent member Virginia Konz. Absent were Members Chuck Genco, Virginia Konz and Alternate Member Clair Ludovico.

Mrs. Bove called the meeting to order at 7:02pm.

40 Cayuga St.-Sean Painter and Robert Haynes.

Mr. Painter recused himself from the commission as he is the applicant. Mrs. Bove stated that the applicants were seeking approval to install 274' of 4' high extruded aluminum fencing. Mr. Painter gave a description of where the fence would go in the rear of his property along with the three gates that would be included. Mrs. Bove asked Zoning Officer Porcelli if the fence would meet Town Zoning requirements, and Mr. Porcelli replied that it would.

Ms. Catalano made a motion to approve the application as submitted, seconded by Ms. Koeppel. Motion carried.

Mrs. Bove advised the commissioners that the ZBA would be meeting Thursday night regarding 216 Fall St. if they wished to attend.

Mr. Painter made a motion to adjourn the meeting, seconded by Ms. Catalano. Motion carried.

Meeting adjourned at 7:13pm.

Respectfully submitted,

Linda E. Wolcott

Linda E. Wolcott
Deputy Town Clerk

**Zoning Board of Appeals
March 27, 2025**

The Seneca Falls Zoning Board of Appeals held a meeting and public hearing on Thursday, March 27th, 2025, at 130 Ovid St.

Present was Chairman Dan Emmo, Members Tom Scoles, Tim Hopkins, Susan Sholar, and John Wood, Alternate member Jacob Galek, Zoning Officer Peter Porcelli, and Town Attorney Patrick Morrell.

Mr. Emmo called the meeting to order at 6:31pm.

Mr. Emmo made a motion to approve the minutes of the February 27, 2025, meeting, seconded by Mr. Hopkins. Motion carried.

Mr. Emmo stated that they were here this evening due to Judge Doran sending the matter of the appeal of William Bailey, whose application to reduce the size of four-floor length windows was denied by the HPC on October 25, 2022, for findings on their decision to grant the appeal. He said that Mr. Emil Bove had requested to be present at this meeting. Mr. Emmo stated that as the board may remember, Mr. Bailey had filed an appeal to reduce the size of four-floor windows in the front of the home, which was granted by the ZBA. Mr. Emmo said that although this is not a public meeting, he will allow people to speak on the subject.

Mr. Gerald Forcier, who is the attorney representing Mr. Bailey, stated that this matter was sent back to the ZBA by Judge Doran for them to list findings of how that decision was reached. He stated that some here will argue that your decision was reversed by Judge Doran, but it was not.

Mr. Emil Bove said that he would like to correct the big misstatement made by Mr. Forcier. Mr. Bove stated Judge Doran did in fact overturn that decision and sent it back for findings that were consistent with his(Judge Doran's) decision, not the ZBA's decision. Mr. Bove also said that Judge Doran should be thanked for clarifying the procedure that needed to be followed in the future for such appeals. He said that appeals must be based on the same record and same criteria that the HPC used to base their decision on. Mr. Bove said that the only thing the ZBA should be looking at is "did the HPC follow their standards and guidelines when they denied Mr. Bailey's application," and they did just that. The Standards and guidelines are the criteria used by the HPC.

Margaret Drzewiecki of Rupp and Pflazgraf Attorneys for the HPC, stated that it is the HPC's stance that it maintains its decision in the matter as it was based on the Standards and Guidelines. She also wanted to state that the HPC has had similar applications and denied those applications for similar reasons.

Mr. Hopkins asked if there was a definition of a "filler house." Mr. Morrell stated that it is a house that does not have any historic significance but is still in the historic district and subject to the same rules and regulations. Mr. Bove stated that his understanding is that a "filler house" is a house that is historic as to when it was built, but over time has been modified and no longer has all of its historic features left. Mr. Scoles said that if his memory is correct, they were told Judge Doran did not have a problem with the ZBA's decision, he just wanted to know the findings that decision was based on. Mr. Morrell stated that Judge Doran said he could not say if the decision was right or wrong without knowing what the decision was based on. Ms. Sholar said that she had a thing for historic homes as she had lived in them in the past. She states she believes the historic district should stay as it is, until the Town Board decides to change it.

**Zoning Board of Appeals
March 27, 2025**

Mr. Bove stated that the decision was in the hands of the ZBA but should be based only on whether the HPC followed their guidelines and standards. He said that if the ZBA granted this appeal, he would have no problem going back to court. Mr. Bove stated that Mr. Morrell was not the ZBA's attorney on this matter and they should listen to Mr. Brody Smith, who was the attorney that represented them in this matter. Mr. Wood asked if the HPC took safety into consideration when they made their decision. Ms. Sholar replied that they did talk about safety and discussed alternatives such as putting shutters on the bottom to keep kids and animals safe, but the applicant was not open to any of them.

Mr. Morrell stated that what he advised the ZBA is what was discussed with Brody Smith of Bond, Shoenick and King. He recommends they set up a phone call with Brody Smith. He said they had the record from the HPC he sent, along with the record of the December 2022 ZBA meeting, Mr. Morrell stated they needed to give Mr. Brody an idea of what they found and how it relates back to the Town Code.

Mr. Emmo mentioned that they could go into executive session to discuss this among themselves.

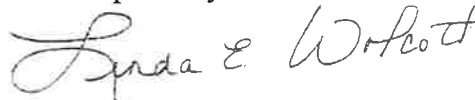
Mr. Scoles made a motion to enter executive session, seconded by Mr. Emmo. Motion carried.
Executive session entered at 7:08pm

Mr. Emmo made a motion to come out of executive session, seconded by Mr. Hopkins. Motion carried.
Executive session exited at 7:55pm

Ms. Sholar made a motion to adjourn the meeting, seconded by Mr. Wood. Motion carried.

Meeting adjourned at 7:57pm.

Respectfully submitted,



Linda E. Wolcott
Deputy Town Clerk
Seneca Falls, NY 13148

HPC

Meeting minutes

April 22, 2025

Roll Call

Chairperson Bove called the meeting to order and called for a roll call. Present were Chairperson Bove, Commissioner Painter, Commissioner Catalano, Commissioner Konz, and Alternate Commissioner Claire Ludovico. Commissioner Genco and Alternate Commissioner Diane Koeppe were absent.

Approval of Minutes

The commission reviewed the minutes from the previous month's meeting. Commissioner Ludovico noted that there was a minor correction needed - an 'e' was missing from the end of her first name. Secretary Wolcott confirmed she would make that correction.

Commissioner Painter made a motion to approve the minutes as amended.

Commissioner Catalano seconded the motion.

The motion carried unanimously.

Old Business

There was no discussion on old business.

New Business

147 Fall St.

The commission discussed the application for 147 Fall Street. The applicants requested approval for several projects:

- Installing a fence and pathway from the water to Fall Street with stairs
- Enlarging second floor windows to meet New York state egress code
- Replacing first floor windows with the same footprint, except for one window
- Adding sliding or French doors to the back of the property
- Removing 2x4s on the front that were used to hold a sign
- Building a 16x10 wooden deck off the back of the house
- Replacing damaged rotted window framing and windows with similar sized white vinyl insulated double hung windows
- Replacing the front entrance door with a similar style

After extensive discussion, the commission decided to approve some items and table others for lack of information. They approved:

- Replacement of the entrance door with large plate glass
- Installation of a black galvanized metal fence along the wall

- Construction of a pathway with pressure-treated wood railing
- Replacement of 6 windows with the same size
- Enlargement of 3 egress windows to code
- Removal of 2x4s on the front

The commission tabled approval of the French doors and deck, requesting more detailed plans and materials information before considering those items.

*Commissioner Painter made a motion to approve the amended application as discussed.
Commissioner Catalano seconded the motion.*

The motion carried unanimously.

5 Johnston St.

The commission discussed the application for 5 Johnston Street, which involved installing a greenhouse structure. However, no one was present to represent the application. The commission had concerns about the size and placement of the proposed greenhouse, as well as questions about existing sheds on the property.

*Commissioner Painter made a motion to table the application for lack of information.
Commissioner Catalano seconded the motion.*

The motion carried unanimously.

14 Clinton St.

The Tilttons requested approval to install a 6-foot white vinyl fence with two access gates in their rear yard. They provided a photo sample of the proposed fence style. The commission discussed the placement and details of the fence and gates.

Mr. Painter made a motion to approve the application as submitted. Commissioner Catalano seconded the motion.

The motion carried unanimously.

142 Fall St.

The applicant requested approval to remove existing aluminum and vinyl siding and install new Georgia Pacific siding on the entire building. They also proposed wrapping all trim with white trim coil. The commission discussed the condition of the existing wood trim and the historic aspects of the building.

The applicant agreed to leave pronounced areas around filled-in doors and to preserve historic features like corbels. The commission approved the siding replacement with the condition that the filled-in door areas remain trimmed out and visible.

Commissioner Painter made a motion to approve the application with the discussed amendment. Commissioner Catalano seconded the motion.

The motion carried unanimously.

89 Fall St.

Representatives from the Seneca Falls Visitor Center presented plans for various improvements, including:

- Interior renovations (not under HPC Review)
- Window and door improvements

- Removal of the existing awning
- Installation of new signage

The commission reviewed the proposed storefront renovation, which involved removing the existing aluminum storefront and installing historically appropriate trim and sash profiles. The applicants explained that while the overall openings would remain the same, there would be slightly less glass due to the more appropriate historical styling.

The commission approved the storefront renovation, removal of the awning, and installation of new signage as presented.

Commissioner Painter made a motion to approve the application as submitted.

Commissioner Catalano seconded the motion.

The motion carried unanimously.

Respectfully submitted,

Linda E. Wolcott

Linda E. Wolcott
Deputy Town Clerk
Town of Seneca Falls

Planning Board

Meeting minutes

April 23, 2025

Roll Call

Present was Acting Chairperson Marie Scoles, Board Members Steve Gleason, Kathleen Lutz, Daniel Babbitt, Zoning Officer Peter Porcelli and Town Attorney Patrick Morrell.

Old Business

New Business

Recommendation for Special Use Permit 2461 Lower Lake Rd.

The Planning Board discussed a special use permit application for 2461 Lower Lake Road. The applicant, Craig Mirand, joined the meeting via phone to present his request for a shed on the property.

Mrs. Scoles opened the discussion by asking Mr. Mirand to provide a brief description of the project. Mr. Mirand explained that he planned to install an 8 by 20 foot shed along the side of his house to store patio furniture, kayaks, and various tools. He clarified that the shed would be placed on the left side of the property when facing the water from the deck.

The board members raised several questions and concerns:

- **Size discrepancy:** There was initial confusion about the shed's dimensions, as different documents mentioned 8x20, 10x20, and 18x20 feet. Mr. Mirand confirmed it would be 8x20 feet.
- **Setback variance:** The proposed shed would be only 7 inches from the property line, whereas the required setback is 5 feet. When asked why it needed to be so close, Mr. Mirand explained it would be on a concrete base and that anything smaller wouldn't be feasible.
- **Alternative locations:** The board inquired about placing the shed elsewhere on the property, including across the street or on the south side. Mr. Mirand stated these options weren't feasible due to the driveway and an existing patio.
- **Flood plain concerns:** The board noted that the property is in a 100-year flood plain, which might require additional considerations.
- **Drainage:** Mr. Mirand assured the board that drainage on the north side where the shed would be placed is good, with an existing drain tile.
- **Property ownership:** There was confusion regarding the property ownership. While Mr. Mirand claimed to be the owner, county records showed the property was owned by Lower Lake Trust, with Mark Mirand listed as the trustee. Mr. Mirand explained he was the grantor of the trust.
- **Fire hazard:** The board expressed concern about the shed being only 2 feet from the house, which could potentially require a firewall.

The board requested that Mr. Mirand email documentation to Peter (presumably the zoning officer) before the Zoning Board of Appeals (ZBA) meeting the following night, confirming his authority to act on behalf of the property. They also advised him to provide more detailed pictures and information for the ZBA meeting.

After discussion, the Planning Board made a motion regarding the application:

Mrs. Scoles moved to make a negative recommendation to the Zoning Board of Appeals for the property located at 2461 Lower Lake Road. The motion was seconded by Ms. Lutz. The motion passed with 4 ayes.

The board cited the following reasons for their negative recommendation:

- The proposed 7-inch setback was significantly below the required 5 feet.
- The property already had two structures, and this would be a third.

Mrs. Scoles advised Mr. Mirand to bring more information and pictures to the ZBA meeting the following night at 6:30 PM, where he would have another opportunity to present his case. The board emphasized that while they were making a negative recommendation, the ZBA would make the final determination.

Respectfully Submitted.

Linda E. Wolcott

Linda E. Wolcott
Deputy Town Clerk
Town of Seneca Falls

ZBA

Meeting minutes

April 24, 2025

Roll Call

Chairperson Dan Emmo called the Zoning Board of Appeals meeting to order on April 24, 2025 at 6:30 PM. He introduced the board members present: Jacob Galek, Tim Hopkins, Susan Sholar, John Wood, and himself. Also in attendance were Pat Morrell (town attorney) and Linda Wolcott (deputy clerk) taking notes.

Old Business

William Bailey Appeal

Attorney Nolan Kokkoris, representing the board for this matter, presented a draft resolution and findings statement.

The board accepted public comments on the matter. Mr. Forcier asked the board to rule in favor of Mr. Bailey, stating the board had been "bullied" by Emil Bove recently. They asked the board to make their own decision based on safety reasons already enumerated, noting the work was already done.

Emil Bove spoke to clarify that an offer had been made to Mr. Bailey previously and remains in effect to install a pair of 4-length windows on the second quarter front side of 216 Fall Street at no cost to Mr. Bailey.

Nolan Kokkoris then read through detailed proposed findings of fact regarding the property's location within the historic district, requirements for certificates of appropriateness, criteria for board review, and analysis of various factors including historical significance, architectural style, design elements, and relationship to neighboring properties. The findings concluded that the totality of factors weighed against granting a certificate of appropriateness.

Mr. Kokkoris read the resolution ;

RESOLUTION OF THE ZONING BOARD OF APPEALS OF THE TOWN OF SENECA FALLS

Appeal of William Robert Bailey from October 25, 2022 Heritage Preservation Commission Decision

WHEREAS, William Robert Bailey (the "Applicant") is the owner of real property located at 216 Fall Street in the Town of Seneca Falls (the "Property"); and

WHEREAS, on or about September 2, 2022, the Applicant applied to the Town of Seneca Falls Heritage Preservation Commission ("HPC") for a certificate of appropriateness for the

replacement of four floor-length windows on the second story of the Property with smaller, safer windows; and

WHEREAS, on or about October 25, 2022, the HPC denied the Applicant's application for a certificate of appropriateness; and

WHEREAS, the Applicant appealed the HPC's decision to the Town of Seneca Falls Zoning Board of Appeals (the "Board") pursuant to Section 173-10 of the Town of Seneca Falls Code ("Town Code"), which provides that any person aggrieved by a decision of the HPC relating to a certificate of appropriateness may file a written appeal to the Board for review of the decision; and

WHEREAS, under Section 173-10 of the Town Code, the Board's review of such appeals must be based upon the same record that was before the HPC and using the same criteria set forth in Section 173-6 of the Town Code; and

WHEREAS, the Board held a hearing concerning the Applicant's appeal on December 22, 2022 and voted to reverse the HPC's decision and grant the Applicant a certificate of appropriateness; and

WHEREAS, the Board's determination was challenged in a special proceeding under Article 78 of the Civil Practice Law and Rules; and

WHEREAS, the State of New York Supreme Court, Seneca County issued a Decision and Order dated September 8, 2023 annulling the Board's December 22, 2022 determination and remanding the matter to the Board to make findings consistent with the Court's determination; and

WHEREAS, the Board has duly considered the record that was before the HPC, the Guidelines and Standards for the Protection and Enhancement of the Seneca Falls Historic District (the "Guidelines and Standards"), and the provisions of Chapter 173 of the Town Code; and

WHEREAS, the Board desires to comply with the requirements of the State Environmental Quality Review Act ("SEQRA") and its implementing regulations set forth at 6 NYCRR Part 617 (the "Regulations") with respect to Applicant's appeal.

NOW, THEREFORE, BE IT RESOLVED that the Board hereby classifies Applicant's appeal as a Type II action under SEQRA involving the replacement or rehabilitation of a structure or facility, in kind, on the same site, pursuant to Section 617.5(c)(2) of the Regulations; and

BE IT FURTHER RESOLVED that the Board hereby adopts the findings of fact regarding the appeal of William Robert Bailey attached hereto; and

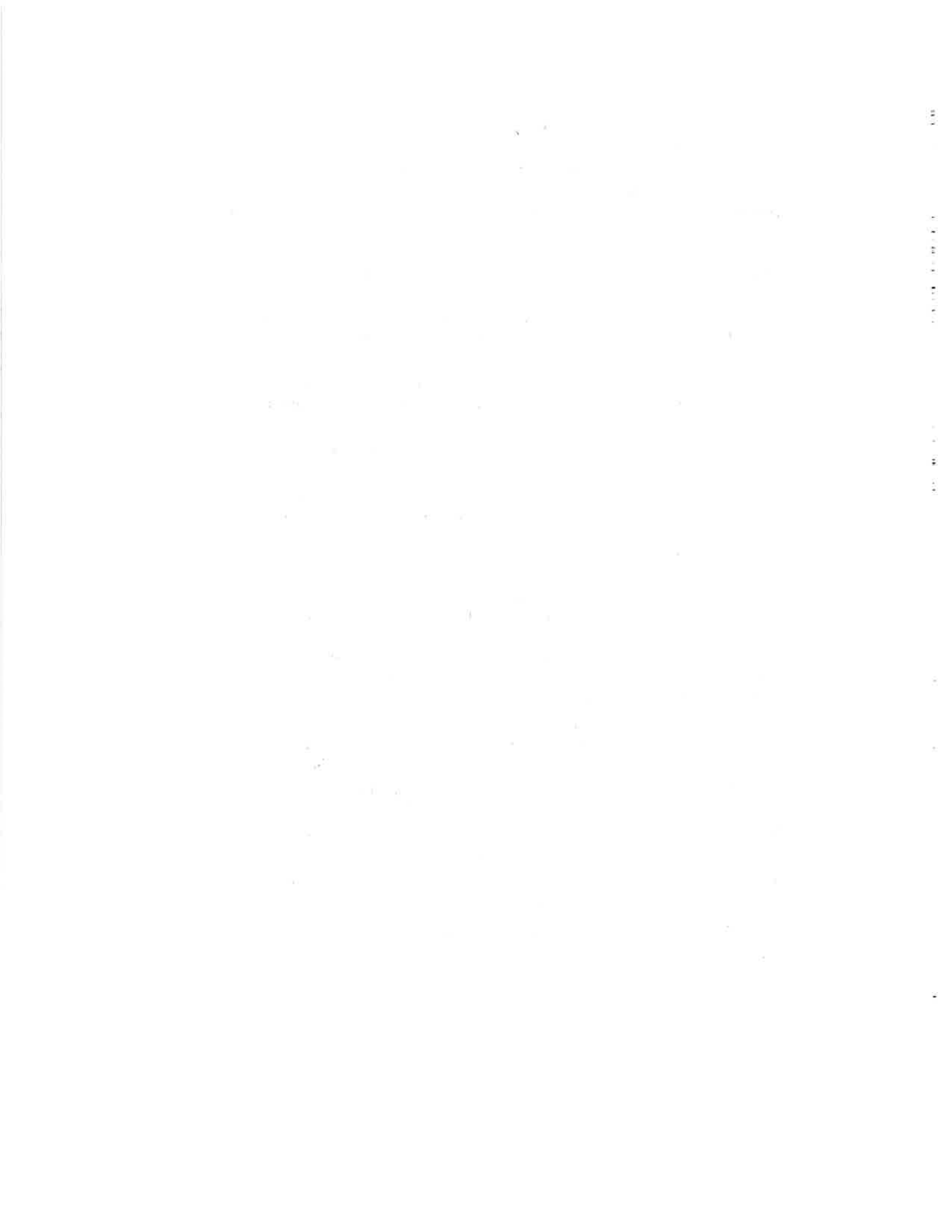
BE IT FURTHER RESOLVED that, based on the attached findings of fact, the Board hereby denies Applicant's request for a certificate of appropriateness; and

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately upon filing.

The adoption the foregoing Resolution was moved by Susan Sholar
seconded by Jacob Galek, and duly put to vote, which resulted as follows:

The resolution was thereupon declared duly adopted.

The motion passed unanimously.



Public Hearing Area Variance 2461 Lower Lake Rd.

This item was addressed concurrently with the special use permit discussion above.

Craig Moran, the applicant, joined the meeting by phone. He explained his reasons for wanting the shed, including storage for kayaks, furniture, and tools. He expressed frustration with his neighbor's property maintenance issues and felt his shed would improve the area's appearance.

The board and town attorney explained that the main issue was the proposed 7-inch setback from the property line, which was far below the required 5 feet. They suggested alternatives like an overhang or lean-to attached to the house. Moran ultimately decided to withdraw his current application and work with the code enforcement officer on a revised plan to potentially place a shed near his garage across the street instead.

The board advised Moran to develop a detailed site plan showing exact measurements and setbacks for any new proposal. They also clarified that he would still need a special use permit due to lot frontage issues, but may not need additional variances if setbacks are met.

Respectfully Submitted.

Linda E. Wolcott

Linda E. Wolcott
Deputy Town Clerk
Town of Seneca Falls



130 OVID STREET
SENECA FALLS, NY 13148

RESET FORM

TOWN OF SENECA FALLS

315-568-8013
www.senecafalls.com

SPECIAL EVENTS PERMIT APPLICATION

NAME OF APPLICANT / ORGANIZATION Seneca Falls Community Band		DATE OF APPLICATION April 23, 2025
CONTACT PERSON (If different than above) Gretchen McDonald		WILL THIS PERSON BE AT THE EVENT? ☒ YES ☐ NO
CONTACT ADDRESS 7 Pine St		CITY/STATE/ZIP Seneca Falls, NY
PHONE # 3155682251	PHONE #	PHONE #
EMAIL Gretchie67@hotmail.com		
CONTACT PERSON (If different than above) Wendy Kain		WILL THIS PERSON BE AT THE EVENT? ☒ YES ☐ NO
CONTACT ADDRESS 694 Gravel Rd		CITY/STATE/ZIP Seneca Falls, NY
PHONE # 3152243314	PHONE #	PHONE #
EMAIL Wck2@cornell.edu		
NAME OF EVENT Rehearsals and most concerts		
LOCATION OF EVENT Seneca Falls Community Center - patio/meeting room and parking lot/gym		
DESCRIPTION OF EVENT Rehearsal or performance of music program for public		
WILL PARTICIPANTS/ATTENDEES PAY FEE OR MAKE DONATION? ☒ YES <i>I desire</i> ☐ NO		IF YES, WHERE WILL PROFITS BE DIRECTED? into marked donation box At concert
DATE(S) OF EVENT Reh: 6/11,18,25;7/2,9,23,30;8/6// *Conc: 6/27;7/11,18,25;8/1,8		HOURS OF OPERATION 6:30-8:45 pm
# OF STAFF / VOLUNTEERS INVOLVED 30-45 musicians	ESTIMATED ATTENDANCE 60-90 audience	LAST ACTUAL ATTENDANCE (IF APPLICABLE)
# OF VEHICLES/BOATS/TRAILERS INVOLVED	HAS THIS EVENT ALREADY BEEN PUBLICIZED? ☐ YES ☒ NO <i>will be soon</i> IF YES, ATTACH COPY OF FLYER.	
ARE YOU REQUESTING TO DISPLAY A BANNER ACROSS A TOWN STREET? ☐ YES ☒ NO	DATES REQUESTED FOR BANNER TO BE DISPLAYED	
IF BANNER IS DISPLAYED ACROSS A STATE HIGHWAY, A NYS DOT PERMIT IS REQUIRED.		

GENERAL EVENT INFORMATION

Will food be served at your event?	☒ YES ☐ NO	If yes , how many expected vendors? Only at final concert
Will alcohol be served at your event?	☐ YES ☒ NO	If yes , how many expected vendors? LIQUOR LICENSE/PERMIT #
Is this an athletic event?	☐ YES ☒ NO	If yes , a course map and written description of your route must be submitted with this application.
Is this a parade?	☐ YES ☒ NO	If yes , a parade map and written description of your route must be submitted with this application.
Will portable restrooms be made available to the participants?	☐ YES ☒ NO	LOCATION: COMPANY:

SAFETY PLAN – DESCRIBE IF PRIVATE SECURITY, TRAFFIC CONTROL, ETC. WILL BE USED, IF SO, PROVIDE COMPANY NAME AND CONTACT.

POLICE SUPPORT REQUEST – DESCRIBE ANY POLICE SUPPORT REQUEST
NOTE: THE CHIEF OF POLICE HAS THE ULTIMATE DISCRETION REGARDING POLICE SUPPORT

ROAD CLOSURES: DESCRIBE ANY REQUESTED ROAD CLOSURES AND TIME FRAMES
NOTE: THE TOWN WILL ULTIMATELY DECIDE IF A STREET CLOSURE IS APPROVED

DESCRIBE ANY MISCELLANEOUS REQUESTS FROM THE TOWN, IF NOT COVERED ABOVE. SUBMIT ADDITIONAL PAGES AS NECESSARY.

Area in East parking lot of center is protected on Friday concert nights for band to set up chairs and equipment for musicians and more space in rent of band for audience member chairs/blankets. Back parking lot will hold vehicles for all (except handicapped).

***Note: two additional concerts will be held at alternate locations: July 4 concert with Albany Symphony Orchestra on Bonadent property near WHO Fame; July 15 Cycling the Erie at the Elks. Band members will need to have access to equipment (and possibly chairs) to load and move to locations that evening and return afterwards, unless other accommodations made.**

INSURANCE INFORMATION & REQUIREMENTS

The following insurance shall be required in connection with the issuance of a special event permit, not protected under the First and Fourteenth Amendment of the U.S. Constitution:

- \$1,000,000 commercial general liability insurance per occurrence combined single limit bodily injury and property damage;
- \$2,000,000 aggregate;
- If alcoholic beverages are sold or served at event, the policy must include an endorsement for the liquor liability;
- If the event involves athletic or other types of active participants, the policy must include participant coverage;
- The insurance policy shall be written for a period not less than twenty-four (24) hours prior to the event and extending for a period not less than twenty-four (24) hours following the completion of the event;
- The insurance policy shall contain a provision prohibiting cancellation of the policy;
- The insurance policy shall name the Town of Seneca Falls, its officials, employees, agents, and authorized volunteers as additional insured;
- Prior to permit issuance, the Commissioner of Parks & Recreation is authorized and directed to require written proof of such insurance and said proof shall be provided not less than thirty (30) days prior to the event.

HOLD HARMLESS AGREEMENT

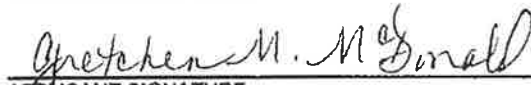
The applicant agrees to defend, indemnify, and hold the Town of Seneca Falls, its officials, employees, agents and authorized volunteers, while acting within the scope of their duties, harmless from any and all claims, suits, demands and judgements including attorney's fees and other costs of their defense, for public or private nuisance, inverse condemnation, personal injuries, property damage or death arising out of, occurring during or the result of activities or appliances of the applicant, his employees or otherwise, except for the sole negligence of the Town. The applicant further agrees to comply with all provisions of pertinent laws, rules, and regulations and understands that this permit may be revoked at any time for just cause.

By signing below, I certify that all information contained on this form is true and accurate to the best of my ability. In a written instrument, any person who knowingly makes a false statement, which such person does not believe to be true, has committed a crime under the laws of the State of New York punishable as a class A Misdemeanor. (PL 210.45).

SIGNED THIS 23 DAY OF April, 2025.

Gretchen McDonald

PRINT APPLICANT NAME


APPLICANT SIGNATURE

PRINT

APPROVAL SECTION
TO BE COMPLETED BY TOWN OFFICIALS ONLY

Commissioner of Parks & Recreation	☒	APPROVE	☐	DENY	INITIALS: [Signature]
NOTES					
Chief of Police	☐	APPROVE	☐	DENY	INITIALS:
NOTES					
Fire Chief	☐	APPROVE	☐	DENY	INITIALS:
NOTES					
Highway Superintendent	☐	APPROVE	☐	DENY	INITIALS:
NOTES					
Superintendent of Water & Sewer	☐	APPROVE	☐	DENY	INITIALS:
NOTES					
DATE SENT TO TOWN BOARD:					
Town Board	☐	APPROVE	☐	DENY	☐ APPROVED WITH CONDITIONS
NOTES					

CONDITIONS SET:

___ Applicant notified of decision and condition(s), if any. DATE: _____

___ Proof of insurance received. DATE: _____

___ Permit forwarded to applicant/organization. DATE: _____



TOWN OF SENECA FALLS

130 OVID STREET
SENECA FALLS, NY 13148

315-568-8013
www.senecafalls.com

SPECIAL EVENTS PERMIT APPLICATION

NAME OF APPLICANT / ORGANIZATION Seneca Falls Development Corporation		DATE OF APPLICATION 04/08/2025	
CONTACT PERSON (If different than above) Greg Zellers		WILL THIS PERSON AT THE EVENT? ☐ YES ☒ NO	
CONTACT ADDRESS P.O. Box 716		CITY/STATE/ZIP Seneca Falls, NY 13148	
PHONE # 315-878-2639	PHONE #	PHONE #	
EMAIL senecafallsdev@gmail.com			
CONTACT PERSON (If different than above)		WILL THIS PERSON AT THE EVENT? ☐ YES ☐ NO	
CONTACT ADDRESS		CITY/STATE/ZIP	
PHONE #	PHONE #	PHONE #	
EMAIL			
NAME OF EVENT Seneca Falls Farmers Market			
LOCATION OF EVENT Seneca Falls Rec Center Front Parking Lot			
DESCRIPTION OF EVENT Annual Farmers Market for Seneca Falls			
WILL PARTICIPANTS/ATTENDEES PAY FEE OR MAKE DONATION? ☐ YES ☒ NO		IF YES, WHERE WILL PROFITS BE DIRECTED?	
DATE(S) OF EVENT Every Tuesday from June 24th - October 7th		HOURS OF OPERATION 2pm-6pm	
# OF STAFF / VOLUNTEERS INVOLVED 1	ESTIMATED ATTENDANCE 100+ per market day	LAST ACTUAL ATTENDANCE (IF APPLICABLE) 100+ per market day	
# OF VEHICLES/BOATS/TRAILERS INVOLVED 8-10	HAS THIS EVENT ALREADY BEEN PUBLICIZED? ☒ YES ☐ NO IF YES, ATTACH COPY OF FLYER.		
ARE YOU REQUESTING TO DISPLAY A BANNER ACROSS A TOWN STREET? ☐ YES ☒ NO	DATES REQUESTED FOR BANNER TO BE DISPLAYED		
IF BANNER IS DISPLAYED ACROSS A STATE HIGHWAY, A NYS DOT PERMIT IS REQUIRED.			

CONTINUED ON PAGE 2

GENERAL EVENT INFORMATION		
Will food be served at your event?	☒ YES ☐ NO	If yes, how many expected vendors? 1 Food Truck
Will alcohol be served at your event?	☐ YES ☒ NO	If yes, how many expected vendors? LIQUOR LICENSE/PERMIT #
Is this an athletic event?	☐ YES ☒ NO	If yes, a course map and written description of your route must be submitted with this application.
Is this a parade?	☐ YES ☒ NO	If yes, a parade map and written description of your route must be submitted with this application.
Will portable restrooms be made available to the participants?	☐ YES ☒ NO	LOCATION: COMPANY:
SAFETY PLAN – DESCRIBE IF PRIVATE SECURITY, TRAFFIC CONTROL, ETC. WILL BE USED, IF SO, PROVIDE COMPANY NAME AND CONTACT. No outside security needed and there will be no official traffic control required.		
POLICE SUPPORT REQUEST – DESCRIBE ANY POLICE SUPPORT REQUEST NOTE: THE CHIEF OF POLICE HAS THE ULTIMATE DECISION REGARDING POLICE SUPPORT		
ROAD CLOSURES: DESCRIBE ANY REQUESTED ROAD CLOSURES AND TIME FRAMES NOTE: THE TOWN WILL ULTIMATELY DECIDE IF A STREET CLOSURE IS APPROVED		
DESCRIBE ANY MISCELLANEOUS REQUESTS FROM THE TOWN, IF NOT COVERED ABOVE. SUBMIT ADDITIONAL PAGES AS NECESSARY.		

INSURANCE INFORMATION & REQUIREMENTS

The following insurance shall be required in connection with the issuance of a special event permit, not protected under the First and Fourteenth Amendment of the U.S. Constitution:

- \$1,000,000 commercial general liability insurance per occurrence combined single limit bodily injury and property damage;
- \$2,000,000 aggregate;
- If alcoholic beverages are sold or served at event, the policy must include an endorsement for the liquor liability;
- If the event involves athletic or other types of active participants, the policy must include participant coverage;
- The insurance policy shall be written for a period not less than twenty-four (24) hours prior to the event and extending for a period not less than twenty-four (24) hours following the completion of the event;
- The insurance policy shall contain a provision prohibiting cancellation of the policy;
- The insurance policy shall name the Town of Seneca Falls, its officials, employees, agents, and authorized volunteers as additional insured;
- Prior to permit issuance, the Commissioner of Parks & Recreation is authorized and directed to require written proof of such insurance and said proof shall be provided not less than thirty (30) days prior to the event.

HOLD HARMLESS AGREEMENT

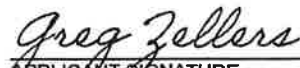
The applicant agrees to defend, indemnify, and hold the Town of Seneca Falls, its officials, employees, agents and authorized volunteers, while acting within the scope of their duties, harmless from any and all claims, suits, demands and judgements including attorney's fees and other costs of their defense, for public or private nuisance, inverse condemnation, personal injuries, property damage or death arising out of, occurring during or the result of activities or appliances of the applicant, his employees or otherwise, except for the sole negligence of the Town. The applicant further agrees to comply with all provisions of pertinent laws, rules, and regulations and understands that this permit may be revoked at any time for just cause.

By signing below, I certify that all information contained on this form is true and accurate to the best of my ability. In a written instrument, any person who knowingly makes a false statement, which such person does not believe to be true, has committed a crime under the laws of the State of New York punishable as a class A Misdemeanor. (PL 210.45).

SIGNED THIS 8th DAY OF April, 2025.

Greg Zellers; SFDC Director

PRINT APPLICANT NAME


APPLICANT SIGNATURE

APPROVAL SECTION
TO BE COMPLETED BY TOWN OFFICIALS ONLY

Commissioner of Parks & Recreation	☒ APPROVE	DENY	INITIALS: <u> </u>
NOTES			
Chief of Police	APPROVE	DENY	INITIALS:
NOTES			
Fire Chief	APPROVE	DENY	INITIALS:
NOTES			
Highway Superintendent	APPROVE	DENY	INITIALS:
NOTES			
Superintendent of Water & Sewer	APPROVE	DENY	INITIALS:
NOTES			
DATE SENT TO TOWN BOARD:			
Town Board	APPROVE	DENY	APPROVED WITH CONDITIONS
NOTES			

CONDITIONS SET:

____ Applicant notified of decision and condition(s), if any. DATE: _____

____ Proof of insurance received. DATE: _____

____ Permit forwarded to applicant/organization. DATE: _____



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

04/08/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Hiscox Inc. 5 Concourse Parkway Suite 2150 Atlanta GA, 30328	CONTACT NAME: PHONE (A/C, No, Ext): (888) 202-3007 E-MAIL ADDRESS: contact@hiscox.com FAX (A/C, No): INSURER(S) AFFORDING COVERAGE INSURER A: Hiscox Insurance Company Inc INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	NAIC # 10200
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COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC ☐ OTHER:	Y		P100.860.739.3	01/21/2024	01/21/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ S/T Gen. Agg. \$
A	AUTOMOBILE LIABILITY ☐ ANY AUTO ALL OWNED AUTOS ☒ HIRED AUTOS ☐ SCHEDULED AUTOS NON-OWNED AUTOS ☒			P100.860.739.3	01/21/2024	01/21/2025	COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ CGL HNOA Limit (per occurrence) \$ 300,000
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☐ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below Y/N ☐ N/A						PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

Town of Seneca Falls

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Department of Public Works
TOWN OF SENECA FALLS

130 Ovid Street
Seneca Falls, NY 13148
F: 315-568-4672

April 1, 2025

RESOLUTION: Construct Guiderail Replacement Project Option #1 for the King Road Culvert Crossing

WHEREAS, on February 12, 2025 the Town Board voted to approve a Guiderail Project to install a new Guiderail System for the King Road Culvert Crossing according to the scope of the 'Preferred Solution' and any additional applicable design details and specifications to be provided by the Director of Public Works; and

WHEREAS, Option #1 is the 'Preferred Solution', which consists of; the installation of a new box-beam guiderail system on both sides of the culvert crossing, in compliance with NYSDOT guiderail design standards; and which provides for a two-lane roadway with a nominal lane width of 9-feet; and

WHEREAS, 9-foot lanes will only allow for 2 feet of roadway surface behind the guiderail; and

WHEREAS, the 2 feet of roadway surface that will be behind the guiderails is all that is available for deflection of the guiderail if struck by an errant vehicle; and

WHEREAS, a Box Beam Bridge Railing System is typically installed in this situation because it has little to no deflection if struck by an errant vehicle; and

WHEREAS, 'The Preferred Solution, Option #1 includes the installation of a Double Box Beam Bridge Railing section for that portion of the Culvert Crossing that passes over the culvert and ravine, thus allowing for a nominal lane width of 9-feet; and

WHEREAS, the 'Preferred Solution' constructed to specifications meeting NYSDOT design standards will cost an estimated \$70,000, which includes a \$10,000 contingency;

WHEREAS, any pavement resurfacing and signage costs will be borne by the Town Highway Department,

BET IT RESOLVED that the Town Board approves an expenditure not to exceed \$70,000.00 to complete the construction of the 'Preferred Solution Option #1' for the installation of a new box-beam guiderail system that will accommodate a two-lane roadway with a nominal lane width of 9-feet; and

BET IT FURTHER RESOLVED that the Town Department of Public Works and Highway Department will execute the project in compliance with the Plans and Specifications of the Department of Public Works to include; necessary site work, safety facilities, the new guiderail foundation, signage and pavement restoration and a contractor shall be engaged to furnish and install the new box beam guiderail system.

MOTIONED BY _____ SECONDED BY _____

TOWN BOARD	AYES	NAYES	ABSENT	ABSTAIN
Councilman Puylara				
Councilwoman Dyson				
Councilwoman Laskoski				
Councilman Sinicropi				
Supervisor Schmitter				
CARRIED & ADOPTED				
FAILED				

I hereby certify that this resolution was adopted on _____, 2025, and is recorded in the Meeting Minutes of the Town of Seneca Falls Town Board.

Town Clerk



Department of Public Works
TOWN OF SENECA FALLS

130 Ovid Street
Seneca Falls, NY 13148
F: 315-568-4672

April 1, 2025

**RESOLUTION: Construct Guiderail Replacement Project Option #2 for the
King Road Culvert Crossing**

WHEREAS, on February 12, 2025 the Town Board voted to approve a Guiderail Project to install a new Guiderail System for the King Road Culvert Crossing according to the scope of the 'Preferred Solution' and any additional applicable design details and specifications to be provided by the Director of Public Works; and

WHEREAS, the Director of Public Works has evaluated the functional classification of the roadway as an additional design criteria; and

WHEREAS, a six day traffic count was conducted on the section of King Road west of the Culvert Crossing; and

WHEREAS, the Average Daily Count (ADT) was only 32 vehicles per day; and

WHEREAS, an ADT of 32 is considerably lower than the typical threshold of 200 vehicles per day, below which is considered to be a low-volume road classification; and

WHEREAS, when King Road is open to Through Traffic the ADT is not expected to exceed 200 Vehicles per day; and

WHEREAS, narrow roadways are utilized by local highway agencies in New York State on public low volume road culvert and bridge crossings with appropriate mitigating measures, to include adequate approach warning signs for a narrow road ahead, in combination with reduced speed warning signs; and

WHEREAS, a single box beam system with a deflection distance of 4 ft. to 5 ft. can be installed to accommodate two 8 ft. lanes, which meets the design standards of NYSDOT and;

WHEREAS, this option, constructed to specifications meeting NYSDOT design standards will cost an estimated \$35,000.00, including a contingency of \$5,000.00; and

WHEREAS, any pavement resurfacing and signage costs will be borne by the Town Highway Department,

BE IT RESOLVED that the Town Board approves the expenditure of \$35,000.00 for a contractor to furnish and install a single box-beam guiderail system with a 4 ft to 5 ft deflection distance that will accommodate two 8-foot lanes for the culvert crossing.

MOTIONED BY _____ SECONDED BY _____

TOWN BOARD	AYES	NAYES	ABSENT	ABSTAIN
Councilman Puylara				
Councilwoman Dyson				
Councilwoman Laskoski				
Councilman Sinicropi				
Supervisor Schmitter				
CARRIED & ADOPTED				
FAILED				

I hereby certify that this resolution was adopted on _____, 2025, and is recorded in the Meeting Minutes of the Town of Seneca Falls Town Board.

Town Clerk

Fact Sheet
King Road Culvert Guiderail Replacement Project
Description of Options

Options for King Road Culvert Guiderail Replacement Project are explained below.

By way of definition; 'deflection distance' is the distance the guiderail system will be dislocated (shoved back) when struck by a vehicle at a speed of 55 mph. Deflection distance should be less than the distance to the obstacle or danger behind the guiderail that the guiderail is being installed to protect. For example, if there are light poles installed 6 feet away from the edge of the shoulder of a road then a guiderail system with a deflection distance of less than 6 feet should be installed along the edge of the roadway shoulder.

Option 1 - Single Box Beam Rail System to Provide a 16 ft. wide Roadway between Rails - Cost is approximately \$30,000.00. With this option the deflection distance is four feet and there is four to five feet of surface behind the rail before the drop off. The guiderail installation can be done without the construction of a guide rail system concrete support slab, as the guiderail posts will be driven into the roadbed inside of the inner edge of the gabion headwall structure. This option meets design standards for the guiderail. However, the approaches to the culvert crossing would be signed appropriately to warn motorists of a narrow road ahead, no shoulders ahead, and speed reduction signs for a reduced speed for the culvert crossing.

Option 2 - Double Box Beam Bridge Rail System to Provide a 19 ft. wide Roadway between Rails - Cost is approximately \$60,000.00. With this option the Rail System is designed to be positioned right at the edge of the Bridge or Culvert Structure. This option allows for restoration of the original width of the roadway. This installation will require that the new guiderail system is installed over the top of the existing gabion headwall structure and will therefore require the installation of a concrete support slab over the gabion wall. The new guiderail system will then be anchored into the concrete support slab. The approaches to the culvert crossing would be signed appropriately to warn motorists of no shoulders ahead. Since we would be maintaining 9-foot lanes a speed reduction would not be necessary. A Double Box Beam Bridge Rail will have little to no deflection if struck by an errant vehicle and can therefore be installed near the edge of the roadway and culvert. Bridge Rail systems are typically installed for large culverts and bridges right at the edge of the Culvert or Bridge with little to no road surface behind them.

Option 3 - Single Box Beam Bridge Rail System to Provide a 19 ft. wide Roadway Between Rails - Cost is approximately \$45,000.00. The deflection distance is four feet. However, in this case there is only about one (1) to two (2) feet of surface behind the rail before the drop off. In this case, if a vehicle strikes the guiderail, a 4 ft. deflection of the

guardrail could cause the vehicle to get trapped by the deflected guardrail, for example a front wheel could get down between the deflected rail and the gabion headwall (consequences of this and potential for injury are unpredictable, but none the less injury/harm is possible) rather than the vehicle maintaining all four wheels on the roadway surface and being deflected back onto the laneway as is the design intent of a guardrail system. This option inherently introduces some level of tort liability to the Town because the guardrail installation is not fully in compliance with the design standards. The approaches to the culvert crossing would be signed appropriately to warn motorists of no shoulders ahead. Since we would not have adequate road surface behind the guardrails for the deflection distance of the guardrail system, we would post speed reduction signs. This would mitigate the potential for deflection of the guardrail system if struck.

As a highway engineer and considering the technicalities of deflection distance, safety of the traveling public, and finally tort liability to the Town, I would recommend alternative #2 as the first choice, preferred alternative. As a second choice I would recommend alternative #1. I would not recommend alternative #3.

PAVILION DRAINAGE SUPPLY CO., INC.
 PO BOX 219 * PAVILION, NY 14525 * Phone: (585) 584-3261
 A Native American Business - M.B.E., D.B.E. Certified by NYSDOT
PROPOSAL

King Road Guide Railing - Town of Seneca Falls

Seneca County

BID DATE: 03/17/2025

- A. Subcontractor will perform the Bridge Rail and Guide Rail work on subject contract, in accordance with the project specifications, under conditions and exceptions contained herein, for the following prices:

<u>NYSDOT ITEM</u>	<u>QUANTITY</u>	<u>UNIT PRICE</u>	<u>EXTENDED PRICE</u>
<u>Option 1 - Box Beam Guide Railing - 8' Lanes - Driven Posts with 30' stiffening at culvert.</u>			
606.10	300.00 LF	\$ 60.35 / LF	18,105.00
606.120201	4.00 EA	\$ 2,042.00 / EA	8,168.00
645.5102	29.50 SF	\$ 46.50 / SF	1,371.75
645.81	8.00 EA	\$ 200.00 / EA	1,600.00
646.22	6.00 EA	\$ 15.00 / EA	90.00
646.32	4.00 EA	\$ 85.00 / EA	340.00
647.31	4.00 EA	\$ 65.00 / EA	260.00
REVISED TOTAL			\$ 29,934.75

<u>Option 2 - Box Beam Guide Railing mounted on Concrete Pad by others with posts on base plate</u>			
606.10	300.00 LF	\$ 64.50 / LF	19,350.00
606.120201	4.00 EA	\$ 2,042.00 / EA	8,168.00
645.81	4.00 EA	\$ 200.00 / EA	800.00
646.22	6.00 EA	\$ 15.00 / EA	90.00
646.32	4.00 EA	\$ 85.00 / EA	340.00
647.31	4.00 EA	\$ 65.00 / EA	260.00
REVISED TOTAL			\$ 29,008.00

<u>Option 3 - Low Volume Bridge Rail, Transition Railing & Guide Railing.</u>			
568.50	300.00 LF	\$ 163.50 / LF	49,050.00
568.70	4.00 LF	\$ 189.50 / LF	758.00
606.10	72.00 LF	\$ 55.50 / LF	3,996.00
606.120201	6.00 EA	\$ 2,100.00 / EA	12,600.00
645.81	4.00 EA	\$ 200.00 / EA	800.00
646.22	6.00 EA	\$ 15.00 / EA	90.00
646.32	4.00 EA	\$ 85.00 / EA	340.00
647.31	4.00 EA	\$ 65.00 / EA	260.00
TOTAL			\$ 67,894.00

- B. The prices herein exclude the cost of:
1. Backfill or sealing of post holes.
 2. Replacement of blacktop and concrete.

King Road Guide Railing - Town of Seneca Falls
Guide Rail, continued.

3. Anchor plates, bolts, nuts, & washers cast in precast beam.
 4. Placement of bridge rail anchors.
 5. Grout & mortar pads.
 6. Drill and grout of anchors.
 7. Patching & sealing around posts.
 8. All paint and/or painting.
 9. Any and all work involving excavation, embankment, grading and pipe extensions for guide rail end assemblies as shown on NYSDOT Standard Sheet 606-04.
 10. Concrete barrier for guide rail transitions.
- C. The Contractor will:
1. Do all grout and mortar pad work.
 2. Provide survey points and/or baselines as required by subcontractor.
 3. Provide a work area that is clean and clear of debris, material, equipment, supplies, etc.
 4. Provide necessary protection to prevent damage to curb and sidewalks by post pounder.
- Assure that:
5. All material required for bridge rail installation can be delivered onto the deck of the bridge by truck.
 6. Contractor's fall protection shall remain in place until subcontractor's work is completed.
 7. Subcontractor can complete all work in no more than one move on and off the project and will be paid \$2500 per move for additional moves.
- D. If site cannot be accessed by machine due to conditions caused by General Contractor or within the General Contractor's control, posts will require hand digging and shall be left for installation by the contractor.
- E. *If the contractor is successful bidder on this project and wishes to award the work described herein to subcontractor, they may use this proposal as a letter of intent until formal agreements can be executed by signing where indicated below, returning this copy to subcontractor, and retaining a photocopy for their files. This letter of intent is contingent upon award to the contractor by the owner. Pricing good until 04/01/2025 Signed proposal must be received within fifteen days of the letting date for these prices to be honored.*

PAVILION DRAINAGE SUPPLY CO., INC.
PO BOX 219 " PAVILION, NY 14525 " Phone: (585) 584-3261
A Native American Business - M.B.E., D.B.E. Certified by NYSDOT
King Road Guide Railing - Town of Seneca Falls

Seneca County
BID DATE: 03/17/2025

GENERAL CONDITIONS:

The prices herein exclude the cost of:

1. A payment and/or performance bond and/or OCP insurance.
2. Sales and/or use taxes, permits & licenses.
3. Testing and/or inspection of subcontractor's work or products.
4. Auxiliary lighting if necessary.
5. Furnishing any additional insurance required for work on or adjacent to a railroad right-of-way.

The General Contractor will:

1. Be responsible for the maintenance & protection of both vehicular & pedestrian traffic and the protection of underground utilities and locate and mark any utilities new to the contract not covered by DigSafe.
2. Perform all excavation, backfill, and provide grade stakes (or survey points) offset within two feet of the work areas and at intervals of no more than 50' before the installation work is scheduled to start.
3. Be responsible for any and all damage to subcontractor's finished work.
4. Pay all costs resulting from performing work under this contract during cold weather conditions including, but not limited to, labor cost of crew waiting for proper temperatures, the cost of heating concrete, the cost of protecting the subgrade and the work from the cold and the removal of ice & snow.
5. Notify subcontractor's on-site supervisor or their home office of any work the contractor plans on doing for which they intend to backcharge subcontractor. The contractor shall then give subcontractor the opportunity and a reasonable length of time to perform such work. Backcharges will not be accepted without daily records of all charges signed by subcontractor's on-site supervisor.
6. All work can be completed prior to 09/30/2025 with the understanding that any work remaining to be completed after that date will be done at unit prices 10% higher.
7. Subcontractor be given 3 wks notice to commence work and all of their work is prepared at such commencement date.

THE TERMS & CONDITIONS OF THIS PROPOSAL WILL BE INCORPORATED INTO AGREEMENT BETWEEN CONTRACTOR AND SUBCONTRACTOR.

Payment shall be made to subcontractor within ten days of the contractor's receipt of payment from owner with no more than 5% retainage held at any time. It is further agreed that final quantities shall be agreed upon between the Owner, General Contractor and Subcontractor prior to Contractor signing off on final estimate.

If the contractor is successful bidder on this project and wishes to award the work described herein to subcontractor, they may use this quotation as a letter of intent until formal agreements can be executed by signing where indicated below, returning this copy to subcontractor, and retaining a photocopy for their files. This letter of intent is contingent upon award to the contractor by the owner.

EXPIRATION DATE OF THIS PROPOSAL IS: 04/01/2025

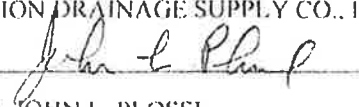
ACCEPTED BY CONTRACTOR:

BY: _____

TITLE: _____

DATE: _____

PAVILION DRAINAGE SUPPLY CO., INC.

BY: 

TITLE: JOHN L. PLOSSL

DATE: 03/17/2025



Phelps Guide Rail, Inc.
P.O. Box 130
919 Cress Road
Phelps, N.Y. 14532
315-548-9401
Office@Phelpsguiderail.com

Project: KING ROAD
 Description: Guide Rail Replacement
 Bid Location: I/O Seneca Falls
 Bid Date: 3/11/2025 12:00:00AM
 Contract #: County: Seneca
 Additional Info: Completion: 2025

ITEM	DESCRIPTION	BID QTY	U/M	UNIT BID	AMOUNT
568.50	Steel Bridge Rail (2-Rail)	100.000	LF	\$151.65	\$15,165.00
568.70	Transition Bridge Railing	128.000	LF	\$171.09	\$21,899.52
606.10	Box Beam Guide Railing	36.000	LF	\$52.09	\$1,875.24
606.120201	Box Beam Guide Rail End Assembly Type IIA	4.000	EA	\$2,211.51	\$8,846.04
645.5102	Gr-Mt Sign Panels <= 10SF w/Z-Bar	49.500	SF	\$43.60	\$2,158.20
645.81	Type A Sign Posts	10.000	EA	\$205.00	\$2,050.00
646.22	Delim. Snowplw Mkr, Supp Snowplw Mkr	6.000	EA	\$12.50	\$75.00
646.32	Steel Post 2.0 LB/FT	4.000	EA	\$65.00	\$260.00
TOTAL BID:					\$52,329.00

Project Comments

*** ONE MOVE ONLY !! ***

***Includes Standard Anchorage 14" Studs!! ***

*** Quote prices are firm for acceptance within fifteen days of this letting or quote. They are subject to requote thereafter!!! ***

*** Contractor to supply offsets/survey points as needed!!! ***

*** Contractor to dig and place any anchor units!!! ***

*** Any additional moves to project will be an additional \$2200.00 per move!!! ***

The Above Prices Do Not Include:

Any MPT
 Any patching or sealing
 Any sign sleeves
 Any grading/excavating
 Any pipe or embankment material
 Any bituminous material
 Any mortar pads
 Any drilling of concrete/rock
 Any grouting of any anchor bolts
 Any applicable taxes

3/11/2025

11:09:32AM

Phelps Guide Rail, Inc.

Page 1 of 2

Any painting of any kind
Any backfill of removal items
Any placing of anchor plates
Any concrete barrier or continuity plate
Any Shop Drawing

Shop drawings provided for bridge/pedestrian rail items only
Contractor shall provide/install OSHA approved fall protection
Clear work area and ability to access bridge deck with materials and trucks
Not responsible for damaged or broken sidewalks or curb in guide rail work area

Signature: Julie K. Cowley - President

klankford@senecafalls.com

From: pmessmer@senecafalls.com
Sent: Wednesday, April 23, 2025 11:13 AM
To: klankford@senecafalls.com
Subject: FW: King Road Culvert Guiderail Project

Hi Kathy,

Please find below the email with information regarding the King Road Culvert condition for the Board Members packet for the Board Meeting.

Peter F. Messmer
Director of Public Works
Town of Seneca Falls

From: pmessmer@senecafalls.com <pmessmer@senecafalls.com>
Sent: Tuesday, April 22, 2025 2:57 PM
To: 'klaskoski@senecafalls.com' <klaskoski@senecafalls.com>
Cc: 'fschmitter@senecafalls.com' <fschmitter@senecafalls.com>; 'fsinicropi@senecafalls.com' <fsinicropi@senecafalls.com>; 'Dawn Dyson' <ddyson@senecafalls.com>; 'jpuylara@senecafalls.com' <jpuylara@senecafalls.com>
Subject: King Road Culvert Guiderail Project

Good afternoon Kaitlyn,

I am getting back to you on King Road Culvert Guiderail project, about the longevity of the 20 ft CMP Culvert Pipe itself. You had asked what the expected life of the existing pipe might be, for consideration with respect to which Guiderail repair option might best match with the expected life of the culvert pipe. Following is information for you, and the rest of the Board, as you consider the King Road Culvert Guiderail Replacement Project and which option you would like to do.

I did a field inspection of the pipe. At the time I did my inspection last week the water level in the pipe was about 15 inches deep at the invert and perhaps a foot or so up the sides of the pipe. The water was muddy and this made it difficult to fully inspect the pipe invert. My observations were as follows:

1. The prevailing water line in the pipe was evidenced by the 'rust line' which was perhaps about 1 to 2 feet above the very bottom invert of the pipe. The rust at the rust line was causing some 'flaking' however, at the water line. From a vantage point of looking into the pipe from the outlet end, I did not see any corrosion and rusting that had led to holes through the steel. Based on my observations of the rust at the waterline and extrapolating that perhaps the actual invert is in a similar condition, I do not believe that the invert of the pipe is rusted through.
2. The steel walls of the pipe above the prevailing water line were in good condition near the haunch and midline of the pipe and in very good to excellent condition above the mid-line and in the upper zones of the pipe.
3. I believe that the pipe likely has more than a 10-year life left, however, observation in a very low water condition, in summer time, would confirm the actual condition of the invert.

In a worst case scenario – for example if the invert of the pipe is more badly rusted and corroded than estimated from the field visit at this time, a potential treatment could be a remediation project to line the pipe invert with Portland cement concrete. If this had to be done in less than 10-years, it could be done instead of a full replacement of the pipe (which would require excavating the entire pipe, roadway, and guiderail) and therefore the guiderail installed this year would not have to be replaced. Such a lining project would be done before the pipe invert was rusted through, when there is significant section loss, but no actual holes through the steel. This lining strategy would warrant more investigation regarding viability and details to do it. There is likely other lining type options, for example a pipe insert of full diameter that would go inside the existing pipe. With such strategies, either guiderail option you choose would not be a waste of money because the guiderail would not have to be removed.

If you replaced the entire culvert with a whole new structure, for example a precast box beam, then waiting until the existing pipe is no longer serviceable (likely more than 10-years) would be the best strategy, to get the full value out of the existing pipe. This of course would be a several million dollar project and include a new guiderail system.

I discussed the possible invert lining remediation project with Alex McGraw, a technician with the Seneca County Soil and Water regarding necessary permits. He informed me that such a project could be done under the US Army Corp of Engineers Nationwide #3 Permit and an Individual Water Quality Certificate by NYSDEC. The US Army Corp permit is a blanket permit and would not require any special application. The NYSDEC certificate would be an individual application for a specific project certification. However, because the creek is a Class C Creek and Alex estimates that the certification should be straight forward to get approved.

Peter F. Messmer
Director of Public Works
Town of Seneca Falls



Department of Water & Sewer
TOWN OF SENECA FALLS, NY

Joseph Tullo
130 Ovid Street
Seneca Falls, NY 13148
P: 315-568-8013
F: 315-568-4672

April 1, 2025

RESOLUTION: Accept retirement and authorize advertise for filling position

☒ **Budgeted**

WHEREAS, Fred Peterman has retired after nearly 30 years of service to the Town (Village)

And WHEREAS, The Department needs to fill his position to continue to adequately serve the community.

NOW, THEREFORE, BE IT RESOLVED the town board authorizes accepting Fred's retirement and the advertisement for a replacement of Fred (Water/Sewer Maintainer)

MOTIONED BY _____ SECONDED BY _____

TOWN BOARD	AYES	NAYES	ABSENT	ABSTAIN
Councilman Puylara				
Councilwoman Dyson				
Councilwoman Laskoski				
Councilman Sinicropi				
Supervisor Schmitter				
CARRIED & ADOPTED				
FAILED				

I hereby certify that this resolution was adopted on _____, 2025, and is recorded in the Meeting Minutes of the Town of Seneca Falls Town Board.

Town Clerk



TOWN OF SENECA FALLS

130 Ovid Street
Seneca Falls, NY 13148
P: 315-568-8013
F: 315-568-4672

May 6, 2025

Resolution to Adopt Local Law #1 of 2025 - Downtown Core Redevelopment & District Rezoning Project (M-1 – C-1)

WHEREAS the Town Board of the Town of Seneca Falls believes that it would be advantageous to the Town to amend the Town's Zoning Map in order to encourage development; and

WHEREAS, that the aforesaid proposed local law was referred to the Seneca County and Town Planning Boards for review and recommendation; and

WHEREAS, the Seneca County Planning Board made a recommendation to adopt this proposed local law at their April 10, 2025 meeting; and

WHEREAS, the Town of Seneca Falls Planning Board made a recommendation to adopt this proposed local law at their February 26, 2025 meeting; and

WHEREAS, the Town Board reviewed and accepted the completed Full Environmental Assessment Forms Parts 1, 2 and 3 on the Action prepared by MRB Group; and

WHEREAS, the Town Board has given due consideration to the criteria for determining significance as set forth in Section 617.7(c) (1) of the SEQR Regulations and the information contained in Full Environmental Assessment Form Parts 1, 2, and 3; and

WHEREAS, that the Town Board made a Determination of Non-Significance on said Action at the March 4, 2025 Town Board meeting; and

WHEREAS, the Town Board held a public hearing on said Action at 6:00 p.m. on March 4, 2025; and

WHEREAS, after due deliberation, and consideration of the comments submitted by Town residents and other interested parties, the Town Board of the Town of Seneca Falls finds it in the best interest of the Town to adopt said local law.

NOW THEREFORE BE IT RESOLVED, that the Town Board hereby adopts the Local Law #1 of 2025 entitled *Local Law to amend the Official Zoning Map of the Town of Seneca Falls, New York to rezone an M-1 Industrial District to a C-1 Local Retail District* and be it further

RESOLVED, that the Town Clerk is directed to enter said Local Law in the minutes of this meeting and in the Local Laws of the Town of Seneca Falls, and to give due notice of the adoption of said Local Law to the Secretary of State of New York.

MOTIONED BY _____ SECONDED BY _____

TOWN BOARD	AYES	NAYES	ABSENT	ABSTAIN
Councilman Puylara				
Councilwoman Dyson				
Councilwoman Laskoski				
Councilman Sinicropi				
Supervisor Schmitter				
CARRIED & ADOPTED				
FAILED				

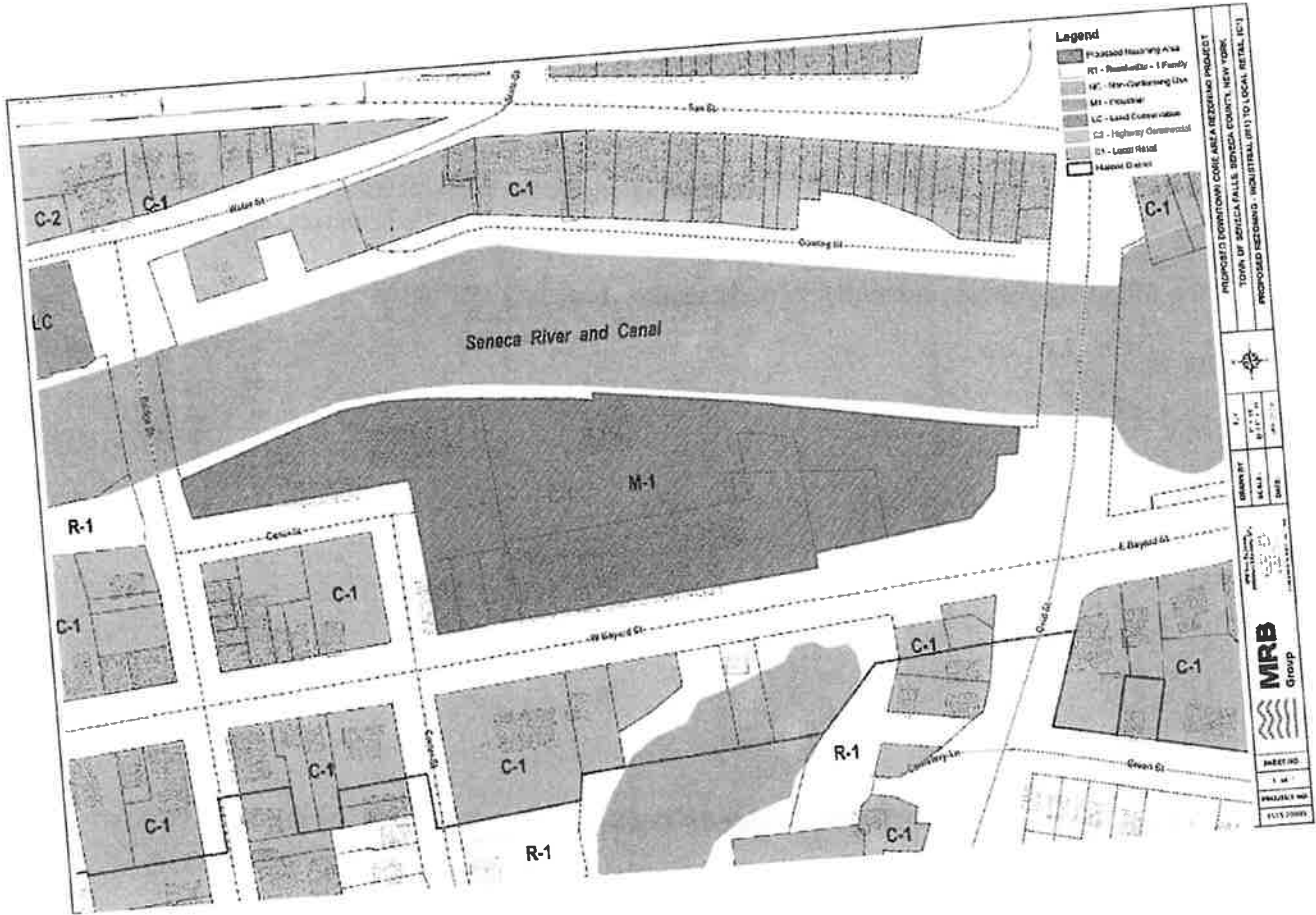
I hereby certify that this resolution was adopted on _____, 2025 and is recorded in the Meeting Minutes of the Town of Seneca Falls Town Board.

Town Clerk

*Proposed Local Law to amend the Official Zoning Map of the Town of Seneca Falls, New York to
rezone an M-1 Industrial District to a C-1 Local Retail District*

The Official Zoning Map of the Town of Seneca Falls, New York is hereby amended and rezoned as follows:

1. The following parcels, currently "M-1 Industrial" shall be rezoned as "C-1 Local Retail": 11-3-
24.11
11-3-24.12
11-3-25.1
11-3-25.2
11-3-27
11-3-28.1
11-3-28.2
11-3-29
2. This change shall be noted in the "Table of Zoning Map Amendments" of the Town Code of the Town of Seneca Falls.



- Legend**
- Proposed Housing Area
 - R-1 - Residential - 1 Family
 - M-1 - Medium-Density Residential
 - LC - Land Conservation
 - C-1 - Community Center
 - C-2 - Community Center
 - U-1 - Urban Residential
 - Heavy District

PROJECT: DOWNTOWN CORE AREA REZONING PROJECT
 TOWN OF SENeca FALLS, SENeca COUNTY, NEW YORK
 PROPOSED REZONING: INDUSTRIAL (I-1) TO LOCAL RETAIL (C-1)

MRB Group

DATE: 10/1/2019

PROJECT NO: 19-001

DATE: 10/1/2019



SENECA COUNTY

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

April 11, 2025

Ms. Melissa Brown, Clerk
Town of Seneca Falls
130 Ovid Street
Seneca Falls, New York 13148

via: mbrown@senecafalls.com

RE: **TSF 2025-01; Local Law Review; Town of Seneca Falls**

Dear Ms. Brown:

The Seneca County Planning Board has completed its review of the above-mentioned report at the regular meeting held on April 10, 2025. You will find enclosed the report and resolution. Our office should be advised of your final action within 30 days after the action.

If you have any questions regarding the report and resolution, please feel free to contact our office.

Sincerely,

Caitlin S. Ryan
Staff Resource Assistant
315-539-1730

Enclosure

C: Mr. Frank Ruzicka, Town of Seneca Falls PB Chairman (fruzicka@comcast.net)
Mr. Danny Emmo, Town of Seneca Falls ZBA Chairman (uncadan64@aol.com)
Peter Porcelli, Code Enforcement Officer (pporcelli@senecafalls.com)
Kim Rose, Real Property Tax Aide (sfzoning@senecafalls.com)

ONE DIPRONIO DRIVE
WATERLOO, NEW YORK 13165-1681
315 539 1730
FAX 315 539-1926

TSF 2025-1

Local Law Review

Zoning Amendment - Rezoning

Town of Seneca Falls

TO: Seneca County Planning Board
FROM: Seneca County Dept. of Planning & Community Development
DATE: March 31, 2025

This request for a Local Law Review of a Zoning Amendment is located in the Town of Seneca Falls and requires review under Section 239 of the General Municipal Law because affected parcels that are within 500 feet of State Route 414 and the improved upon portions of the NYS Canal system.

THE PROPOSAL

The Town of Seneca Falls is proposing to rezone eight (8) parcels near the south end of the Cayuga-Seneca Canal from the M-1 Industrial District to C-1 Local Shopping District.

Currently, the National Women's Hall of Fame (parcel 11-3-29) is split-zoned across Center Street. The proposed rezoning would eliminate this split.

The proposed rezone from M-1 to C-1 eliminates the potential incompatible and more intense industrial uses from the Downtown Core as defined in and conforming to the Town's Comprehensive Plan titled ADVANCE Seneca Falls 2040.

COUNTY CONSIDERATIONS

The County Planning Department and the County Planning Board's primary role is to examine referred land use issues in terms of County and Inter-Municipal impacts.

The proposed zoning change eliminates potential incompatible and more intense industrial uses next to highly trafficked residential and commercial properties in and around the downtown core. The rezoned parcels would then allow for mixed-use development, which the current zoning code defines as residential dwellings above street-level institutional, civic, office, commercial, or retail uses. The Planning Department applauds the rezoning change. It will make the downtown core safer and inviting for all while enhancing the overall economic vitality of the Town and surrounding region.

It is our hope that the Town of Seneca Falls considers utilizing this proposed new zoning change to entice more mixed-use housing along the

signal that would be located above desirable street-level amenities.

RECOMMENDATION

The Seneca County Department of Planning and Community Development advises the Seneca County Planning Board to recommend that this request of the Town of Seneca Falls for a Local Law Review of a Zoning Amendment be approved, leaving it to local determination, based solely on County-wide and inter-municipal impacts.

DOCUMENTS AVAILABLE

Application
Full EAF Pt. 1
SEQR Lead Agency Resolution
Text of proposed Local Law
Proposed Zoning Map change

ADVISORY COMMENTS

The Town's Planning Department and the Town's Board of Zoning Appeals have reviewed the proposed zoning ordinance and its impact on the town's future and its residents. The Board of Zoning Appeals has approved the proposed zoning ordinance and its impact on the town's future and its residents.

This proposed rezone eliminates the M-1 Industrial presence in what ADVANCE Seneca Falls 2040 (the Town's Comprehensive Plan) calls the Downtown Core. Rezoning to the C-1 Local Shopping District removes the last vestige of historic industrial uses in the Downtown Core along the canal. This change is transitioning away from its industrial past and embracing its mixed-use future.

According to the Town's Comprehensive Plan, mixed-use development in the Downtown Core should enable "people to live, work, and play, all without needing to use a car." Additionally, the Comprehensive Plan envisions that "future development should prioritize activating the canal front both in terms of encouraging mixed-use development of existing structures as well as the preservation of recreational uses directly adjacent to the waterfront." This proposed Zoning Amendment is attempting to make good on the wishes laid out in the Comprehensive Plan.

According to the Town's Zoning Code, §300-18, mixed-use buildings are one of 13 uses permitted by-right in the proposed C-1 Local Shopping District. Mixed-use buildings are defined as:

A building which contains dwellings located above the ground floor of an institutional, civic, office, commercial, or retail use. A typical mixed-use structure would have retail or offices on the first floor and offices, residences, and/or studios on the upper floors. Where a mixed-use dwelling is permitted by this chapter within a particular district, the ground-floor retail uses are also permitted. (see also "apartment" and "multiple dwelling")

Resolution 7-25
TSF 2025-1
Local Law Review
Zoning Amendment - Rezoning
Town of Seneca Falls

WHEREAS, the request of the Town of Seneca Falls for a Local Law Review of a Zoning Amendment was forwarded for review under Section 239 of the General Municipal Law because the parcel is within 500 feet of State Route 414 and the improved upon portions of the NYS Canal system, and

WHEREAS, the Seneca County Department of Planning and Community Development did review said request and prepared a report dated March 31, 2025, and

WHEREAS, the Seneca County Planning Board did meet on April 10, 2025, to consider this request, the report of the Seneca County Department of Planning and Community Development, and other pertinent information, be it therefore,

RESOLVED, that the Seneca County Planning Board recommends that this request of the Town of Seneca Falls for a Local Law Review of a Zoning Amendment be approved, leaving it to local determination, based solely on County-wide and inter-municipal impacts,

FURTHER RESOLVED, that the Seneca County Department of Planning and Community Development be directed to forward word of this action to the Town of Seneca Falls.

Motion Janet Lynch
Second Sally Kenyon
Ayes 9
Nays 0
Abstain 1


Caitlin S. Ryan, Secretary



Department of State
Corporations, State Records & UCC

New York State
Department of State
DIVISION OF CORPORATIONS,
STATE RECORDS AND
UNIFORM COMMERCIAL CODE
One Commerce Plaza
99 Washington Ave.
Albany, NY 12231-0001
dos.ny.gov

Local Law Filing

Pursuant to Municipal Home Rule Law §27

Local Law Number ascribed by the legislative body of the local government listed below:

1 of the year 20 25

Local Law Title: A Local Law to amend the Official Zoning Map of the Town of Seneca Falls, New York to
rezone an

M-1 Industrial District to a C-1 Local Retail District

Be it enacted by the Town Board of the
(Name of Legislative Body)

☐ County ☐ City ☒ Town ☐ Village
(Select one)

of Seneca Falls as follows on the attached pages:
(Name of Local Government)

For Office Use Only

Department of State Local Law Index Number: _____ of the year 20 ____

(The local law number assigned by the Department of State for indexing purposes may be different from the local law number ascribed by the legislative body of the local government.)

Local Law Filing

(Complete the certification in the paragraph that applies to the filing of this local law and strike out that which is not applicable.)

1. (Final adoption by local legislative body only.)

I hereby certify that the local law annexed hereto ascribed as local law number 1 of 2025 of the (County)(City)(Town)(Village) of Seneca Falls was duly passed by the Town Board on May 6 2025 in accordance with the applicable provisions of law.

(Name of Legislative Body)

2. (Passage by local legislative body with approval, no disapproval or repassage after disapproval by the Elective Chief Executive Officer*.)

I hereby certify that the local law annexed hereto, ascribed as local law number _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____ and was (approved)(not approved)(repassed after disapproval) by the _____ on _____ 20____ in accordance with the applicable provisions of law.

(Name of Legislative Body)

(Elective Chief Executive Officer*)

3. (Final adoption by referendum.)

I hereby certify that the local law annexed hereto, ascribed as local law number _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____ and was (approved)(not approved)(repassed after disapproval) by the _____ on _____ 20____

(Name of Legislative Body)

(Elective Chief Executive Officer*)

Such local law was submitted to the people by reason of a (mandatory)(permissive) referendum, and received the affirmative vote of a majority of the qualified electors voting thereon at the (general)(special)(annual) election held on _____ 20____ in accordance with the applicable provisions of law.

4. (Subject to permissive referendum and final adoption because no valid petition was filed requesting referendum.)

I hereby certify that the local law annexed hereto, ascribed as local law number _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____ and was (approved)(not approved)(repassed after disapproval) by the _____ on _____ 20____. Such local law was subject to permissive referendum and no valid petition requesting such referendum was filed as of _____ 20____ in accordance with the applicable provisions of law.

(Name of Legislative Body)

(Elective Chief Executive Officer*)

* Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a county-wide basis or, if there be none, the chairperson of the county legislative body, the mayor of a city or village, or the supervisor of a town where such officer is vested with the power to approve or veto local laws or ordinances.

Local Law Filing

5. (City local law concerning Charter revision proposed by petition.)

I hereby certify that the local law annexed hereto, ascribed as local law number _____ of 20 ____ of the City of _____ having submitted to referendum pursuant to the provisions of Section (36)(37) of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of such city voting thereon at the (special)(general) election held on _____ 20 ____ became operative.

6. (County local law concerning adoption of Charter.)

I hereby certify that the local law annexed thereto, ascribed as local law number _____ of 20 ____ of the County of _____ State of New York, having been submitted to the electors at the General Election of November _____ 20 ____ pursuant to subdivisions 5 and 7 of section 33 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of the cities of said county as a unit and a majority of the qualified electors of the towns of said county considered as a unit voting at said general election, became operative.

(If any other authorized form of final adoption has been followed, please provide an appropriate certification.)

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in the paragraph ¹ _____ above.

Clerk of the county legislative body, City, Town or Village Clerk or
officer designated by local legislative body

(Seal)

(Date)



TOWN OF SENECA FALLS

130 Ovid Street
Seneca Falls, NY 13148
Phone: 315-568-8013
Fax: 315-568-4672

May 6, 2025

**Resolution: Intent to be Lead Agency for SEQR - Chapter 159 – Erosion Control and Stormwater Management - Chapter 300: Article XIV – Solar Energy Systems
Local Law No. 2 of 2025**

WHEREAS, the Town of Seneca Falls Town Board (hereinafter referred to as "Town Board") has reviewed the New York State Environmental Quality Review Act ("SEQRA") Short Environmental Assessment Form ("EAF") Part 1, prepared by the MRB Group on the above-referenced Town of Seneca Falls Local Law No. 2 of 2025 to amend the Town of Seneca Falls Chapter, Article XIV, Solar Energy Systems and add Chapter 159, Erosion Control and Stormwater Management to Part II (General Legislation) to the Town of Seneca Falls Town Code (hereinafter referred to as "Action"); and

WHEREAS, the Town Board determines that said Action is subject to review by other Interested agencies under the SEQR Regulations; and

WHEREAS, the Town Board determines that it is the most appropriate agency to ensure the coordination of this Action and will provide written notifications to interested agencies, for the purposes of conducting a coordinated review and making the determination of significance thereon under the SEQR Regulations; and

WHEREAS, the Town Engineer has prepared and submitted the standard Town Project SEQR Lead Agency Coordination Letter, a list of Interested Agencies; and

WHEREAS, there are no identified Involved Agencies for this project, only Interested Agencies which include the following: Seneca County Planning Board, Town of Seneca Falls Planning Board, Town of Tyre Town Board, Town of Waterloo Town Board, Town of Fayette Town Board; and

NOW, THEREFORE, BE IT RESOLVED that the Town Board does hereby classify the proposed Action as an Unlisted Action as is further defined under Part 617.5 of the State Environmental Quality Review (SEQR) Regulations.

BE IT FURTHER RESOLVED that the Town Board does hereby declare its intent to be designated as the lead agency for the Action and directs the Town Supervisor to sign and date the Short EAF Part 1.

BE IT FURTHER RESOLVED, that the Town Engineer is directed to provide notice hereof to the above listed interested agencies, seeking a response in writing on or before noon on **Monday, June 9, 2025**

MOTIONED BY _____ SECONDED BY _____

TOWN BOARD	AYES	NAYES	ABSENT	ABSTAIN
Councilman Puylara				
Councilwoman Dyson				
Councilwoman Laskoski				
Councilman Sinicropi				
Supervisor Schmitter				
CARRIED & ADOPTED				
FAILED				

I hereby certify that this resolution was adopted on _____, 2025 and is recorded in the Meeting Minutes of the Town of Seneca Falls Town Board.

Town Clerk

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Town of Seneca Falls			
Name of Action or Project:			
Town of Seneca Falls Local Law No. 2 - 2025- Code Amendment (Chapter 300, Article XIV) and Adding Chapter 159 (Erosion Control & Stormwater)			
Project Location (describe, and attach a location map):			
All land holdings within the incorporated boundary of the Town of Seneca Falls			
Brief Description of Proposed Action:			
Local Law No. 2 - 2025 will amend the Town of Seneca Falls Chapter 300, Article XIV (Solar Energy Systems) and will add Chapter 159 (Erosion Control and Stormwater Management) to Part II (General Legislation) of the Town of Seneca Falls Town Code.			
Name of Applicant or Sponsor:		Telephone: 315-568-0940	
Town of Seneca Falls, Town Board (Contact: Frank E. Schmitter, Town Supervisor)		E-Mail: fschmitter@senecafalls.com	
Address:			
130 Ovid Street			
City/PO:		State:	Zip Code:
Seneca Falls		New York	13148
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			YES
			☐
			☒
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO
If Yes, list agency(s) name and permit or approval: Seneca County Planning Board - County Referral			YES
			☐
			☒
3. a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban)			
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):			
☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☐	☐
b. Consistent with the adopted comprehensive plan?	☐	☐	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☐	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☐	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation services available at or near the site of the proposed action?	☐	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☐	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☐	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	☐	☐	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	☐	☐	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☐	☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☐	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☐	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☐	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☐	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	☐	☐
a. Will storm water discharges flow to adjacent properties?	☐	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☐	☐

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	☐	☐

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	☐	☐

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	☐	☐

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Frank E. Schmitter</u> Date: <u>May 6, 2025</u> Signature: _____ Title: <u>Town Supervisor</u>		



TOWN OF SENECA FALLS

130 Ovid Street
Seneca Falls, NY 13148
P: 315-568-8013
F: 315-568-4672

May 6, 2025

RESOLUTION: Introducing Proposed Local Law & Providing for Public Hearing - Chapter 300, Article XIV. Solar Energy Systems, Chapter 159. Erosion Control & Stormwater

WHEREAS the Town Board of the Town of Seneca Falls believes that it would be advantageous to the Town to amend the Town Code as it relates to solar energy systems and to add code to address erosion control and stormwater management.

NOW THEREFORE, BE IT RESOLVED that proposed Local Law No. 2 of the year 2025 entitled "*A Local Law to Amend Chapter 300, Chapter XIV (Solar Energy Systems) and Add Chapter 159 (Erosion Control & Stormwater Management) to the Seneca Falls Town Code*" be and the same is hereby introduced before the Town Board of the Town of Seneca Falls, New York; and

BE IT FURTHER RESOLVED that copies of the aforesaid proposed local law be laid upon the desks of each member of the Town Board; and

BE IT FURTHER RESOLVED that the aforesaid proposed local law be referred to the Seneca County and Seneca Falls Town Planning Boards for review and recommendation;

BE IT FURTHER RESOLVED that the Town Board will hold a public hearing on said proposed Local Law at 6:00 p.m. on June 3, 2025; and

BE IT FURTHER RESOLVED that the Town Clerk publish or cause to be published a notice of said public hearing in the official newspaper of the town at least ten (10) days prior thereto.

Upon adoption of the foregoing provision, the Clerk distributed copies of the aforesaid Local Law to each member of the Town Board.

MOTIONED BY _____ SECONDED BY _____

TOWN BOARD	AYES	NAYES	ABSENT	ABSTAIN
Councilman Puylara				
Councilwoman Dyson				
Councilwoman Laskoski				
Councilman Sinicropi				
Supervisor Schmitter				
CARRIED & ADOPTED				
FAILED				

I hereby certify that this resolution was adopted on _____, 2025 and is recorded in the Meeting Minutes of the Town of Seneca Falls Town Board.

Town Clerk

Article XIV. Solar Energy Systems

§300-130. Authority and Legislative Intent.

The Town Board of the Town of Seneca Falls states the following as its findings and legislative intent:

- A. This Local Law is adopted pursuant to New York State Town Law §§261, 263 and 264, which authorize the Town of Seneca Falls to adopt zoning provisions that advance and protect the health, safety, and welfare of the community.
- B. The Town Board of the Town of Seneca Falls recognizes that solar energy is a clean, readily available and renewable energy source and the Town of Seneca Falls intends to accommodate the use of solar energy systems.
- C. However, the Town Board finds it is necessary to properly site and regulate solar energy systems within the boundaries of the Town of Seneca Falls to protect residential uses, Prime Farmland, Farmland of Statewide Importance, business areas and other land uses, to preserve the natural resources, overall beauty, nature and character of the Town of Seneca Falls, to promote the effective and efficient use of solar energy resources, and to protect the health, safety and general welfare of the citizens of the Town of Seneca Falls.
- D. Historic District. All solar energy systems installations shall be in accordance with the provisions set forth in Chapter 173 of the Town Code and may be subject to further guidelines associated with the Town of Seneca Fall's Heritage Preservation Commission (HPC).

§300-131. Definitions.

The following definitions shall apply to this Article:

Abandonment - A solar energy system that has not produced electrical energy for 12 months and must be removed from the property.

Applicant - The person or entity submitting an application and seeking an approval under this Article; the owner of a Solar Energy System or a proposed Solar Energy System project; the operator of Solar Energy System or a proposed Solar Energy System project; any person acting on behalf of an Applicant, Solar Energy System or proposed Solar Energy System. Whenever the term "applicant" or "owner" or "operator" are used in this Article, said term shall include any person acting as an applicant, owner or operator of such Solar Energy System.

Building-Integrated Solar Energy System - A combination of photovoltaic building components integrated into any building envelope system such as vertical facades, including glass and other facade material, semitransparent skylight systems, roofing materials, and shading over windows.

Building-Mounted Solar Energy System - Any Solar Energy System that is affixed to the side(s) or rear of a Building or other Structure either directly or by means of support structures or other mounting devices, intended to produce energy for onsite consumption or credit for onsite consumption for a building, single-family residence, multi-family residence, business or farm, but not including those mounted to the roof or top surface of a Building.

Commercial Building-Mounted Solar Energy System - Any Solar Energy System that is affixed to the side(s) or rear of a Building or other Structure either directly or by means of support structures or other mounting devices, intended to produce energy for offsite sale to and consumption by one or more customers.

Commercial Roof-Mounted Solar Energy System - Any Solar Energy System mounted on the roof of any legally permitted Building or Structure and wholly contained within the limits of the roof surface, intended to produce energy for offsite sale to and consumption by one or more customers.

Decommissioning - The removal and disposal of all Solar Panels, Solar Energy Equipment, Structures, equipment and accessories, including subsurface foundations and all other material, concrete, wiring, cabling, or debris, that were installed in connection with a Solar Energy System and the restoration of the parcel of land to the original state prior to construction on which the Solar Energy System is built to either of the following, at the landowner's (either the Initial Landowner or it's heirs, successors or assigns) sole option: (i) the condition such lands were in

Article XIV. Solar Energy Systems

prior to the development, construction and operation of the Solar Energy System, including but not limited to restoration, regrading, and reseeded, or (ii) the condition designed by landowner (either the Initial Landowner or it's heirs, successors or assigns) and the Town. Details of the expected Decommissioning activities and costs are to be described in the Decommissioning Plan and Decommissioning Agreement as may be required pursuant to this Article.

Farmland of Statewide Importance – Land designated as “Farmland of Statewide Importance” in the US Department of Agriculture Natural Resources Conservation Service (NRCS)’s Soil Survey Geographic (SSURGO) Database on Web Soil Survey, that is of statewide importance for the production of food, fiber, forage and oilseed crops as determined by the appropriate state agency or agencies.

Farm Operation - Land and on-farm buildings, equipment, facilities, and practices which contribute to the production, preparation, and marketing of crops, livestock, and livestock products as a commercial enterprise (in accordance with Agriculture & Markets Law § 301[11]).

Decommissioning Agreement - A written Agreement between Applicant, Initial Landowner and Town that sets forth the obligations of the Applicant and/or the Initial Landowner to properly decommission the Solar Energy System if the use of such system is discontinued, abandoned or becomes inoperable.

Glare – The effect by reflections of light with intensity sufficient as determined in a commercially reasonable manner to cause annoyance, discomfort, or loss in visual performance and visibility in any material respects.

Ground-Mounted Solar Energy System - Any Solar Energy System that is affixed to the ground either directly or by support Structures or other mounting devices where such Structure and mounting exists solely to support the Solar Energy System.

Initial Landowner – The record title owner to the real property upon which a Solar Energy Systems is constructed, at the time such Solar Energy System is originally constructed.

Mature Forest – Stands where the largest trees are 80 + years old or have an average trunk diameter of over 8 inches when measured two feet above its base.

Mineral Soil Groups 1-4 (MSG 1-4) - Soils recognized by the New York State (NYS) Department of Agriculture and Markets as having the highest value based on soil productivity and capability, in accordance with the uniform statewide land classification system developed for the NYS Agricultural Assessment Program.

Native Perennial Vegetation - Native wildflowers, forbs, and grasses that serve as habitat, forage, and migratory way stations for Pollinators and shall not include any prohibited or regulated invasive species as determined by the NYS Department of Environmental Conservation.

Nameplate Capacity - A solar energy system’s maximum electric power output under optimal operating conditions. Nameplate Capacity may be expressed in terms of Alternating Current (AC) or Direct Current (DC).

Operations and Maintenance Plan – A Plan that specifies key system operating parameters and limits, maintenance procedures and schedules, and documentation methods necessary to demonstrate proper operation and maintenance of an approved solar energy system.

Prime Farmland – Land, designated as “Prime Farmland” in the US Department of Agriculture Natural Resources Conservation Service (NRCS)’s Soil Survey Geographic (SSURGO) Database that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber and oilseed crops and is also available for these uses. It has the soil quality, growing season and moisture supply needed to produce economically sustained high yields of crops when treated and managed according to acceptable farming methods, including water management. In general, Prime Farmlands have an adequate and dependable water supply from precipitation or irrigation, a favorable temperature and growing season, acceptable acidity or alkalinity, acceptable salt and sodium content and few or no rocks. They are permeable to water and air. Prime Farmlands are not excessively erodible

Article XIV. Solar Energy Systems

or saturated with water for a long period of time, and they either do not flood frequently or are protected from flooding.

Pollinator - Bees, birds, bats, and other insects or wildlife that pollinate flowering plants, and includes both wild and managed insects.

Road Use Agreement – An agreement between the owner/operator and the Town that sets standards and rules regarding road use for contractors completing approved projects within the area that the municipality covers.

Roof-Mounted Solar Energy System - A Solar Energy System mounted on the roof of any legally permitted Building or Structure and wholly contained within the limits of the roof surface, intended to produce energy for onsite consumption or credit for onsite consumption for a building, single-family residence, multi-family residence, business or farm.

Site Plan – The application materials, procedures and processes required by this Article XIII and §300-126 through §300-129 of the Zoning Ordinance of the Town of Seneca Falls.

Solar Access - Space open to the sun and clear of overhangs or shade so as to permit the uses of active and/or passive Solar Energy Systems on individual properties.

Solar Panel - A photovoltaic device capable of collecting and converting solar energy into electrical energy.

Solar Energy Equipment - Electrical energy devices, material, hardware, inverters, or other electrical equipment and conduit, not to include any type of battery energy storage system or similar device, that are used with Solar Panels to produce and distribute electricity.

Solar Energy System - An electrical energy generating system composed of a combination of both Solar Panels and Solar Energy Equipment.

Special Use Permit – The procedures and processes required by the Town of Seneca Falls Town Code §300-46.

Tilt – The vertical angle, where 0° minimum tilt means the panel is laying flat, and 90° maximum tilt means that it is vertical.

Town – The Town of Seneca Falls, Seneca County, New York.

Town Board – The Town of Seneca Falls Board.

Type 1 Solar Energy System – A Solar Energy System intended to produce energy for onsite consumption or credit for onsite consumption for a building, single-family residence, multi-family residence, business or farm. Said system shall be considered an Accessory Use (as defined in §300-6) and an accessory Structure, designed and intended to generate electricity solely for use on the premises, potentially for multiple tenants, through a distribution system that is not available to the public.

Type 2 Solar Energy System – A Solar Energy System intended to produce energy for offsite sale to and consumption by one or more customers. Type 2 Ground Mounted Systems are required to be located on parcels with a minimum lot size of 25 acres and must not exceed 25 acres of coverage on parcels that are 40 acres or more in size. Front, side and rear setbacks of 500 feet are required for all Type 2 Ground Mounted Systems.

§300-132. Type 1 Solar Energy Systems

Subject to the provisions of this Article, Solar Energy Systems shall be allowed as follows:

- A. Type 1 Building Integrated Solar Energy Systems are allowed in all zoning districts upon issuance of a building permit based on special application materials supplied by the Town Building and Code Department.

Article XIV. Solar Energy Systems

- B. Type 1 Building-Mounted Solar Energy Systems are allowed in all zoning districts upon issuance of a building permit based on special application materials supplied by the Town Building and Code Department. All Solar Panels shall have anti-reflective coating(s).
- C. Type 1 Rooftop-Mounted Solar Energy Systems are permitted in all zoning districts, subject to the following:
- (1) The placement, construction and major modification of Roof-Mounted Solar Energy Systems shall only be permitted upon issuance of a building permit (pursuant to Article X) based on special application materials supplied by the Town Building and Code Department.
 - (2) Height. Roof-Mounted Solar Energy Systems shall be subject to the applicable height restrictions for the respective zoning district.
 - (3) Roof-Mounted Solar Energy System Design standards. Roof-Mounted Solar Energy System installations shall comply with the following design criteria:
 - (a) Solar Panels facing the front yard must be mounted at the same angle as the roof's surface with a maximum distance of 18 inches between the roof's surface and highest edge of the Solar Energy System at any point. Solar panels not facing the front yard can be mounted at any angle relative to the roof's surface, but shall not exceed a maximum height of 18 inches from the surface of the roof to the highest edge of the Solar Energy System at any point.
 - (b) No part of a Roof-Mounted Solar Energy System shall extend above, beyond, or below the edge of the roof it is mounted to. Additionally, the Code Enforcement Officer may require, at his/ her sole discretion, a minimum three (3) foot wide center walkway for safe access purposes.
 - (c) Glare. All Solar Panels shall have anti-reflective coatings(s).
 - (4) Roof-Mounted Solar Energy Systems shall be exempt from Site Plan review under the Zoning Ordinance of the Town of Seneca Falls, but shall not be constructed without a building permit first being issued pursuant to Article X and this Article.
- D. Type 1 Ground Mounted Solar Energy Systems are allowed as accessory uses and/or structures in all zoning districts except Planned Unit Development Districts. Type 1 Ground Mounted Solar Energy Systems which are to be located in a Planned Unit Development must comply with the requirements of §300-72, before the same are permitted.
- (1) The placement, construction and major modification of Type 1 Ground Mounted Solar Energy Systems shall only be permitted upon issuance of building permit (pursuant to Article X.) based on special application materials supplied by the Town Building and Code Department.
 - (2) Height. Ground Mounted Type 1 Solar Energy Systems shall not exceed a maximum height of fifteen (15) feet as measured from the highest point of any Solar Panel (oriented at maximum tilt) or Solar Energy Equipment to the ground directly beneath it.
 - (3) Setbacks. Ground Mounted Type 1 Solar Energy Systems shall have a front, rear and side setback of twenty (20) feet in all zoning districts and in no event shall any such setback be less than twenty (20) feet.
 - (4) Coverage. Ground Mounted Type 1 Solar Energy Systems ground coverage shall not exceed the allowable total surface or area coverage for Accessory Buildings or Structures within the zoning district in which it is located and in no event shall the combination of all Accessory Buildings and Structures located on the premises exceed 20% coverage of the entire area of such parcel. For purposes of this provision, coverage shall be calculated based upon the total surface area of the Solar Panels at minimum Tilt.
 - (5) Glare. All Solar Panels shall have anti-reflective coatings(s).
 - (6) All Ground Mounted Type 1 Solar Energy Systems must be installed in the side or rear of the property.

Article XIV. Solar Energy Systems

- (7) All applications for Ground Mounted Type 1 Solar Energy Systems for businesses (including Multi-Family Dwellings) or farms, to the extent permitted by law, shall be subject to Site Plan review pursuant to §300-128. Applications for Type 1 Solar Energy Systems for use on residential parcels may be subject to Site Plan review at the sole discretion of the Code Enforcement Officer.
- (8) Pursuant to 6 NYCRR 617.5, All Type 1 Solar Energy Systems shall be deemed to be Type 2 Actions for purposes of review under the New York State Environmental Quality Review Act (16 NYCRR 617).

§300-133. Type 2 Commercial Building and Roof-Mounted Solar Energy Systems

Type 2 Commercial Building and Roof-Mounted Solar Energy Systems are allowed in the following zoning districts: Agricultural District A-1, Agricultural District A-2, Industrial M-1 District, Industrial M-2 District, Local Shopping C-1 District and Highway Commercial C-2 District. Commercial Building and Roof-Mounted Solar Energy Systems are subject to the requirements set forth in this Article, including Site Plan approval pursuant to §300-128., and are allowed only after the issuance of a Special Use Permit pursuant to §300-46. Applications for the installation of a Commercial Building and Roof-Mounted Solar Energy System shall be reviewed by the Zoning Enforcement Officer and referred, with comments, to the Town of Seneca Falls Planning Board (for Site Plan) and the Town of Seneca Falls Zoning Board of Appeals (for Special Use Permit) for their review and action, which can include approval, approval on conditions, or denial.

- A. Special Use Permit Application Requirements. For a Special Use Permit application, the Applicant shall submit to the Zoning Board of Appeals the Site Plan application provided to the Planning Board, any information required by §300-46 and the following documents and information:
 - (1) If the location of the proposed project is to be leased (either building facade or surface and/or real property), proof of legal consent between all parties, specifying the use(s) of the leased area(s) for the duration of the project, including any signed lease agreement, easements and other agreements between the parties. Any lease agreement between the Applicant and an Initial Landowner shall conform to or be amended such that it conforms with the requirements for Applicant and Initial Landowner as set forth in the Decommissioning Agreement referenced in § D. (1) (i) (i) below.
 - (2) Plans and drawings for the Type 2 Commercial Building and Roof-Mounted Solar Energy System signed by a Professional Engineer showing the proposed layout of the Solar Energy System along with providing a description of all components, any non-building mounted improvements or infrastructure, any proposed clearing and grading of the lot(s) on which the structure housing a Commercial Building and Roof-Mounted Solar Energy System is situate, any anticipated or possible storm water runoff or erosion disturbances resulting from the placement of the Commercial Building and Roof-Mounted Solar Energy System, and utility lines (both above and below ground) on the site and adjacent to the site. The applicant shall also provide a structural analysis signed by a Professional Engineer, demonstrating the structural adequacy of the building upon which a Commercial Building and Roof-Mounted Solar Energy System is to be placed to support such system in a safe fashion.
 - (3) Submitted plans and drawings shall show all property lot lines and the location and dimensions of all existing Buildings or Structures and uses on any parcel within 500 feet of the outer perimeter of the Commercial Building and Roof-Mounted Solar Energy System.
 - (4) Equipment specification sheets shall be provided for all Solar Panels, significant components, mounting systems, inverters or other Solar Energy Equipment that are to be installed.
 - (5) A Property Operation and Maintenance Plan which describes all ongoing or periodic maintenance of the Solar Energy System and upkeep of the property that houses such Type 2 Commercial Building and Roof-Mounted Solar Energy System. Such Plan shall provide for biennial preventative maintenance site inspections that will include a representative from the owner or operator of the Solar Energy System and Code Enforcement Officer (or his/her designated representative). Additionally, the owner or operator shall provide the Code Enforcement Officer with reports of annual safety inspections of the Solar Energy System, as well as quarterly reports of inspection of the security systems relating to such Solar Energy Systems. Said plan shall demonstrate how the Applicant (or the successor owner of the Solar Energy System) shall ensure proper removal and disposal of all Solar Panels and/or Solar Energy Equipment that becomes inoperable or is no longer being utilized and the same shall be disposed of outside the

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jurisdictional limits of the Town of Seneca Falls, unless there is a properly certified and/or licensed recycling facility within the Town that recycles Solar Panels and Solar Energy Equipment.

- (6) Clearing, grading, storm water and erosion control plan. If deemed desirable by the Planning Board, Zoning Board of Appeals or the Town's professional engineer or consultant, Applicant shall submit an engineered Storm Water and Erosion Control Plan to the Town of Seneca Falls Engineer for its review and approval which shall demonstrate that post development runoff, storm drainage and erosion will not be negatively impacted by placement of the Commercial Building and Roof-Mounted Solar Energy System on the site.
- (7) Parking and Truck Traffic. Applicant shall designate a parking area on the site of the Solar Energy System for employees of Applicant (or the successor owner of the Solar Energy System) to park when providing monitoring or maintenance of the Solar Energy System. Additionally, the Plans and Drawings for a Commercial Building and Roof-Mounted Solar Energy System shall show adequate staging areas during the construction process to ensure that roadways are not impacted by delivery of materials. The Plans and Drawings shall also show all areas in which stockpiling of materials and equipment will take place during construction. Applicant shall provide data on anticipated truck trips per day, including during peak material delivery periods, which shall also be provided to the New York State Department of Transportation.
- (8) Any such additional information may be required by the Town's professional engineer or consultant, Town of Seneca Falls Planning Board, Town of Seneca Falls Zoning Board of Appeals, Town Attorney or Code Enforcement Officer.
- (9) Decommissioning Plan. To ensure the proper removal of a Type 2 Commercial Building and Roof-Mounted Solar Energy System after such improvements are no longer reasonably operable or have been abandoned, a Decommissioning Plan shall be submitted as part of the application. The Decommissioning Plan shall contain a written and visual record of the original site condition (prior to installation of any Solar Energy Equipment) to facilitate complete remediation upon decommissioning. The Decommissioning Plan must specify that after the Commercial Building and Roof-Mounted Solar Energy System is no longer operational or has been abandoned, it shall be removed by the Applicant or any subsequent owner of the improvements. The plan shall demonstrate how the removal of all infrastructure of the Type 2 Commercial Building and Roof-Mounted Solar Energy System and all Solar Energy Equipment shall be conducted to return the structure (s) and parcel housing such system to its original state prior to construction. The plan shall also include an expected timeline for execution and a cost estimate detailing the projected cost of executing the Decommissioning Plan, which is to be prepared by a Professional Engineer or reputable contractor. Cost estimations shall take into account inflation and shall be based on the operating life expectancy of the system.
- (10) Prior to obtaining a building permit and as a condition to issuance of any Special Use Permit, the Applicant and Initial Landowner must enter into a Decommissioning Agreement with the Town that sets forth the obligations of the Applicant and/or the Initial Landowner to properly decommission the Solar Energy System if the use of such system is discontinued, abandoned or becomes inoperable pursuant to §300-136 of this Article. Said Decommissioning Agreement shall require the Applicant to provide an irrevocable financial security bond (or other form of surety acceptable to the Town of Seneca Falls at its discretion) for the removal of the Type 2 Commercial Building and Roof-Mounted Solar Energy System, with Seneca Falls as the designated assignee/beneficiary, in an amount approved by the Planning Board which is equal to 110% of the estimated removal cost. The bond or surety shall provide for an annual increase in the amount of the surety to compensate for the cost of inflation or any other anticipated increase in costs of removal. Each year after a Type 2 Commercial Building and Roof-Mounted Solar Energy System has been constructed, and no later than sixty (60) days prior to the anniversary date of the issuance of the building permit for such system, the then owner/permit holder for the system shall provide the Town of Seneca Falls with written proof that the required financial security bond (or other form of surety) is still operable and valid and that such surety has been properly increased to account for inflation or any other anticipated increase in costs of removal as provided for above. The Decommissioning Agreement shall provide that Initial Landowner (or the successor and/or assigns of Initial Landowner) shall be responsible for all obligations pursuant to the Decommissioning Agreement in the event Applicant (or the successor owner of the Solar Energy System) does not complete all obligations as required by said Decommissioning Agreement. The Decommissioning Agreement shall be recorded at the office of the Seneca County Clerk and shall be indexed as deed restrictions against the property upon

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which the Solar Energy System is constructed, with the Town as a benefitted party, so as to put all future owners of the subject real property on notice of the obligations contained in the Decommissioning Agreement.

B. Special Use Permit and Site Plan Approval Standards.

- (1) Height. Type 2 Commercial Building-Mounted Solar Energy Systems shall not be constructed in such a way that any portion of such system is higher than the highest point of the wall upon which it is attached. Commercial Roof-Mounted Solar Energy Systems shall be constructed such that Solar Panels facing the front yard must be mounted at the same angle as the roof's surface with a maximum distance of 18 inches between the roof's surface and highest edge of the Solar Energy System at any point. Solar panels not facing the front yard can be mounted at any angle relative to the roof's surface, but no portion of the Solar Energy System shall exceed a maximum height of 18 inches from the surface of the roof to the highest edge of the Solar Energy System at any point.
- (2) Distance from Building. Type 2 Commercial Building-Mounted Solar Energy Systems shall not be constructed in such a way that any portion of the Solar Panels project more than 18 inches from the surface of the wall upon which it is attached.
- (3) No part of a Roof-Mounted Solar Energy System shall extend above, beyond, or below the edge of the roof it is mounted to. Additionally, the Code Enforcement Officer may require, at his/ her sole discretion, a minimum three (3) foot wide center walkway for safe access purposes. Solar Panels affixed to a flat roof shall be placed below the line of sight from a public right-of-way.
- (4) Fencing and Screening. All Solar Energy Equipment shall be securely enclosed or placed about the property so as to prevent unauthorized access. Warning signs with the owner's contact information shall be conspicuously placed and maintained to aid in preventing injury by unauthorized access.
- (5) Glare. All Solar Panels shall have anti-reflective coatings(s).
- (6) Number of Type 2 Commercial Building and Roof-Mounted Solar Energy Systems allowed per Lot. No more than one Commercial Building and Roof-Mounted Solar Energy System may be permitted and allowed per lot or parcel, regardless of lot size.
- (7) Any Type 2 Commercial Building and Roof-Mounted Solar Energy System shall be accessible for all emergency service vehicles and personnel to the satisfaction of the Seneca County Office of Emergency Management Services and local fire chief.
- (8) After completion of a Type 2 Commercial Building Roof-Mounted Solar Energy System, the Applicant shall provide a post- construction certificate from a Professional Engineer registered in New York State stating that the Solar Energy System complies with all applicable codes and industry practices and has been constructed and is operating according to the design plans.
- (9) Compliance with regulatory agencies. The Applicant is required to obtain all necessary regulatory approvals and permits from all federal, state, county and local agencies having jurisdiction and approval powers related to the completion of a Commercial Building and Roof-Mounted Solar Energy System.
- (10) Any application under this Section shall meet substantive Site Plan requirements in §300-128. that, in the judgment of the Seneca Falls Town Planning Board, are applicable to the Solar Energy System being proposed.
- (11) Prior to determination or issuance of any permit, all Type 2 Commercial Building and Roof-Mounted Solar Energy System applications shall be subject to review pursuant to the New York State Environmental Quality Review Act (16 NYCRR 617). The Seneca Falls Planning Board and the Seneca Falls Zoning Board of Appeals shall conduct a coordinated review.
- (12) Time limit on completion. After receiving Site Plan approval and Special Use Permit approval of a Type 2 Commercial Building and Roof-Mounted Solar Energy System, an Applicant shall obtain a Building Permit within twelve (12) months of such approvals, or the approvals shall automatically terminate and be deemed null and void. Additionally, the Applicant shall complete construction of an approved (Site

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Plan and Special Use Permit) Commercial Building and Roof-Mounted Solar Energy System within twenty-four (24) months of obtaining such approvals or the approvals shall automatically terminate and be deemed null and void and have no force or effect at law.

- (13) General complaint process. During construction, the Code Enforcement Officer can issue a stop work order at any time for any violations of a Special Use Permit approval or condition, Site Plan approval or condition or Building Permit. After construction is complete, the permit holder of a Commercial Building and Roof-Mounted Solar Energy System shall establish a contact person, including name and telephone number for receipt of any complaint concerning any permit, approval, maintenance, or operational requirements.
- (14) Inspections. Upon reasonable notice, the Town of Seneca Falls Code Enforcement Officer, or his or her designee, may enter a Lot on which a Type 2 Commercial Building and Roof-Mounted Solar Energy System has been approved for the purpose of determining compliance with any requirements or conditions of this Article or any approval given, or permit issued pursuant to this Article. Twenty-four (24) hours' notice by telephone to the owner/operator or designated contact person shall be deemed reasonable notice. Furthermore, a Type 2 Commercial Building and Roof-Mounted Solar Energy System shall be inspected by a New York State licensed Professional Engineer that has been approved by the Town of Seneca Falls at any time upon a determination by the Town's Code Enforcement Officer that damage to such system may have occurred, and a copy of the written inspection report shall be submitted to the Code Enforcement Officer. Any fee or expense associated with this inspection shall be borne entirely by the permit holder and shall be reimbursed to the Town of Seneca Falls within thirty (30) days after delivery to the permit holder of an invoice substantiating such charges. Any failure to pay such reimbursable charges may result in revocation of any Special Use Permit granted. The Town of Seneca Falls reserves the right to levy all such un-reimbursed expenses onto the real property tax bill associated with the real property upon which the Commercial Building and Roof-Mounted Solar Energy System is located.

§300-134. Type 2 Ground Mounted Solar Energy Systems.

Type 2 Ground Mounted Solar Energy Systems are permitted only in Agricultural District A-1, Agricultural District A-2, Industrial District M-1 and Refuse Disposal and Reclamation District M-2 and are subject to the requirements set forth in this Section, including Site Plan approval pursuant to §300-128, and are allowed only after the issuance of a Special Use Permit pursuant to §300-46. Applications for the installation of a Type 2 Solar Energy System shall be reviewed by the Zoning Enforcement Officer and referred, with comments, to the Town of Seneca Falls Planning Board (for Site Plan) and the Town of Seneca Falls Zoning Board of Appeals (for Special Use Permit) for their review and action, which can include approval, approval on conditions, or denial.

- A. Special Use Permit Application Requirements. For a Special Use Permit application, the Applicant shall submit to the Zoning Board of Appeals the Site Plan application provided to the Planning Board, any information required by §300-46 and the following documents and information:
 - (1) If the property of the proposed Solar Energy System is to be leased, proof of legal consent between all parties, specifying the use(s) of the land for the duration of the project, including easements and other agreements between the parties. Any lease agreement between the Applicant and an Initial Landowner shall conform to or be amended such that it conforms with the requirements for Applicant and Initial Landowner as set forth in the Decommissioning Agreement referenced in §A.(12)(13) below. Applicant shall be required to provide, as part of the application, any Lease Agreement, easements and other agreements between itself and Initial Landowner or any owner of property contiguous to the land upon which the Solar Energy System (or any component thereof, including access ways or utility lines) shall be constructed.
 - (2) Plans and drawings for the Type 2 Ground Mounted Solar Energy System signed by a Professional Engineer showing the proposed layout of the Solar Energy System along with providing a description of all components, existing vegetation, any proposed clearing and grading of the lot(s) involved, any anticipated or possible stormwater or erosion disturbances, and utility lines (both above and below ground) on the site and adjacent to the site.

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- (3) Submitted plans and drawings shall show all property lot lines and the location and dimensions of all existing Buildings or Structures and uses on any parcel within 750 feet of the outer perimeter fence line of the Type 2 Ground Mounted Solar Energy System.
- (4) Equipment specification sheets shall be provided for all Solar Panels, significant components, mounting systems, inverters and other Solar Energy Equipment that are to be installed.
- (5) A Property Operation and Maintenance Plan which describes all ongoing or periodic maintenance of the Type 2 Ground Mounted Solar Energy System and property upkeep, such as mowing and trimming, which shall also include details of anticipated use of pesticides, herbicides and other chemicals for vegetative abatement and/or maintenance. The Plan shall demonstrate that the use of any pesticide, herbicide or other chemical will be in compliance with all local, state and federal regulations and shall further demonstrate that alternatives to chemical treatments have been prioritized to the extent reasonably possible. Such Plan shall provide for biennial preventative maintenance site inspections that will include a representative from the owner or operator of the Solar Energy System and Code Enforcement Officer (or his/her designated representative). Additionally, the owner or operator shall provide the Code Enforcement Officer with reports of annual safety inspections of the Solar Energy System, as well as quarterly reports of inspection of the security systems relating to such Solar Energy Systems. Said Plan shall demonstrate how the Applicant (or the successor owner of the Solar Energy System) shall ensure proper removal and disposal of all Solar Panels and/or Solar Energy Equipment that becomes inoperable or is no longer being utilized and the same shall be disposed of outside the jurisdictional limits of the Town of Seneca Falls, unless there is a properly certified and/or licensed recycling facility within the Town that recycles Solar Panels and Solar Energy Equipment. Said Plan shall also obligate the Applicant (or the successor owner of the Solar Energy System) to provide the Town, not less than every other year (commencing the second year after the Solar Energy System is commercially operable), with test results from soil sampling collected and analyzed pursuant to the New York State Department of Agriculture and Markets Guidelines for Solar Energy Projects – Construction Mitigation for Agricultural Lands (or similar successor document of the Department of Agriculture and Markets) that are in effect as of the date of sampling, to demonstrate that the soils upon which the Solar Energy System is constructed have not been contaminated in any fashion as a result of the Solar Energy System placed on the property. Such test results shall be compared to the pre-construction soil sample analysis referenced in paragraph (i) (Pre-Development Site Conditions) below.
- (6) Clearing, grading, storm water and erosion control plan. Applicant shall submit an engineered Storm Water and Erosion Control Plan to the Town of Seneca Falls Engineer for its review and approval which shall demonstrate that post development runoff, storm drainage and erosion will not be negatively impacted by placement of the Type 2 Solar Energy System on the site.
- (7) Parking and Truck Traffic. Applicant shall a designated parking area on the site of the Solar Energy System for employees of Applicant (or the successor owner of the Solar Energy System) to park when providing monitoring or maintenance of the Solar Energy System. Additionally, the Plans and Drawings for a Type 2 Ground Mounted Solar Energy System shall show adequate staging areas during the construction process to ensure that roadways are not impacted by delivery of materials. The Plans and Drawings shall also show all areas in which stockpiling of materials and equipment will take place during construction. Applicant shall provide data on anticipated truck trips per day, including during peak material delivery periods, which shall also be provided to the New York State Department of Transportation.
- (8) Noise Study. Applicant shall provide a noise study of the impacts of construction and operation of the proposed Solar Energy System. Said study shall reference any of the existing regulations or suggested industry or development standards put out by the NYS Office of Renewable Energy Siting. Such study shall analyze the projected noise levels for both daytime and nighttime periods generated by the Solar Energy System and all collector substation equipment relative to all surrounding Dwellings.
- (9) Viewshed/Line of Site Analysis. Applicant shall provide a viewshed/line-of-site analysis, with scaled color visual renderings to demonstrate the adequacy of proposed buffering/screening at the completion of construction of the Solar Energy System, and similar visual renderings of the projected maturation of the buffering/screening at five (5) years and ten (10) years after completion of the Solar Energy System. The Planning and/or Zoning Board of Appeals may require the above viewshed/line-of-site analysis and scaled color visual renderings from multiple angles or perspectives as it/they deem appropriate.

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- (10) Pre-Development Site Condition – Applicant shall provide a written and visual record of the pre-development site condition (which shall include the site condition prior to any logging/timber harvest or clearing of land in anticipation of the development of a Solar Energy Systems), which must be verified as to being complete by the Building and Zoning Department, to facilitate full and proper remediation of the site upon Decommissioning. As part of this record, Applicant shall provide an analysis of pre-construction soil samples, with such samples collected and analyzed pursuant to the New York State Department of Agriculture and Markets Guidelines for Solar Energy Projects – Construction Mitigation for Agricultural Lands (or similar successor document of the Department of Agriculture and Markets) that are in effect as of the date of sampling. Such samples shall be taken from various locations on the property on which the Solar Energy System is to be located and are specifically intended to demonstrate the pre-development condition and properties of the soils to ensure that full and proper remediation of the site occurs upon Decommissioning.
- (11) Any such additional information as may be required by the Town's professional engineer or consultant, Town of Seneca Falls Planning Board, Town of Seneca Falls Zoning Board of Appeals, Town Attorney or Code Enforcement Officer.
- (12) Decommissioning Plan. To ensure the proper removal of Type 2 Ground Mounted Solar Energy Systems after such improvements are no longer reasonably operable or have been abandoned, a Decommissioning Plan shall be submitted as part of the application. The Decommissioning Plan must specify that after the Type 2 Ground Mounted Solar Energy System is no longer operational or has been abandoned, it shall be removed by the Applicant or any subsequent owner of the improvements and/or the subsequent owner of the property upon which the Type 2 Ground Mounted Solar Energy System is placed. The plan shall demonstrate how the removal of all infrastructure and the remediation of soil and vegetation shall be conducted to return the parcel to its original state prior to construction. The plan shall also include an expected timeline for execution and a cost estimate detailing the projected cost of executing the Decommissioning Plan, which is to be prepared by a Professional Engineer or reputable contractor. Cost estimations shall take into account inflation and shall be based on the operating life expectancy of the system. The salvage value of the solar energy equipment shall not be accounted for in the estimated cost of implementing the decommissioning plan. The financial security shall be updated every fifth year thereafter specifying changes to estimated cost of implementing the decommissioning plan.
- (13) Decommissioning Agreement.
 - (a) As a condition to issuance of any Special Use Permit, the Applicant, Initial Landowner, the proposed Solar Energy System owner and operator, and all leaseholders must enter into a Decommissioning Agreement with the Town Board, with advice from the Zoning Board of Appeals, that sets forth the joint and several obligations of the Applicant, the Initial Landowner, the solar energy system operator and solar energy system owner, all leaseholders, and all of their heirs, successors and assigns to properly maintain the Solar Energy System and decommission it when in the determination of the Town Board the use of such system is discontinued, abandoned, becomes inoperable or is otherwise terminated pursuant to section 300-35 of this Article.
 - (b) The Decommissioning Agreement shall require the Applicant to provide an irrevocable financial security bond, or other form of surety, acceptable in form, substance, and amount to the Town Board in its sole discretion for maintaining the system during its life as well as decommissioning of the system, with the Town as the designated assignee/beneficiary. The amount of the bond shall be determined by the Town Board, with input from the Zoning Board of Appeals and town consultants. Said amount shall equal 150% of the estimated cost of maintenance of the system throughout system life, and the estimated decommissioning cost, including but not limited to the removal and disposal of all solar related materials and equipment, piers and foundations, and the total restoration of the premises and rejuvenation of the soil to their original preconstruction conditions. The salvage value of the solar energy equipment shall not be accounted for in the estimated cost of implementing the decommissioning plan. Said bond or other surety shall be in effect before the special use permit is granted and before any site work is commenced.
 - (c) The bond or other surety shall provide for an annual increase in the amount of the surety as determined yearly in the sole discretion of the Town Board to compensate for any use of the bond, the cost of inflation and any other then-anticipated increases in costs of maintenance and

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decommissioning. Each year after a Solar Energy System has been constructed, and no later than thirty (30) days after being notified by the Town of the new amount of the bond, the then system owner/permit holder for the system shall provide the Town written proof that the required financial security bond (or other form of surety) is still operable and valid and that such surety has been properly increased to the new amount determined by the Town. The full value of the bond is to be provided for the life of the project.

- (d) The Decommissioning Agreement shall provide that the Initial Landowners, the Applicant, the initial Owners and initial Operator of the Solar Energy System, all leaseholders and all of their successors and assigns shall be jointly and severally responsible for the timely completion of all obligations pursuant to the Decommissioning Agreement. If any obligation(s) is not timely completed, the Town may complete the obligation(s) at the aforesaid obligors' expense; the Town shall have the irrevocable right to execute upon and be paid in advance from said bond for all anticipated expenses of completion including but not limited to all consultant costs.
- (e) Said Agreement shall be recorded at the office of the Seneca County Clerk and shall be indexed as deed restrictions against all the property upon which the Solar Energy System is constructed, with the Town as the benefitted party, thus placing all future owners and interested parties of the subject real property on notice of the obligations contained in the said Agreement.

(14) Emergency Management Plan

- (a) The applicant shall provide Emergency Response/Operations Plans, including response logistics and site-specific safety training for emergency responders. The plan shall be provided to the Town Board as well as Town and County emergency response officials for review, comment, and approval.

(15) Agrivoltaics - or dual-use solar is the practice of co-locating solar energy production and agricultural operations. Pollinator planting is often proposed to be co-located with agrivoltaics or solar PV systems, it can be used to support dual-use solar.

(16) Agrivoltaic uses shall require a professionally designed, site specific agricultural management plan that outlines features such as specialized fencing; customized plantings/seeding; access to water, electric, and parking; and design specifications for solar panel arrangement and height. Dual uses may be an integral part of solar project operations, such as sheep grazing used primarily for vegetation management under and around solar panels. The agricultural management plan shall also include the following:

- (a) Statement of purpose and/or goal for support of agrivoltaics.
- (b) Inclusion of agrivoltaic land use regulations that allow for, and support continued agricultural production on site.
- (c) Submission of the proposed agrivoltaic activity at the time of Site Plan/Special Use Permit application should be prioritized, in order to address site-specific needs and support successful integration into the overall Site Plan. Needs addressed may include proper siting, interior fencing, panel placement for grazing rotation, and ground-to-panel heights to accommodate grazers, crops or pollinators.
- (d) Soil testing and forage testing prior to construction and at intervals throughout operations to determine suitability and safety for agrivoltaic uses and pollinators. Proper timing and placement of dual uses and pollinators may be a consideration.
- (e) Ongoing maintenance and third-party inspection to ensure that forage and/or pollinator plantings are fully established and persist over time.

- (a) Project details or specific site features associated with the agrivoltaic operations should be included in the Site Plan, Operations & Maintenance Plan, and Emergency Response Plan and protocols, as applicable.

(17) At its sole discretion, the Town of Seneca Falls Planning Board and/or the Town of Seneca Falls Zoning Board of Appeals may refer an application for a Type 2 Ground Mounted Solar Energy System to one or more private consultants for review to assist such Board in properly fulfilling its duties. Such consultants may include a professional engineer, attorney, planning consultant or other specialist. All expenses incurred by the Town (through either Board) for this purpose shall be reimbursed to the Town by the

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Applicant within thirty (30) days of the Town issuing a detailed invoice to Applicant requesting reimbursement for the same. At its discretion and at any time during the application process, either Board may require that Applicant furnish a deposit in an amount that it deems initially sufficient to be used for reimbursement of such expenses. Upon request of Applicant, the Board requiring the deposit shall provide a general estimate of anticipated consulting services to be provided and estimated costs for the same. However, any such estimate of services or costs related to such services shall not in any way restrict the level of reimbursement ultimately required to be made by Applicant. It is the specific intention of this section that all expenses relating to professional consulting services rendered to the Town or any of its Boards, relating to an application for development of a Solar Energy System, be borne by the Applicant and not the taxpayers of the Town. Any such deposit shall be held in a non-interest-bearing account and shall be used to reimburse the Town for expenses that have been incurred as a result of such consultants. Prior to the Town making any payment or withdrawal from such account, the Town shall provide Applicant with notice of such intended payment and documentation supporting such payment. Applicant shall have the right, within five (5) business days of receipt of such notice, to protest any account withdrawal or payment to a consultant which it contends is not reasonably necessary or is not reasonable in amount. The Town Board shall thereafter have thirty (30) days to provide its determination with regard to Applicant's objection, which shall be provided to Applicant in writing. Should such deposit be depleted prior to final approval, either Board may require that additional monies be deposited with the Town before further review of the application will continue. A reviewing Board may suspend indefinitely the review of any application as a result of the failure of Applicant to timely remit a required deposit or to promptly reimburse the Town for expenses relating to such consultants. Any such suspension shall supersede any Town of New York State law, rule or regulation relating to the timing of issuance of decisions for such applications.

(18) If a Type 2 Ground Mounted Solar Energy System is proposed to be developed on land that is or could be in agricultural production, Applicant shall demonstrate how the proposed development complies with the then current guidelines as may be established by the New York State Department of Agriculture and Markets relating to Construction Mitigation for Agricultural Lands.

(19) The Applicant shall be required to facilitate one or more site visits as deemed necessary or desirable by the Planning Board and/or Zoning Board of Appeals.

B. Special Use Permit and Site Plan Approval Standards.

- (1) Height. Type 2 Ground Mounted Solar Energy Systems shall not exceed a maximum height of fifteen (15) feet as measured from the highest point of any Solar Panel (oriented at maximum tilt) or Solar Energy Equipment, to the ground directly beneath it.
- (2) Setbacks.
 - (a) Type 2 Ground Mounted Solar Energy Systems shall be sited to create a front setback of no less than 500 feet (measured from the fence-line of the Solar Energy System) from the right-of-way line of any public or private roadways and setbacks of 500 feet (measured from the fence-line of the Solar Energy System) from all side and rear property lines.
 - (b) The above stated side and rear property setback shall be waived on any contiguous parcel (to that parcel upon which the Solar Energy System is being developed) owned by a participating landowner that owns the parcel upon which the subject Solar Energy System is being parcel. The above waiver shall not apply to any contiguous parcels that are not owned by the same landowner that owns the land upon which the Solar Energy System is placed.
- (3) Lot/Parcel Size. Type 2 Ground Mounted Solar Energy Systems shall be located on parcels with a minimum lot size of 25 acres.
- (4) Lot/Parcel Coverage. Type 2 Ground Mounted Solar Energy Systems shall not exceed 25 acres of coverage on parcels that are 40 acres or more in size. On parcels that are less than 40 acres in size, Type 2 Solar Energy Systems coverage shall not exceed 60% of the total parcel size. The coverage area shall be determined by the area covered by the perimeter of the Solar Energy System at minimum tilt and shall not include required fencing or access roads.

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- (5) Glare. All Solar Panels shall have anti-reflective coatings(s).
- (6) Fencing and Screening. All Type 2 Ground Mounted Solar Energy Systems shall be enclosed by fencing to prevent unauthorized access. Warning signs with the owner's contact information shall be placed and maintained on the entrance and perimeter of the fencing. The fencing and the Solar Energy System may be required to be further screened by landscaping to avoid adverse aesthetic impacts. All buffering/landscaping materials shall be designed to promote sustainability, diversity and visual variety, which shall include a mixture of plant species, sizes/heights, deciduous and evergreen trees and/or shrubs and shall be noted in detail on a landscaping plan that shall be approved by the Planning Board and/or the Zoning Board of Appeals. The Planning Board and/or the Zoning Board of Appeals shall provide for enhanced screening and buffering for Type 2 Solar Energy Systems that are placed adjacent to residential zoning districts, areas containing residential parcels or abut a public road.
- (7) Number of Type 2 Ground Mounted Solar Energy Systems allowed per Lot. Only one Type 2 Solar Energy System shall be allowed per Lot or parcel, regardless of Lot size.
- (8) Recent Subdivision of Lot/Parcel. In order to prevent circumvention of the size and coverage restrictions set forth above, when considering such restrictions, the Zoning Board of Appeals shall consider the Lot or parcel to be the largest configuration of the physical area where the Type 2 Ground Mounted Solar Energy System is being proposed that has existed as a separate Lot or parcel (with its own Tax Identifier Map Parcel Number) in the official tax records of the Town of Seneca Falls within the ten (10) years immediately preceding the application seeking approval for such Type 2 Ground Mounted Solar Energy System. This provision is specifically intended to prevent the owner of land from subdividing such land into smaller parcels that would permit siting of multiple Type 2 Ground Mounted Solar Energy Systems on what would have otherwise been a lot or parcel that was restricted to one Type 2 Ground Mounted Solar Energy System that would not exceed 25 acres of coverage.
- (9) Vegetation and Habitat. Type 2 Ground Mounted Solar Energy System owners/developers shall develop and provide a written vegetation management plan (which shall be approved by the Planning Board and/or the Zoning Board of Appeals) to implement and maintain native, non-invasive plants and vegetation under and around the Solar Panels, such plantings to provide foraging habitat beneficial to game birds, songbirds and pollinators. To the extent practicable, when establishing perennial vegetation and beneficial foraging habitat, owners/developers shall use native, non-invasive plant species and seed mixes.
- (10) Any Type 2 Ground Mounted Solar Energy System shall be accessible for all emergency service vehicles and personnel to the satisfaction of the Seneca County Office of Emergency Management Services Director and local fire department Chief.
 - (a) Due to the heavy weight of fire apparatus vehicles, all access roadways must have a carrying capacity of 50,000 pounds. Capacity will be verified in the filed by Town of Seneca Falls and the Town Engineer.
 - (b) The perimeter fence must be designed to include personnel gates every 300 feet maximum, with a gate width of four (4) feet. No barbed wire will be permitted as any part of the fencing structure.
 - (c) Consideration of NYS Fire Code, Section 503 for Fire Apparatus Access Roads should be given. The Applicant should ensure that the proposed meets Local and Fire Code requirements, including length and width of access roads to adequately reach the proposed site, turnarounds and bump outs required to allow for emergency vehicle access/passing, and an approved driving surface capable of supporting the heavy weight of fire apparatus.
 - (d) In order to facilitate emergency access, a minimum of ten (10) feet will be required between the perimeter fence and the edge of solar panels and enough distance for a 4x4 crew cab, dual rear wheel pick-up truck to maneuver around all corners of the project site.
 - (e) All grasses and weeds must be maintained to a height not to exceed 10 inches at all times, unless approved by the Town of Seneca Falls Planning Board. This will be required to be notated in the Operation and Maintenance Plan.

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- (11) After completion of a Type 2 Ground Mounted Solar Energy System, the Applicant shall provide a post-construction certificate from a Professional Engineer registered in New York State, certifying that the Type 2 Solar Energy System complies with all applicable codes and industry practices and has been constructed and is operating according to the design plans.
- (12) Compliance with regulatory agencies. The Applicant is required to obtain all necessary regulatory approvals and permits from all federal, state, county and local agencies having jurisdiction and approval powers related to the completion of a Type 2 Ground Mounted Solar Energy System.
- (13) Any application under this Section shall meet substantive Site Plan requirements in §300-128, that, in the judgment of the Seneca Falls Town Planning Board, are applicable to the system being proposed.
- (14) The Planning Board shall be required to hold a public hearing relating to the Site Plan for any Type 2 Ground Mounted Solar Energy System.
- (15) Prior to determination or issuance of any permit, all Type 2 Ground Mounted Solar Energy System applications shall be subject to review pursuant to the New York State Environmental Quality Review Act (6 NYCRR 617). All applications (Site Plan and Special Use Permit) for approval of a Type 2 Ground Mounted Solar Energy System shall be deemed to be Type I Actions for purposes of compliance with the New York State Environmental Quality Review Act. The Town Planning Board and/or Zoning Board of Appeals has the authority, pursuant to 6 NYCRR 617.4 (a) (1) and (2), to classify such actions in addition to the list established by such statute. The Planning Board and the Zoning Board of Appeals shall conduct a coordinated review. Such review shall not be completed or closed out, and a final determination of significance made, until after the review of the application has been completed.
- (16) The development and operation of a Type 2 Ground Mounted Solar Energy System shall not have a significant adverse impact on fish, wildlife or plant species or their critical habitats, or other significant habitats identified by the Town of Seneca Falls or other federal or state regulatory agencies. The Seneca Falls Town Planning Board and the Seneca Falls Zoning Board of Appeals may impose conditions on the approval of any Site Plan or Special Use Permit under this Article to enforce the standards referred to in this Article or to discharge its obligations under the State Environmental Quality Review Act.
- (17) Time limit on completion. After receiving Site Plan approval and Special Use Permit approval of a Type 2 Ground Mounted Solar Energy System, an Applicant shall obtain a Building Permit within twelve (12) months of such approvals, or the approvals shall automatically terminate and be deemed null and void. The above time period may be extended by each of the approving Boards, at their sole discretion, upon a showing of good cause by Applicant. Additionally, the Applicant shall complete construction of an approved (Site Plan and Special Use Permit) Type 2 Ground Mounted Solar Energy System within twenty (24) months of obtaining such approvals or the approvals shall automatically terminate and be deemed null and void and be of no force and effect at law. The above time period may be extended by each of the approving Boards, at their sole discretion, upon a showing of good cause by Applicant.
- (18) General complaint process. During construction, the Code Enforcement Officer can issue a stop work order at any time for any violations of a Special Use Permit approval or condition, Site Plan approval or condition or Building Permit. After construction is complete, the permit holder of a Type 2 Ground Mounted Solar Energy System shall establish a contact person, including name and telephone number for receipt of any complaint concerning any permit, approval, maintenance, or operational requirements.
- (19) Inspections. During construction and upon reasonable notice, the Town of Seneca Falls Code Enforcement Officer, or his or her designee, may enter a Lot on which a Type 2 Ground Mounted Solar Energy System has been approved for the purpose of determining compliance with any requirements or conditions of this Article or any approval given or permit issued pursuant to this Article. Twenty-four (24) hours' notice by telephone to the owner/operator or designated contact person shall be deemed reasonable notice. After construction is completed and the Solar energy System is operational, upon reasonable cause at the discretion of the Town of Seneca Falls Code Enforcement Officer, or his or her designee, said Code Enforcement Officer (or his or her designee) may upon reasonable notice may enter a Lot on which a Type 2 Ground Mounted Solar Energy System has been approved for the purpose of determining compliance with any requirements or conditions of this Article or any approval given or permit issued pursuant to this Article. Furthermore, a Type 2 Ground Mounted Solar Energy System

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shall be inspected by a New York State licensed Professional Engineer that has been approved by the Town of Seneca Falls at any time upon a reasonable determination by the Town's Code Enforcement Officer that damage to such system may have occurred, and a copy of the written inspection report shall be submitted to the Code Enforcement Officer. Any fee or expense associated with this inspection shall be borne entirely by the permit holder and shall be reimbursed to the Town of Seneca Falls within thirty (30) days after delivery to the permit holder of an invoice substantiating such charges. Any failure to pay such reimbursable charges may result in revocation of any Special Use Permit granted. The Town of Seneca Falls reserves the right to levy all such un-reimbursed expenses onto the real property tax bill associated with the real property upon which the Solar Energy System is located.

- (20) Construction hours. During initial construction or any major replacement of the Solar Panels or Solar Energy Equipment after initial construction, all construction activities shall be in accordance with the Performance Standards outlined in §300-26 of the Town of Seneca Falls Zoning Ordinance.

§300-135. General regulations.

The placement, construction and major modification of all Solar Energy Systems within the boundaries of the Town of Seneca Falls shall be permitted only as follows:

- A. Any inconsistent provisions of the Code of the Town of Seneca Falls which purport to or may be interpreted to allow Solar Energy Systems in other districts are hereby superseded.
- B. All Solar Energy Systems that have received a Special Use Permit or Building Permit as of the effective date of this Article shall be "grand fathered" and allowed to continue as they presently exist. Routine maintenance (including replacement with a new system of like construction and size) shall be permitted on such existing systems. New construction, other than routine maintenance on pre-existing systems shall comply with the requirements of this Article.
- C. All new Solar Energy Systems and all additions and modifications to any pre-existing Solar Energy System shall be designed, erected and installed in accordance with all applicable codes, regulations and industry standards as referenced in the NYS Uniform Fire Prevention and Building Code, the NYS Energy Conservation Code and all local laws, codes, rules and regulations of the Town of Seneca Falls.
- D. For all Type 2 Solar Energy Systems, Applicant and/or the successor owner or operator shall provide a written training plan that provides for proper training of the Town Code Enforcement Office, Fire Department, Emergency Responders, Seneca County Emergency Management Services and Police agencies relative to health and safety concerns associated with larger scale commercial Solar Energy Systems. Such training plan shall be implemented before the Solar Energy System is made commercially operational. Additional training may be required on behalf of the New York Office of Fire Prevention and Control (OFPC) and the National Fire Protection Association (NFPA). All costs and expenses related to such training shall be borne by the Applicant or the successor owner or operator of the Solar Energy System.
- E. Any applications (including variance applications) pending for Solar Energy Systems on the effective date of this article shall be subject to the provisions of this Article.
- F. This Article shall take precedence over any inconsistent provisions of the Zoning regulations contained within the Code of the Town of Seneca Falls.
- G. No Solar Panels or other Solar Energy Equipment used in any Solar Energy System shall utilize or contain any amount of GenX chemicals or polyfluoroalkyl substances (PFAS).
- H. For all Solar Energy Systems, no signage or graphic content may be displayed on the Solar Energy Equipment except the manufacturer's badge, safety information and equipment specification information.
- I. A clearly visible warning sign concerning voltage must be placed at the base of all pad-mounted transformers and substations.
- J. Payment in Lieu of Tax Agreement. The owners or developers and landowners of the property upon which any Type 2 Solar Energy Systems are to be developed shall be required, at the discretion of the Town Board,

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to enter into a contract with the Town for payments in lieu of taxes pursuant to Real Property Tax Law §487 9.(a). Upon the owner or developer providing written notification to the Town of its intent to construct any Type 2 Solar Energy System, the Town Assessor or the Town Attorney on behalf of the taxing jurisdiction shall notify such owner or developer in writing within sixty (60) days of its intent to require a contract for payments in lieu of taxes.

- (1) In no event shall such payment in lieu of tax agreement operates for a period of more than fifteen (15) years, commencing in each instance from the date on which the benefits of such exemption first become available and effective under Real Property Tax Law §487.
- (2) In no event shall such payment in lieu of tax agreement requires annual payments in an amount that would exceed the amount that would otherwise be payable but for the exemption under Real Property Tax Law §487.
- (3) The payment in lieu of tax agreement shall run to the benefit of the Town of Seneca Falls and be executed by the Applicant/developer as well as the owners of the real property upon which the Solar Energy System is to be located, and such signatures shall be notarized in a format that allows the payment in lieu of tax agreement to be recorded at the Office of the Seneca County Clerk. Such payment in lieu of tax agreement shall, prior to commencement of construction, be recorded at the office of the Seneca County Clerk as a lien on the property upon which and indexed against the property upon which the Solar Energy System is to be constructed. The intent of the above provisions is so that should the Applicant/developer or owner of the Solar Energy System default with regard to such payment in lieu of tax agreement, that such obligation will become the responsibility of the then owner of the property upon which the Solar Energy System is sited and that failure to satisfy the terms of such agreement will permit the Town of Seneca Falls to enforce such agreement as against the owner of the real property and the real property.
- (4) At its sole discretion, the Seneca Falls Town Board may refer an application for a Commercial Building-Mounted Solar Energy System, Commercial Roof-Mounted Solar Energy System or Type 2 Solar Energy System to one or more private consultants to assist such Board in negotiating, drafting and/or reviewing the required payment in lieu of tax agreement. Such consultants may include a professional engineer, attorney, planning consultant or other specialist. All expenses incurred by the Town for this purpose shall be reimbursed to the Town by the Applicant within thirty (30) days of the Town issuing a detailed invoice to Applicant requesting reimbursement for the same. At its discretion and at any time during the application process, the Town Board may require that Applicant furnish a deposit in an amount that it deems initially sufficient to be used for reimbursement of such expenses. Upon request of Applicant, the Town shall provide a general estimate of anticipated consulting services to be provided and estimated costs for the same. However, any such estimate of services or costs related to such services shall not in any way restrict the level of reimbursement ultimately required to be made by Applicant. It is the specific intention of this section that all expenses relating to professional consulting services rendered to the Town or any of its Boards, relating to an application for development of a Solar Energy System, be borne by the Applicant and not the taxpayers of the Town. Any such deposit shall be held in a non-interest bearing account and shall be used to reimburse the Town for expenses that have been incurred as a result of such consultants. Prior to the Town making any payment or withdrawal from such account, the Town shall provide Applicant with notice of such intended payment and documentation supporting such payment. Applicant shall have the right, within five (5) business days from receipt of such notice, to protest any account withdrawal or payment to a consultant which it contends is not reasonably necessary or is not reasonable in amount. The Town Board shall thereafter have thirty (30) days to provide its determination with regard to Applicant's objection, which shall be provided to Applicant in writing. Should such deposit be depleted prior to final approval of the required payment in lieu of tax agreement, the Town Board may require that additional monies be deposited with the Town before further processing of the payment in lieu of tax agreement will continue. The Town Board may suspend indefinitely the negotiation and drafting and review of the payment in lieu of tax agreement as a result of the failure of Applicant to timely remit a required deposit or to promptly reimburse the Town for expenses relating to such consultants. Any such suspension shall supersede any Town of New York State law, rule or regulation relating to the timing of issuance of approvals for such payment in lieu of tax agreements.
- (5) No building permit may be issued for any approved Commercial Building-Mounted Solar Energy System, Commercial Roof-Mounted Solar Energy System or Type 2 Solar Energy System until such time as a payment in lieu of tax agreement has been executed by all parties.

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- K. Community Benefit Agreement. The owners or developers and landowners of the property upon which a Type 2 Solar Energy System is to be developed shall be required, at the discretion of the Town Board, to enter into a community benefit agreement with the Town for payment by the owners, developers or landowners to the Town of an agreed upon monetary amount or provision of a specified public improvement or improvements that shall act to offset the potential negative impacts that may be associated with a Type 2 Solar Energy System.
- (1) At its sole discretion, the Seneca Falls Town Board may refer an application for a Type 2 Solar Energy System to one or more private consultants to assist such Board in negotiating, drafting and/or reviewing the required community benefit agreement. Such consultants may include a professional engineer, attorney, planning consultant or other specialist. All expenses incurred by the Town for this purpose shall be reimbursed to the Town by the Applicant within thirty (30) days of the Town issuing a detailed invoice to Applicant requesting reimbursement for the same. At its discretion and at any time during the application process, the Town Board may require that Applicant furnish a deposit in an amount that it deems initially sufficient to be used for reimbursement of such expenses. Upon request of Applicant, the Town shall provide a general estimate of anticipated consulting services to be provided and estimated costs for the same. However, any such estimate of services or costs related to such services shall not in any way restrict the level of reimbursement ultimately required to be made by Applicant. It is the specific intention of this section that all expenses relating to professional consulting services rendered to the Town or any of its Boards, relating to an application for development of a Solar Energy System, be borne by the Applicant and not the taxpayers of the Town. Any such deposit shall be held in a non-interest-bearing account and shall be used to reimburse the Town for expenses that have been incurred as a result of such consultants. Prior to the Town making any payment or withdrawal from such account, the Town shall provide Applicant with notice of such intended payment and documentation supporting such payment. Applicant shall have the right, within five (5) business days from receipt of such notice, to protest any account withdrawal or payment to a consultant which it contends is not reasonably necessary or is not reasonable in amount. The Town Board shall thereafter have thirty (30) days to provide its determination with regard to Applicant's objection, which shall be provided to Applicant in writing. Should such deposit be depleted prior to final approval of the required community benefit agreement, the Town Board may require that additional monies be deposited with the Town before further processing of the community benefit agreement will continue. The Town Board may suspend indefinitely the negotiation and drafting and review of the community benefit agreement as a result of the failure of Applicant to timely remit a required deposit or to promptly reimburse the Town for expenses relating to such consultants.
 - (2) No building permit may be issued for any approved Type 2 Solar Energy System until such time as a community benefit agreement has been executed by all parties.
- L. Road Use Agreement. Prior to issuance of any building permit for any Type 2 Solar Energy System and as a condition to any Special Use Permit being issued, the Applicant and its general contractor shall enter into a written Road Use Agreement benefitting the Town and, in a format, acceptable to the Town at its sole discretion. Such Road Use Agreement will require Applicant and its General Contractor to indemnify and hold the Town harmless from any and all damage to the roadways within the Town that may result from the development of Applicant's Commercial Building-Mounted Solar Energy System, Commercial Roof-Mounted Solar Energy System or Type 2 Solar Energy System. As a part of such Road Use Agreement, Applicant (or its General Contractor) shall provide an irrevocable financial security bond (or other form of surety acceptable to the Town of Seneca Falls at its sole discretion), benefitting the Town, that shall ensure the indemnification and hold harmless provisions set forth in the applicable Road Use Agreement.
- (1) In the event that any damage is done to any Town road as a result of the development of an Applicant's Type 2 Solar Energy System, said Applicant and/or its General Contractor shall be responsible to perform repairs to such road that are acceptable to the Town Highway Superintendent in his/her reasonable discretion.
 - (2) Such repairs shall be completed within sixty (60) days of when written notice of a demand to repair was personally served or sent via certified mail to Applicant or its General Contractor or such longer timeframe as determined by the Town Board at its sole discretion upon a showing of good cause by Applicant. Should Applicant or its General Contractor fail to effectuate such repairs within sixty (60) days, or within a different timeline at the discretion of the Town Board, the Town shall be permitted to

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execute on the irrevocable financial security bond (or other form of surety) with written notice to Applicant or its General Contractor.

- (3) The provisions of the Road Use Agreement required hereby, and the requisite financial security bond (or other form of surety) shall remain in full force and effect for no less than one year after all construction has been completed and the project has been certified as complete by a professional engineer.
 - (4) No building permit may be issued for any approved Commercial Building-Mounted Solar Energy System, Commercial Roof-Mounted Solar Energy System or Type 2 Solar Energy System until such time as a Road Use Agreement as required hereby has been executed by all parties.
- M. Traffic Routes. Construction and delivery vehicles for Type 2 Solar Energy Systems shall use traffic routes established as part of the applications review process. Factors in establishing such corridors shall include:
- (1) Minimizing traffic impacts from construction and delivery vehicles.
 - (2) Minimizing Solar Energy System related traffic during times of school bus activity.
 - (3) Minimizing wear and tear on local roads.
 - (4) Minimizing impacts on local businesses.
 - (5) Special Use Permit approval may contain conditions that limit Solar Energy System related traffic to specified routes and include a plan for disseminating traffic route information to the public.

§300-136. Abandonment and Decommissioning.

- A. If the use of an approved Solar Energy System is discontinued, the owner or operator shall provide written notice to the Code Enforcement Officer within thirty (30) days of such discontinuance. In any case, Solar Energy Systems are considered inoperative and abandoned after 180 days without electrical energy generation which is consumed onsite (or credit for onsite consumption is received) for Type 1 Solar Energy Systems or 180 days without production of energy and offsite sale to and consumption by one or more customers for any Type 2 Solar Energy System. Each of the above time frames may be extended by the Town Board, at its sole discretion, upon a showing of good cause by the then owner or operator of the Solar Energy System.
- B. Determination of Abandonment or Inoperability. A determination of the abandonment or inoperability of a Solar Energy System shall be made by the Town Code Enforcement Officer, who shall provide the permit holder, owner or operator and owner of the real property upon which the Solar Energy System is located with written notice by personal service or certified mail. At the earlier of the 91 days from the date of determination of abandonment or inoperability without reactivation or upon completion of dismantling and removal, any approvals and/or permits granted or issued for the Solar Energy System shall automatically expire.
- C. Removal. All Solar Energy Systems (and related infrastructure) shall be dismantled and removed immediately from a Lot where the Special Use Permit or Site Plan approval has been revoked by the Town of Seneca Falls Zoning Board of Appeals or the Town Planning Board respectively, or if the Solar Energy System has been deemed by the Code Enforcement Officer to be inoperative or abandoned for a period of more than 180 days (unless the time frame is extended by the Town Board pursuant to the provisions of paragraph A. above) and the Lot shall be restored to its pre-development condition. The responsibility to dismantle and remove and all such costs of removal shall be the sole responsibility of the permit holder, owner or operator and/or owner of the real property upon which the Solar Energy System is located. If the permit holder, owner or operator and/or owner of the real property upon which the Solar Energy System is located does not dismantle and remove said Solar Energy System as required by the Decommissioning Agreement, the Town Board may complete removal and decommissioning as set forth in the Decommissioning Agreement and levy all related expenses (not covered by any removal bond or other form of surety provided pursuant to such Decommissioning Agreement) associated with the removal onto the real property tax bill associated with the property upon which the Solar Energy System was located, regardless of who the permit holder, owner or operator and owner of the real property upon which the Solar Energy System is/was. Any costs or expenses related to removal (by the Town or completed on behalf of the Town's authority pursuant to this section) that are to be levied onto the real property tax bill for the property on which the Solar Energy System was located, shall not be off-set, reduced or diminished for any recycling or salvage credits or value relating to the removed

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Solar Panels or Solar Energy Equipment, except and unless the Town has actually received such credits or value prior to the levy of such costs and then, such reduction shall be limited to the actual dollar value received by the Town. Nothing in this Article shall be interpreted to require or obligate the Town to undertake to obtain salvage or recycling credits, value or proceeds with regard to any Solar Panels or Solar Energy Equipment to be removed pursuant to this section.

- D. Recycling and solid waste. In addition to the Decommissioning Plan providing specific language relating to the collection and disposal of discarded solar panels. When solar panels reach the end of their usable life or are otherwise discarded, it becomes solid waste. All solid waste generated from a decommissioned solar site will be federally regulated under the Resource Conservation and Recovery Act (RCRA) Laws and Regulations or through other state and local government programs. If the discarded solar panels and other solid waste materials are deemed to be hazardous waste after meeting the characteristic of toxicity, then they will be further regulated under U.S. Environmental Protection Agency (EPA) RCRA Subtitle C framework and guidelines for hazardous waste.
- E. Removal of any Type 2 Solar Energy Systems shall be in accordance with the Decommissioning Agreement required by §300-134.(A)13 above.

§300-137. Revocation.

If the Applicant or its successor in title/ownership of any Type 2 Solar Energy System violates any of the conditions of its Special Use Permit, Site Plan approval or violates any other local, state or federal laws, rules or regulations, such violation shall be grounds for revocation of the Special Use Permit or Site Plan Approval. Revocation may occur after the applicant is notified in writing of the violations and the Town of Seneca Falls Zoning Board of Appeals and Planning Board holds a joint hearing on the alleged violations, at which the Applicant or its successor in title/ownership shall have an opportunity to be heard and present evidence in defense of the allegations of such violations.

§300-138. Interpretation; conflict with other law.

In its interpretation and application, the provisions of this Article shall be held to be minimum requirements, adopted for the promotion of the public health, safety and general welfare. This Article is not intended to interfere with, abrogate or annul other rules, regulations or laws, provided that whenever the requirements of this Article are at a variance with the requirements of any other lawfully adopted regulations, rules or laws, the most restrictive, or those which impose the highest standards shall govern.

§300-139. Severability.

If any section, subsection, phrase, sentence or other portion of this Article is for any reason held invalid, void, unconstitutional, or unenforceable by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

This Local Law shall take effect immediately upon filing with the Secretary of State of New York.

Chapter 159. Erosion Control and Stormwater Management

[HISTORY: Adopted by the Town Board of the Town of Seneca Falls _____ by L.L. No. #-2025.
Amendments noted where applicable.]

GENERAL REFERENCES

Flood damage prevention — See Ch. 158.

Site plan review — See Art. XIII

Subdivision of land — See Ch. 255.

Zoning — See Ch. 300.

§ 159-1. Title.

This chapter shall be known as the "Stormwater Management and Erosion Control Law."

§ 159-2. Findings.

The Town of Seneca Falls has undertaken a study of the need for a stormwater management and erosion control law and finds that uncontrolled drainage and runoff associated with land development has a significant impact upon the health, safety and welfare of the community. Specifically:

- A. Stormwater runoff can carry pollutants into receiving water bodies, degrading water quality.
- B. The increase in nutrients in stormwater runoff, such as phosphorus and nitrogen accelerates eutrophication of receiving waters.
- C. Improper design and construction of drainage facilities can increase the velocity of runoff, thereby increasing streambank erosion and sedimentation.
- D. Construction requiring land clearing and the alteration of natural topography tends to increase erosion.
- E. Siltation of water bodies resulting from increased erosion decreases their capacity to hold and transport water, interferes with navigation, and harms flora and fauna.
- F. Impervious surfaces increase the volume and rate of stormwater runoff and allow less water to percolate into the soil, thereby decreasing groundwater recharge and stream base flow.
- G. Improperly managed stormwater runoff can increase the incidence of flooding and the level of floods which occur, endangering property and human life.
- H. Substantial economic losses can result from these adverse impacts on community waters;
- I. Many future problems can be avoided if land is developed in accordance with sound stormwater runoff management practices.

§ 159-3. Purposes and objectives.

In order to protect, maintain and enhance both the immediate and the long-term health, safety and general welfare of the citizens of the Town of Seneca Falls, this chapter has the following objectives:

- A. Prevent increases in the magnitude and frequency of stormwater runoff to prevent an increase in flood flows and in the hazards and costs associated with flooding.
- B. Prevent decreases in groundwater recharge and stream base flow to maintain aquatic life, assimilative capacity and potential water supplies.

- C. Maintain the integrity of stream geometry to sustain the hydrologic functions of streams.
- D. Control erosion and sedimentation to prevent its deposition in streams and other receiving water bodies.
- E. Facilitate the removal of pollutants in stormwater runoff to perpetuate the natural biological functions of streams.
- F. To the extent practical, secure multiple community benefits such as groundwater replenishment, open space protection and increased recreational opportunity through integrated land use-stormwater management planning.

§ 159-4. Statutory authority.

In accordance with Article 10 of the Municipal Home Rule Law, Article 9 of the Town Law, of the State of New York, the Town of Seneca Falls has the authority to enact local laws for the purpose of promoting the health, safety or general welfare of Town of Seneca Falls. The Town of Seneca Falls may include in any such local law provisions for the appointment of any municipal officer or employees to effectuate and administer such local law.

§ 159-5. Conformance required.

Upon approval of this chapter and filing by the Town of Seneca Falls in the Office of the Secretary of State all site preparation and construction activities requiring approval or permit for site development, subdivision, special use permit, zoning variance or zoning change shall be in conformance with the provisions set forth herein.

§ 159-6. Definitions.

- A. Unless specifically defined below, words or phrases shall be interpreted so as to give them the meanings they have in common usage and to give this chapter its most effective application. These definitions shall apply to all rules, regulations, manuals and guidelines promulgated by the federal, state or local government relating to this chapter and its effective implementation, or to those rules, regulations, manuals and guidelines hereafter so promulgated. Words used in the singular shall include the plural and the plural the singular; words used in the present tense shall include the future tense. The word "shall" connotes mandatory and not discretionary; the word "may" is permissive.
- B. As used in this chapter, the following terms shall have the meanings indicated:

CRITICAL ENVIRONMENTAL AREA

A specific geographic area designated by a state or local agency having exceptional or unique characteristics that make the area environmentally important.

DEVELOPMENT or DEVELOPMENT ACTIVITY

To make a site or area available for use by physical alteration. Development includes but is not limited to providing access to a site, clearing of vegetation, grading, earthmoving, providing utilities and other services such as parking facilities, stormwater management and erosion control systems, and sewage disposal systems, altering landforms, the filling, changing course or obstructing the flow of any natural waterway or watercourse, or the construction of a structure on the land.

DRYWELL

Similar to infiltration trench but smaller with inflow from pipe; commonly covered with soil and used for drainage areas of less than 1 acre such as roadside inlets and rooftop runoff.

EROSION

The removal of soil particles by the action of water, wind, ice or other geological agents.

EXFILTRATION

The downward movement of runoff through the bottom of an infiltration system into the soil.

EXTENDED DETENTION

A practice to store stormwater runoff by collection as a temporary pool of water and provide for its gradual (attenuated) release over 24 hours or more. A practice which is used to control peak discharge rates, and which provides gravity settling of pollutants.

FIRST FLUSH

The delivery of a disproportionately large load of pollutants during the early part of storms due to the rapid runoff of accumulated pollutants. The "first flush" in these guidelines is defined as the runoff generated from a one-year twenty-four-hour storm event from land which has been made more impervious from predevelopment conditions through land grading and construction/development activities.

FLOODPLAIN

For a given flood event, that area of land temporarily covered by water which adjoins a watercourse.

FOREBAY

An extra storage area or treatment area, such as a sediment pond or created wetland, near an inlet of a stormwater management facility to trap incoming sediments or take up nutrients before they reach a retention or extended detention pond.

IMPERVIOUS AREA

Impermeable surfaces, such as pavement or rooftops, which prevent the percolation of water into the soil.

INFILTRATION

A practice designed to promote the recharge of groundwater by containment and concentration of stormwater in porous soils.

INFILTRATION BASIN

An impoundment made by excavation or embankment construction to contain and exfiltrate runoff into the soil layer.

OUTFALL

The terminus of a storm drain where the contents are released.

PEAK FLOW

The maximum rate of flow of water at a given point and time resulting from a storm event.

PEAK FLOW ATTENUATION

The reduction of the peak discharge of storm runoff by storage and gradual release of that storage.

RETENTION

A practice designed to store stormwater runoff by collection as a permanent pool of water without release except by means of evaporation, infiltration, or attenuated release when runoff volume exceeds the permanent storage capacity of the Town of Seneca Falls of the permanent pool.

RIPRAP

A combination of large stone, cobbles and boulders used to line channels, stabilize streambanks, reduce runoff velocities.

RISER

A vertical pipe that is used to control the discharge rate from a pond for a specified design storm.

STREAM CORRIDOR

The landscape features on both sides of a stream, including soils, slope and vegetation, whose alteration can directly impact the streams physical characteristics and biological properties.

SWALE

A natural depression or wide shallow ditch used to temporarily route, or filter runoff.

§ 159-7. Plan required; exemptions.

- A. It has been established that land clearing, land grading, earthmoving or development activities can have a significant effect on the environment, therefore, no person, corporation, organization, or public agency shall, on or after the effective date of this chapter:
 - (1) Initiate any land clearing, land grading, earthmoving or development activities without first preparing a stormwater management and erosion control plan and obtaining approval of said plan from the Town of Seneca Falls Code Enforcement Officer.
 - (2) Alter any drainage system or natural waterway or filling, changing course or obstructing the flow of any natural waterway or watercourse, without first preparing a stormwater management and erosion control plan and obtaining approval of said plan from the Town of Seneca Falls.
- B. The following points shall be followed in the design of storm drainage facilities and/or individual site drainage improvements:
 - (1) Lots shall be laid out and graded to provide positive drainage away from buildings.
 - (2) Storm sewers, culverts and related installations shall be provided:
 - (a) To permit unimpeded flow of natural watercourses.
 - (b) To ensure adequate drainage of all low points.
 - (c) To intercept stormwater runoff along streets at intervals reasonably related to the extent and grade of the area drained.
 - (3) Discharge of sump pumps, roof leaders or any other stormwater features shall be directed to the storm sewer network and not to the sanitary sewer network, roadside gutters, streams, natural sensitive areas or adjacent properties.
 - (4) In the design of storm sewer systems, special consideration shall be given to avoidance of problems which may arise from concentration of stormwater runoff over adjacent properties. Surface swales or channels serving multiple lots shall have a catch basin or field inlet to serve every third lot.
 - (5) The Town requires the completed construction and design engineer's certification of all surface drainage improvements and erosion control measures on a development before any building permits are issued.
- C. Exemptions. The following activities are exempt from the stormwater management and erosion control plan requirements:

- (1) Agricultural activities, including household gardening and timber harvesting that is not part of a development project.
- (2) Industrial and/or commercial development projects which result in an impervious surface less than 10,000 square feet.
- (3) Any maintenance, alteration, use or improvement to an existing structure which will not change the quality, rate, volume or location of surface water discharge or contribute to erosion and sedimentation.

§ 159-8. Purpose of plan; contents; structure.

- A. It is the responsibility of an applicant to prepare a stormwater management and erosion control plan so that the Town of Seneca Falls can evaluate the environmental characteristics of the affected areas, the potential and predicted impacts of the proposed activity on community waters, and the effectiveness and acceptability of those measures proposed by the applicant for reducing or mitigating adverse impacts.
- B. The stormwater management and erosion control plan shall contain the name, address, and telephone number of the owner and developer. In addition, the legal description of the property shall be provided, and its location with reference to such landmarks as major water bodies, adjoining roads, railroads, subdivisions, or towns shall be clearly identified on a map.
- C. The structure and content of the stormwater management and erosion control plan shall be as follows: The structure and content shall be as specified in the New York State Stormwater Management Design Manual, dated January 2015 or as later revised, and shall contain such other information as shall be required by the Code Enforcement Officer and Planning Board of the Town of Seneca Falls as approved by the Town Board.

§ 159-9. Plan review process.

- A. Provisions for stormwater management and erosion control should be considered in a three-stage process:
 - (1) Presubmission phase, which provides an opportunity for the community to learn of the developer's intent and for the developer to learn of the community's requirements and standards for development.
 - (2) Preliminary site development plan phase, which includes the submission of an application for preliminary site development plan approved for a developer. The application shall be accompanied by information about the proposal as set forth in § 159-8 of this chapter. Because it is a preliminary action and not final, action on the proposal shall be given as tentative approval, tentative approval with modification or disapproval.
 - (3) Final site development plan phase, if approval or approval with modification is tentatively given in the preliminary site development phase, the next step can be submission of a final application, including the necessary documentation for final approval. It is in this phase that any requested modifications be satisfied as part of final application submission.
- B. The stormwater management and erosion control plan shall not be approved unless it is consistent with the purposes and objectives of this chapter in § 159-3 and the performance standards described in § 159-10 and with applicable performance standards set forth in state and federal laws and regulations.
- C. All stormwater management and erosion control plans are to be coordinated through the Zoning Enforcement Officer, to determine if further review and approvals are required on behalf of the Planning Board and Zoning Board of Appeals.

D. Inspections.

- (1) No stormwater management and erosion control plan will be approved without adequate provision for inspection of the property before development actively commences. The applicant shall arrange with the Town of Seneca Falls for scheduling the following inspections:
 - (a) Initial inspection: prior to approval of the stormwater management and erosion control plan;
 - (b) Erosion control inspection: to ensure erosion control practices are in accord with the plan.
 - (c) Bury inspection: prior to backfilling of any underground drainage or stormwater conveyance structures.
 - (d) Final inspection: when all work including construction of stormwater management facilities has been completed.
- (2) The Town of Seneca Falls shall inspect the work and either approve it or notify the applicant in writing in what respects there has been a failure to comply with the requirements of the approved stormwater management and erosion control plan. Any portion of the work which does not comply shall be promptly corrected by the applicant or the applicant will be subject to the bonding provisions of § 159-14 and the penalty provisions of § 159-15. The Town of Seneca Falls may conduct random inspections to ensure effective control of erosion and sedimentation during all phases of construction.

§ 159-10. Performance standards.

Stormwater management and erosion control plans shall be prepared in accordance with performance standards which have been structured to achieve the purposes and objectives of this chapter as well as to ensure that the quality and quantity of runoff after development is not substantially altered from predevelopment conditions. Performance shall be in conformance with the performance standards as specified in the New York State Stormwater Management Design Manual, dated January 2015 or as later revised, and shall contain such other information as shall be required by the Town of Seneca Falls.

§ 159-11. Off-site stormwater management facilities.

The Town of Seneca Falls may allow stormwater runoff that is of unacceptable quality, or which would be discharged in volumes or rates in excess of those otherwise allowed by this chapter, to be discharged into stormwater management facilities off the site of development if all of the following conditions are met:

- A. It is not practicable to completely manage runoff on-site in a manner that meets the performance standards in § 159-10.
- B. The off-site drainage facilities and channels leading to them are designed, constructed and maintained in accordance with the requirements of this chapter.
- C. Adverse environmental impacts on the site of development will be minimized.
 - (1) Adequate provision is made for the sharing of construction and operating costs of the off-site facilities. The developer may be required to pay a portion of the cost of constructing the facilities as a condition to receiving approval of the drainage plan.
 - (2) Use of regional off-site stormwater management facilities does not eliminate the requirement that the first-flush be captured and treated on-site pursuant to the performance standards of § 159-10.
 - (3) A request to use off-site stormwater management facilities and all information related to the

proposed off-site facilities shall be made as part of the developer's stormwater management plan.

§ 159-12. Maintenance.

- A. The Town of Seneca Falls shall determine whether stormwater management facilities are to be maintained by the developer/owner, a homeowners' association, or by the Town of Seneca Falls.
- (1) If maintenance is to be performed by a homeowners' association, the homeowners' association must be registered pursuant to § 352-E of the New York State General Business Law.
 - (2) If maintained by an owner or homeowners' association, a maintenance plan containing a maintenance schedule shall be prepared by the developer, owner and/or homeowners' association for approval by the Town of Seneca Falls.
 - (3) Stormwater management facilities maintained by an owner or homeowners' association shall have adequate easements to permit the Town of Seneca Falls to inspect and, if necessary, to take corrective action should the owner fail to properly maintain the system. Before taking corrective action, the Town of Seneca Falls shall give the owner or homeowners' association written notice of the nature of the existing defects. If the owner or homeowners' association fails within 30 days from the date of notice to commence corrective action or to appeal the matter to the Town of Seneca Falls, the Town of Seneca Falls may take necessary corrective action, the cost of which shall be borne by the owner or developer pursuant to § 159-13 of this chapter or by the homeowners' association. If, in the event the homeowners' association fails to pay for required corrective action, the Town of Seneca Falls shall have a lien placed on the real property of members of the homeowners' association until payment is made.
- B. Stormwater management facilities may be dedicated to the Town of Seneca Falls for purposes of maintenance by mutual consent and agreement of the developer/owner and Town of Seneca Falls.

§ 159-13. Costs of enforcement and compliance.

Whenever the Code Enforcement Officer or any duly authorized officer of the Town of Seneca Falls shall determine that this Chapter 159 of the Seneca Falls Code shall be required to be enforced, the costs incurred by said the Town of Seneca Falls for consultation fees with engineers, attorneys, or other professionals or costs incurred in enforcement of compliance with this Code, including but not limited to the costs of meeting the requirements of Article 6 of the Environmental Conservation Law (SEQRA) and it shall be charged to the Town of Seneca Falls which shall be reimbursed before any permit required by this or any other Article of the Town Code may be issued and if the applicant fails to make such reimbursement, then said reimbursement costs levied pursuant to this chapter are hereby made a lien on the premises and if the same is not paid within 30 days after it shall be deemed payable, the same shall be certified to the County Treasurer's Office who shall place the same on the real property tax roll for that year, with interest, and penalties allowed by law, and be collected as other Town taxes are collected.

§ 159-14. Performance bond.

- A. In order to ensure the full and faithful completion of all construction activities related to compliance with all conditions set forth by the Town of Seneca Falls in its approval of the stormwater management and erosion control plan, the Town of Seneca Falls may require the developer to provide, prior to construction, a performance bond, escrow account certification, or irrevocable letter of credit from an appropriate financial or surety institution which guarantees satisfactory completion of the project and names the Town of Seneca Falls as the beneficiary. The security shall be in an

amount to be determined by the Town of Seneca Falls based on submission of final design plans, with reference to actual construction costs.

- B. Where stormwater management and erosion and sediment control facilities are to be operated and maintained by the developer or by a corporation that owns or manages a commercial or industrial facility, the developer, prior to construction, may be required to provide the Town of Seneca Falls with an irrevocable letter of credit from an appropriate financial institution or surety to ensure proper operation and maintenance of all stormwater management and erosion control facilities for the life of the project. The letter of credit shall remain in force until the surety is released from liability by the Town of Seneca Falls. Per annum interest on the letter of credit will be reinvested in the account until the surety is released from liability. The operation and maintenance letter of credit shall remain in force for the life of the project. If the developer or owner fails to properly operate and maintain stormwater management and erosion and sediment control facilities, the Town of Seneca Falls may draw upon the account to cover the costs of proper operation and maintenance.

§ 159-15. Enforcement.

- A. Civil action to enjoin illegal construction activity. Any development activity that is commenced without prior approval of a stormwater management and erosion control plan or is conducted contrary to an approved stormwater management and erosion control plan as required by this chapter, or applicable state or federal law, may be restrained by injunction or otherwise abated in a manner provided by law.
- B. A violation of this chapter is an offense punishable as provided in Chapter 1, General Provisions, Article I. However, for the purpose of conferring jurisdiction upon courts and judicial officers generally, violations of this chapter shall be deemed misdemeanors and for such purposes only all provisions of law relating to misdemeanors shall apply to such violations. Each week's continued violation shall constitute a separate additional violation.
- C. The Code Enforcement Officer of the Town of Seneca Falls or other duly appointed enforcement officer are hereby authorized and empowered to enforce the laws and ordinances of the Town of Seneca Falls and are further hereby authorized to issue appearance tickets pursuant to § 150.20 of the Criminal Procedure Law.
- D. Any violator may be required to restore land to its undisturbed condition. In the event that restoration is not undertaken within a reasonable time after notice, the Town of Seneca Falls may take necessary corrective action, the cost of which shall become a lien upon the property until paid.
- E. Notice of violation.
 - (1) When the Town of Seneca Falls determines that developmental activity is not being carried out in accordance with the requirements of this chapter, it shall issue a written notice to the owner of the property. The notice of violation shall contain:
 - (a) The name and address of the owner or applicant;
 - (b) The street address when available or a description of the building, structure, or land upon which the violation is occurring;
 - (c) A statement specifying the nature of the violation;
 - (d) A description of the remedial actions necessary to bring the development activity into compliance with this chapter and a time schedule for completion of such remedial action;
 - (e) A statement of the penalty or penalties that shall or may be assessed against the person to whom the notice of violation is directed; or
 - (f) A statement that the determination of violation may be appealed to the Town of Seneca

Falls by filing a written notice of appeal within 15 days of service of notice of violation.

- (2) The notice of violation shall be served upon the person(s) to whom it is directed either personally, in a manner provided for personal services of notices by the court of local jurisdiction, or by mailing a copy of the notice of the violation by certified mail, postage prepaid, return receipt requested, to such person at his or her last known address.
- (3) A notice of violation issued pursuant to this section constitutes a determination from which an administrative appeal may be taken to the Town of Seneca Falls Zoning Board of Appeals.

§ 159-16. Appeals.

Any person aggrieved by the action of any official charged with the enforcement of this chapter, as the result of the disapproval of a stormwater management and erosion control plan, issuance of a written notice of violation, or an alleged failure to properly enforce the chapter in regard to a specific application, shall have the right to appeal the action to the Town of Seneca Falls Zoning Board of Appeals. The appeal shall be filed in writing within 20 days of the date of official transmittal of the final decision or determination to the applicant, shall state clearly the grounds on which the appeal is based, and shall be processed in the manner prescribed for hearing administrative appeals under state code provision.

§ 159-17. Severability.

Each separate provision of this chapter is deemed independent of all other provisions herein so that if any provision or provisions of this chapter be declared invalid, all other provisions thereof shall remain valid and enforceable.

§ 159-18. Waiver.

The Town of Seneca Falls Code Enforcement Officer and Planning Board grant a written waiver from any requirement of this chapter using the following criteria:

- A. There are special circumstances applicable to the subject property or its intended use.
- B. The granting of the waiver will not result in:
 - (1) An increase or decrease in the rate or volume of surface water runoff;
 - (2) An adverse impact on a wetland, watercourse or water body;
 - (3) Degradation of water quality; or
 - (4) Otherwise impair attainment of the objectives of this chapter.

§ 159-19. Delegation of authority.

The Town Board may delegate authority to review, approve, issue permits, grant waivers and conduct enforcement activities pursuant to this chapter to one or more official boards or officers of the Town of Seneca Falls. Such delegation of authority shall take place annually at the organizational meeting of the Town Board.

§ 159-20. When effective.

This chapter shall become effective upon the date of duly filing with the Secretary of State of the State of New York.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Town of Seneca Falls			
Name of Action or Project:			
Town of Seneca Falls Local Law No. 2 - 2025- Code Amendment (Chapter 300, Article XIV) and Adding Chapter 159 (Erosion Control & Stormwater)			
Project Location (describe, and attach a location map):			
All land holdings within the incorporated boundary of the Town of Seneca Falls			
Brief Description of Proposed Action:			
Local Law No. 2 - 2025 will amend the Town of Seneca Falls Chapter 300, Article XIV (Solar Energy Systems) and will add Chapter 159 (Erosion Control and Stormwater Management) to Part II (General Legislation) of the Town of Seneca Falls Town Code.			
Name of Applicant or Sponsor:		Telephone: 315-568-0940	
Town of Seneca Falls, Town Board (Contact: Frank E. Schmitter, Town Supervisor)		E-Mail: fschmitter@senecafalls.com	
Address:			
130 Ovid Street			
City/PO:		State:	Zip Code:
Seneca Falls		New York	13148
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			YES
			☐
			☒
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO
If Yes, list agency(s) name and permit or approval: Seneca County Planning Board - County Referral			YES
			☐
			☒
3. a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban)			
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):			
☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☐	☐
b. Consistent with the adopted comprehensive plan?	☐	☐	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☐	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☐	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☐	☐	
b. Are public transportation services available at or near the site of the proposed action?	☐	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☐	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☐	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	☐	☐	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	☐	☐	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☐	☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☐	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☐	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☐	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☐	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	☐	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☐
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	☐	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	☐	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	☐	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Frank E. Schmitter</u> Date: <u>May 6, 2025</u> Signature: _____ Title: <u>Town Supervisor</u>		



TOWN OF SENECA FALLS

130 Ovid Street
Seneca Falls, NY 13148
P: 315-568-8013
F: 315-568-4672

May 6, 2025

RESOLUTION: Approve Leasing Temporary Space at Fall & State Sts. for SMWI During Construction

WHEREAS, Downtown Revitalization Initiative (DRI) construction at the Seneca Museum of Waterways & Industry is scheduled from mid-May through the end of July 2025, and

WHEREAS, the construction company has advised that the main front entrance will be inaccessible during this period, and has proposed that visitors use the rear entrance, and

WHEREAS, use of the rear entrance raises significant safety and accessibility concerns, making it an impractical option, and

WHEREAS, the Museum and Visitors Center are essential points of contact for tourists, making it critical to maintain a visible and accessible presence on Fall Street throughout the construction period, and

WHEREAS, a viable solution has been identified to temporarily relocate certain Museum operations (excluding exhibits) to the former Fall Street Brewing location at the corner of State and Fall Streets, allowing the Museum to remain visible downtown, provide visitor information, educational resources, and operate much if not all of the gift shop to mitigate potential revenue loss, and

WHEREAS, the proposed lease for this temporary location would extend from May 1 to July 31, 2025, at a monthly rate of \$1,000 plus utilities, with minimal utility expenses anticipated, and

WHEREAS, the Local Development Corporation has requested up to \$4,000 in funding to cover rent and utilities and would pass through the granting of these funds directly to the Museum, and

WHEREAS, supporting this temporary relocation serves the best interests of the Museum, the Town of Seneca Falls, its residents, and visitors by ensuring continued Museum operations, supporting summer tourism, minimizing financial loss, and promoting ongoing downtown improvements.

NOW, THEREFORE, BE IT RESOLVED, that the Town Board authorizes the Museum to lease the space at the corner of Fall and State Streets for an amount not to exceed \$4,000 (\$1,000 per month) plus utilities for the period of May 1 through July 31, 2025.

MOTIONED BY _____ SECONDED BY _____

TOWN BOARD	AYES	NAYES	ABSENT	ABSTAIN
Councilman Puylara				
Councilwoman Dyson				
Councilwoman Laskoski				
Councilman Sinicropi				
Supervisor Schmitter				
CARRIED & ADOPTED				
FAILED				

I hereby certify that this resolution was adopted on _____, 2025 and is recorded in the Meeting Minutes of the Town of Seneca Falls Town Board.

Town Clerk



SENECA FALLS DEVELOPMENT CORP - P.O. BOX 716 - SENECA FALLS, NEW YORK 13148
WWW.SENECASFALLSDEVCORP.ORG

Town of Seneca Falls
Attn: Supervisor Frank Schmitter
130 Ovid Street
Seneca Falls, NY 13148

April 25, 2025

Re: Short-term Relocation Request for the Seneca Museum of Waterways & Industry

Dear Supervisor Schmitter,

Due to the impending DRI improvements at the Seneca Museum of Waterways & Industry, the construction company has informed the Museum that their entire front entrance would be blocked from mid-May through the end of July. The company's proposed solution would require visitors to walk all the way around to the rear entrance. With the canalside possibly being impacted by related and unrelated DRI construction, we're concerned about safety and walkability.

With the Museum often being the first point of contact for tourists, we feel it's imperative that they maintain a presence on Fall Street. Last year, more than 12,000 people walked through their doors during this same May-July timeframe, which is why we have negotiated a potential solution that will allow for the Museum to temporarily relocate to the corner of State and Fall, where Fall Street Brewing used to reside.

While exhibits and such wouldn't relocate, it would allow for the Museum to maintain downtown visibility to help inform, educate, and guide visitors. As well, much (if not all) of the gift shop could be staged at this location so that the Museum doesn't lose valuable sales revenue.

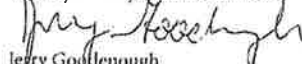
The term of the lease would run from May 1st through July 31st at a rate of \$1,000 per month, plus utilities, which are minimal due to low demand. While the Museum wouldn't open at that location until after construction started, the lead time would give them ample opportunity for setup. The SFDC requests a funding amount of up to \$4,000 to cover rent and utilities, and would pass through the granting of these funds directly to the Museum.

To summarize, if the Town were to honor this short-term funding request:

- The construction company would erect 2-3 signs promoting the temporary relocation, which is an easy walk right down Fall Street, thereby encouraging downtown foot traffic.
- Visitors wouldn't have to walk a considerable distance through potential construction debris to visit a work in progress.
- The Museum would be in a far better position to educate and inform the public while also retaining profitable sales.

We feel it's in the best interest of the Museum, the Town of Seneca Falls, its residents, and our guests that the Museum have the ability to remain open and viable throughout construction...especially with the anticipated summer draws. Not only to mitigate a financial loss, but also to boost interest and educate people about the downtown improvements underway.

Thank you for your consideration,


Jerry Goughenough
SFDC Board Chair



Office of the Town Supervisor
TOWN OF SENECA FALLS, NY

May 6, 2025

Resolution: Establish a Committee to Supervise the CHIPS Program

WHEREAS, the Consolidated Local Street and Highway Improvement Program (CHIPS) provides critical funding for the repair and improvement of local highways and related infrastructure, and proper management of these funds is essential for maximizing their impact; and

WHEREAS, past incorrect and inaccurate reporting, overspending and inefficiencies in the use of CHIPS funds have highlighted the need for improved oversight, planning, and reporting to ensure responsible fiscal management;

NOW, THEREFORE, BE IT RESOLVED, that the Seneca Falls Town Board hereby establishes a "CHIPS Program Oversight Committee" to supervise the planning, spending, and reporting of CHIPS funds effective immediately;

BE IT FURTHER RESOLVED, that the committee shall consist of the following members:

- Town Supervisor
- Highway Superintendent
- Director of Public Works
- Senior Account Clerk

BE IT FURTHER RESOLVED, that the responsibilities of the CHIPS Program Oversight Committee shall include, but are not limited to:

1. Preparing a comprehensive **5-Year Plan** for CHIPS-funded projects to ensure strategic long-term infrastructure improvements.
2. Drafting resolutions for board approval related to CHIPS-funded programs and projects.
3. Monitoring expenditures to prevent overspending and ensure adherence to approved budgets.
4. Ensuring timely and accurate submissions of reports and reimbursement requests to the New York State Department of Transportation (NYSDOT) in compliance with CHIPS guidelines.

BE IT FURTHER RESOLVED, that this committee shall meet quarterly or as needed to review progress, address challenges, and make recommendations to the Town Board for efficient fund utilization.

MOTIONED BY _____ SECONDED BY _____

TOWN BOARD	AYES	NAYES	ABSENT	ABSTAIN
Councilman Puylara				
Councilwoman Dyson				
Councilwoman Laskoski				
Councilman Sinicropi				
Supervisor Schmitter				
CARRIED & ADOPTED				
FAILED				

I hereby certify that this resolution was adopted on _____, 2025 and is recorded in the Meeting Minutes of the Town of Seneca Falls Town Board.

Town Clerk



Police Department
TOWN OF SENECA FALLS, NY

Timothy Snyder
130 Ovid Street
Seneca Falls, NY 13148

5/6/2025

RESOLUTION: SFPD DESKTOP COMPUTERS

PD-2025-

X – BUDGETED ITEM

WHEREAS, the Police Department seeks approval of the Town Board to purchase two (2) new desktop computers for the, Sergeants Office and Patrol Room; and

WHEREAS, it is the recommendation of Integrated Systems to replace the aging desktops; and

NOW THEREFORE, BE IT RESOLVED, that the Town Board Authorize the purchase of two (2) desktop computers for the Police Department at a cost of \$3,179.44 total from Integrated Systems; and

BE IT FURTHER RESOLVED, that the new desktop computers shall be purchased with budgeted funds from A3120.200-Equipment.

Motioned by _____ Seconded by _____

TOWN BOARD	AYES	NAYES	ABSENT	ABSTAIN
Councilman Puylara				
Councilwoman Dyson				
Councilwoman Laskoski				
Councilman Sinicropi				
Supervisor Schmitter				
Carried and Adopted				
Failed				

I hereby certify that this resolution was adopted on 5/6/2025 and is recorded in the Meeting Minutes of the Town of Seneca Falls Town Board.

Town Clerk



Integrated Systems

Phone: (585) 924-8670
 Fax: (585) 924-8842
 50 Victor Heights Parkway
 Victor, NY 14564

Quote

No.: **12010**
 Date: **4/29/2025**

Prepared for:
 Tim Snyder
 Town of Seneca Falls
 130 Ovid Street
 Seneca Falls, NY 13148 U.S.A.

Prepared by: Farrah Field
 Account No.: 2153
 Phone: (315) 568-0940

Quantity	Item ID	Description	UOM	Sell	Total
"Town of Seneca Falls Police Department" - (2) New Computers + (2) New Monitors + (2) New Adapters (Sergeant & Patrol Room)					
1.00	* Quoted Item	Lenovo ThinkCentre M70Q Desktop Tiny 14th Gen Intel i7 16GB 512GB Windows 11 Pro 64 3 Year On-Site Lenovo Warranty (Sergeant)	EA	\$1,181.00	\$1,181.00
1.00	* Quoted Item	Lenovo ThinkCentre M70Q Desktop Tiny 14th Gen Intel i7 16GB 512GB Windows 11 Pro 64 3 Year On-Site Lenovo Warranty (Patrol Room)	EA	\$1,181.00	\$1,181.00
1.00	* Quoted Item	Lenovo ThinkVision S27i-30 - LED Backlight - Flat - 27Inch (Sergeant Monitor 1)	EA	\$325.00	\$325.00
1.00	* Quoted Item	Lenovo ThinkVision S27i-30 - LED Backlight - Flat - 27Inch (Sergeant Monitor 2)	EA	\$325.00	\$325.00
1.00	* Quoted Item	Eaton Tripp Lite Series DisplayPort to HDMI Active Adapter (M/F) (Sergeant Adapter 1)	EA	\$38.72	\$38.72
1.00	* Quoted Item	Eaton Tripp Lite Series DisplayPort to HDMI Active Adapter (M/F) (Sergeant Adapter 2)	EA	\$38.72	\$38.72
2	* Workstation Delivery Preparation	Workstation Delivery Preparation - Bring Microsoft Windows operating system up to current levels by applying Service Packs, Hotfixes, Security Updates, Critical Updates, and Standard Updates - Prep for delivery	EA	\$45.00	\$90.00
2	* Workstation Onsite Installation	Workstation Onsite (Installation & Configuration Time - Billed to PSA Contract) - Allow up to 4 Hours Each Computer	EA	\$0.00	\$0.00

****Primary User of Workstation is required to be onsite to test and sign-off at the completion of the onsite installation.****

User/Client Specific Configuration (Up to 4 Hours) Billed to contract

- Install Client provided Antivirus.
- Uninstall pre-loaded Office 365 and OneDrive if necessary
- Configure Workstation for network connectivity
- Name Computer properly
- Join computer to domain
- Add client printers
- Ensure proper network access, shared folders, mapped drivers, etc
- Configure and Confirm that Remote Apps have been connected via GPO
- Transfer Internet Browser favorites
- Discuss with user what data is to be migrated to new PC
- Backup and transfer users requested data
- Configure Email account

Quote

No.: **12010**

Date: **4/29/2025**

Quantity	Item ID	Description	UOM	Sell	Total
----------	---------	-------------	-----	------	-------

- Install User requested applications ie.. Chrome, Adobe Reader, Microsoft Office, etc
- Set application defaults ie.. Preferred Internet Browser, PDF reader, etc..

PLEASE NOTE: THESE ARE IN STOCK FOR A LIMITED TIME

****Written Approvals (Signed Quotes) are REQUIRED on ALL Quotes for Order Processing & Configuration****

Your Price: **\$3,179.44**

Total: **\$3,179.44**

Prices are firm until 5/14/2025

Terms: Upon Receipt

Prepared by: Farrah Field, farrah.field@integratednet.com

Date: 4/29/2025

This quotation is based on current tariff, tax, and customs duties rates, as applicable to the products and services outlined. Any change in applicable tariffs, customs duties, or taxes by local, national, or international authorities, either prior to the acceptance of this quote or during the fulfillment of any resulting order, may lead to adjustments in the quoted price.

Accepted by: _____ **Date:** _____



Finance Office
TOWN OF SENECA FALLS

130 OVID STREET
SENECA FALLS, NY 13148

315-568-2336
www.senecafalls.com

May 6, 2025

RESOLUTION: APPOINT PART-TIME CLERK IN FINANCE OFFICE

WHEREAS, at the March 4, 2025 Board Meeting, Tiffany Harper was appointed to the position of Senior Account Clerk in the Finance Office; and

WHEREAS, Ms. Harper subsequently notified the Board that she would not be accepting the appointment, resulting in the position remaining vacant; and

WHEREAS, the Finance Office is requesting authorization to hire a part-time clerk to address this vacancy; and

WHEREAS, Riley Stevers meets the qualification to fill this part-time position. Riley is a rehire, she worked with us in a season position as a part time clerk in the water and sewer department this past summer. The department gave Riley a good recommendation. Riley doesn't have an accounting background and will need to be trained there for her salary reflects this at 20.00/hour. This is a budgeted position.

THEREFORE, BE RESOLVED, that Seneca Falls Town Board approve the Hiring of Riley Stever to the part-time Sr Account clerk position for the finance department. The starting wage of \$20.00 an hour to be effective May 7, 2025.

MOTIONED BY _____ SECONDED BY _____

TOWN BOARD	AYES	NAYES	ABSENT	ABSTAIN
Councilman Puylara				
Councilwoman Dyson				
Councilwoman Laskoski				
Councilman Sinicropi				
Supervisor Schmitter				
CARRIED & ADOPTED				
FAILED				

I hereby certify that this resolution was adopted on _____, 2025 and is recorded in the Meeting Minutes of the Town of Seneca Falls Town Board.

Town Clerk



Department of Water & Sewer
TOWN OF SENECA FALLS, NY

Joseph Tullo
130 Ovid Street
Seneca Falls, NY 13148
Phone: (315) 568-8013
Fax: (315) 568-4672

May 6, 2025

Resolution: Purchase Spare Pump

☒ Budgeted Item

Line Item	Start balance	Requested	Balance
G8120.487	\$25,000.00	\$7,454.66	\$17,545.34

WHEREAS, the Sewer Department had to install the spare wastewater pump at Ken-mor pump station and there is no longer a back-up pump.

WHEREAS, Gatehouse pumps is the low bidder (Due to 10% home rule) at \$7,454.66 for a new spare pump.

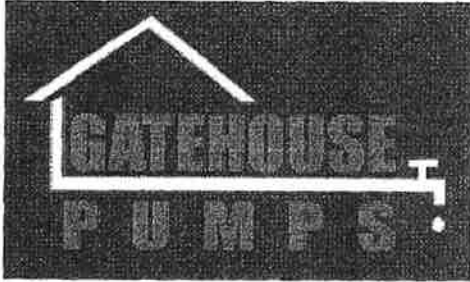
NOW, THEREFORE, BE IT RESOLVED the town board authorizes purchasing the spare pump from Gatehouse Pumps in Seneca Falls for \$7,454.66.

Motioned by _____ Seconded by _____

TOWN BOARD	AYES	NAYES	ABSENT	ABSTAIN
Councilman Puylara				
Councilwoman Dyson				
Councilwoman Laskoski				
Councilman Sinicropi				
Supervisor Schmitter				
CARRIED & ADOPTED				
FAILED				

I hereby certify that this resolution was adopted on _____, 2025 and is recorded in the Meeting Minutes of the Town of Seneca Falls Town Board.

Town Clerk



161 Fall Street
Seneca Falls, NY 13148
315-568-6646
ghpumps161@gmail.com

22 April 2025

(1) 4SD52K3FA 7.5 HP, 230V, 7.69", 23.0MA, 3PH Submersible sewage pump w/20' cord	\$7333.70
(1) 4SD52K3FD 7.5 HP, 230V, 7.69", 23.0MA, 3PH Submersible sewage pump w/30' cord	\$7454.66

Prices quoted do not include tax and are good for 60 days.
Lead time is 25 business days.

Please call or email with any questions.

Thank you,
Matt Nearpass
Gatehouse Pumps, Inc.

NATURE SOFT
Water... The Way Nature Intended.
A Division of Ground Water Systems, Inc.

Town of Seneca Falls

4/22/25

[illegible]

Net price is your cost not including taxes, if applicable

93 Castle Creek Road
Binghamton, NY 13901
Phone: 607-722-4244
Toll Free: 800-724-0940
Fax: 607-722-4273



Water & Sewer Department
TOWN OF SENECA FALLS

May 6, 2025

Resolution: Required Wastewater Operator Training

☒ Budgeted Item

WHEREAS, Lewis Archer needs to attend the required Activated Sludge Training at SUNY Morrisville 5/27 – 30/2025; and

WHEREAS Lewis is aware of the Town policy that requires 3 years of service or the Town must be reimbursed for said training costs.

NOW THEREFORE, BE IT RESOLVED, The Town board authorizes sending Lewis Archer to said training for a course fee of \$ 600.00 on May 27 – 30th, 2025.

Motioned by _____ Seconded by _____

TOWN BOARD	AY	NA
	ES	YES
Councilman Puylara		
Councilwoman Dyson		
Councilwoman Laskoski		
Councilman Sinicropi		
Supervisor Schmitter		

I hereby certify that this resolution was adopted on _____, 2025 and is recorded in the Meeting Minutes of the Town of Seneca Falls Town Board.

Town Clerk



Department of Water & Sewer
TOWN OF SENECA FALLS, NY

Joseph Tullo
130 Ovid Street
Seneca Falls, NY 13148
P: 315-568-2316
F: 315-568-5405

6 May, 2025

RESOLUTION: Water & Sewer Funds Transfer

Budgeted item

☒

Line Item	Start balance	Requested	Balance
F1990.400	\$200,000	\$3,000	\$197,000
G1990.400	\$250,000	\$3,000	\$247,000

Transfer to F8120.406 \$3,000 & F8340.406 \$3,000

WHEREAS, The Department's Vehicle maintenance lines will soon be a zero \$ (F8120.406 & G8120.406); and

WHEREAS, The Department has funds available in the contingency accounts.

NOW, THEREFORE, BE IT RESOLVED the town board approves transferring \$3,000 into F8120.406 and \$3,000 into F8340.406 from the contingency accounts F1990.400 and G1990.400

MOTIONED BY _____ SECONDED BY _____

TOWN BOARD	AYES	NAYES	ABSENT	ABSTAIN
Councilman Puylara				
Councilwoman Dyson				
Councilwoman Laskoski				
Councilman Sinicropi				
Supervisor Schmitter				
CARRIED & ADOPTED				
FAILED				

I hereby certify that this resolution was adopted on _____, 2025 and is recorded in the Meeting Minutes of the Town of Seneca Falls Town Board.

Town Clerk



Office of the Superintendent of Highways
TOWN OF SENECA FALLS, NY

JEREMY WENDT
187 Ovid Street
Seneca Falls, NY 13148
TSFHWY@Verizon.net
P: 315-568-6288
F: 315-568-8680

MAY 6, 2025

**RESOLUTION: HIRE EMPLOYEE FOR TRANSFER STATION
DA-2025-07**

WHEREAS, the transfer station located at 187 Ovid Street (Highway Department) is open for resident drop-offs on Tuesday and Wednesday from 6 am to 3 pm and Saturday and Sunday from 6:15 am to 2 pm; and

WHEREAS, it has come to the attention of the Highway Superintendent that prohibited materials are being dropped off during the weekdays; and

WHEREAS, 6 CRR-NY 362-3.3 (a)(3) Registered Facilities states that 'the facility accepts waste only when an attendant is on duty'.

NOW, THEREFORE, BE IT RESOLVED that the Town Board of Seneca Falls authorizes the Highway Superintendent to hire one employee at the Highway Department to ensure that the transfer station is staffed in accordance with the NYS Codes, Rules and Regulations during operating days/times.

MOTIONED BY: _____ SECONDED BY: _____

TOWN BOARD	AYES	NAYES	ABSENT	ABSTAIN
Councilman Puylara				
Councilwoman Dyson				
Councilwoman Laskoski				
Councilman Sinicropi				
Supervisor Schmitter				
CARRIED & ADOPTED				
FAILED				

I hereby certify that this resolution was adopted on MAY 6, 2025, and is recorded in the Meeting Minutes of the Town of Seneca Falls Town Board.

Town Clerk

6 CRR-NY 362-3.3

NY-CRR

STATE COMPILATION OF CODES, RULES AND REGULATIONS OF THE STATE OF NEW YORK
TITLE 6. DEPARTMENT OF ENVIRONMENTAL CONSERVATION
CHAPTER IV. QUALITY SERVICES
SUBCHAPTER B. SOLID WASTES
PART 362. COMBUSTION, THERMAL TREATMENT, TRANSFER, AND COLLECTION FACILITIES
SUBPART 362-3. TRANSFER FACILITIES

6 CRR-NY 362-3.3

6 CRR-NY 362-3.3

362-3.3 Registered facilities.

The following facilities that are not otherwise exempt from this Subpart, are subject to the registration provisions of section 360.15 of this Title. Each facility must comply with the operational criteria provided in Part 360 of this Title, section 362-3.5(a) of this Subpart and the operational requirements identified below.

(a) A transfer facility that is owned or operated by a municipality, or contracted by or on behalf of a municipality, and receives less than 50 tons of waste per day, provided the following conditions are satisfied:

- (1) a maximum of 250 tons or 1,000 cubic yards of waste, excluding source-separated recyclables, is located at the facility at any given time;
- (2) all putrescible waste is removed from the facility once a container is full or at least once every seven days, whichever occurs first, and all nonputrescible non-recyclable waste is removed within 30 calendar days of receipt;
- (3) the facility accepts waste only when an attendant is on duty; and
- (4) the municipality provides for the collection of source-separated recyclables at the facility and is authorized as a recyclables handling and recovery facility to accept source-separated recyclables under Subpart 361-1 of this Title. Waste received separately for recycling must be stored separately by type. Nonputrescible recyclables can be stored for up to 180 calendar days.

6 CRR-NY 362-3.3

Current through March 15, 2022

END OF DOCUMENT

IMPORTANT NOTE REGARDING CONTENT CURRENCY: The "Current through" date indicated immediately above is the date of the most recently produced official NYCRR supplement covering this rule section. **For later updates to this section, if any, please: consult editions of the NYS Register published after this date; or contact the NYS Department of State Division of Administrative Rules at dos.dl.InetAdminRules@dos.ny.gov. See Help for additional information on the currency of this unofficial version of NYS Rules.**



Office of the Superintendent of Highways
TOWN OF SENECA FALLS, NY

JEREMY WENDT
187 Ovid Street
Seneca Falls, NY 13148
TSFHWY@Verizon.net
P: 315-568-6288
F: 315-568-8680

MAY 6, 2025

RESOLUTION: HIRE EMPLOYEES FOR CEMETERY WORK
DA-2025-08

WHEREAS, the Highway Department oversees the care of the Cemeteries; and

WHEREAS, there is a need to hire seasonal staff to care for the Cemeteries.

BE IT RESOLVED that the Town Board of Seneca Falls authorizes the Highway Superintendent to hire four season employees at the hourly rate of \$18.00.

MOTIONED BY: _____ SECONDED BY: _____

TOWN BOARD	AYES	NAYES	ABSENT	ABSTAIN
Councilman Puylara				
Councilwoman Dyson				
Councilwoman Laskoski				
Councilman Sinicropi				
Supervisor Schmitter				
CARRIED & ADOPTED				
FAILED				

I hereby certify that this resolution was adopted on MAY 6, 2025, and is recorded in the Meeting Minutes of the Town of Seneca Falls Town Board.

Town Clerk



Office of the Town Clerk
TOWN OF SENECA FALLS, NY

MELISSA G. BROWN
130 Ovid Street
Seneca Falls, NY 13148
Mbrown@senecafalls.com
P: 315-568-8013
F: 315-568-4672

MAY 6, 2025

**RESOLUTION: COMPOSTING COURSE FOR THREE PEOPLE
TC-2025-13**

WHEREAS, the Town Board approved the placement of a small scale composting location at the Seneca Falls Highway Department at the April 1, 2025 meeting; and

WHEREAS, three members of the Waste Management Advisory Committee (WMAC) have expressed interest in being the dedicated 'managers' of this organics composting location; and

WHEREAS, there is a need for these three individuals to be trained in organics composting so that the program will be successful; and

WHEREAS, a training program is offered through the Institute for Local Self-Reliance (ILSR) for a cost of \$75.00 per person for a total cost of \$225.00.

NOW THEREFORE BE IT RESOLVED that the Town Board of the Town of Seneca Falls approves Barb Reese, Patricia Carvalho, and Melissa Brown to enroll in the course, to be paid for by the Town of Seneca Falls.

TOWN BOARD	AYES	NAYES	ABSENT	ABSTAIN
Councilman Puylara				
Councilwoman Dyson				
Councilwoman Laskoski				
Councilman Sinicropi				
Supervisor Schmitter				
CARRIED & ADOPTED				
FAILED				

I hereby certify that this resolution was adopted on MAY 6, 2025, and is recorded in the Meeting Minutes of the Town of Seneca Falls Town Board.

Town Clerk

Community Composting 101 Online Certificate Course

Table of Contents

- [Course Description](#)
- [Course Objectives](#)
- [Who is this course for?](#)
- [Cost & Enrollment](#)

Course Description

Do you want to start a community-based composting project, but aren't sure where to start? Are you involved with an existing community composting initiative, but need to brush up on the best practices for engaging folks in your project? Do you need to train your staff or project partners in the fundamentals of hot composting? This course is for you!

Developed by ILSR under its [Neighborhood Soil Rebuilders Composter Training Program](#), Community Composting 101 provides an overview of the importance of and science behind composting, and recommended best practices for implementing community-based programs. It includes an introduction and seven video-based training modules, covering the following topics:

- Module 1 – The What & Why of Composting
- Module 2 – Composting Systems & The Role of Community Composting
- Module 3 – Composting Fundamentals & Recipe Development
- Module 4 – Building a Compost Pile
- Module 5 – Managing the Composting Process
- Module 6 – Site Design & Management
- Module 7 – Getting Started & Engaging the Community

Each module runs between 25 to 35 minutes in length, for a total course length of approximately 3.5 hours. Each module is followed by a 5-question knowledge check assessment, which you will need to pass in order to progress to the next section. In order to receive a certificate of

completion, you will need to watch each video-based module, pass each accompanying knowledge check, and achieve an 80% score on the final exam.

We have partnered with the [Southface Institute](#) to house our Community Composting 101 online certificate course. Enrollment in this course provides access to Southface's virtual learning management system, the Community Composting 101 video-based training modules, a list of supplemental resources, and a glossary of relevant terminology.



Enroll today

This course provides a solid foundation for further hands-on composting training, such as our [NSR Master Composter Program](#).

BEGIN ENROLLMENT

Course Objectives

Upon completion of modules, assignments, and assessments, participants will be able to:

- Define compost and composting

- Identify ways in which compost can benefit soil, plants, waterways, and the climate
- Explain the potential benefits of community composting
- Demonstrate an understanding of the basic scientific principles of composting and how those principles are applied in practice
- Understand best management practices for community-scale composting and how to implement them
- Design their own community composting initiative tailored to their community's needs

Who is this course for?

- Anyone interested in starting or supporting a community composting initiative.
- Anyone involved in an existing community composting initiative.

No prior experience with composting is necessary, but you do need access to a computer.

Please note: the focus of this course is hot or thermophilic composting, not vermicomposting (composting with worms). However, the information on the benefits of composting and background on community composting will be relevant regardless of the composting system being used.

Cost & Enrollment

The cost of enrollment is \$100 per person. Bulk discounts and individual scholarships are available. We are dedicated to making our resources accessible to those in need, including historically disenfranchised, frontline, and BIPOC communities.

Grab a buddy (or five) and enroll together! Bulk discounts are available for groups at the following levels:

- \$75 per enrollment for 2-4 people enrolling together
- \$50 per enrollment for 5 or more people enrolling together



Office of the Town Clerk
TOWN OF SENECA FALLS, NY

MELISSA G. BROWN
130 Ovid Street
Seneca Falls, NY 13148
Mbrown@senecafalls.com
P: 315-568-8013
F: 315-568-4672

May 6, 2025

**RESOLUTION: FUNDING FOR ORGANICS COMPOSTING COLLECTION
TC-2025-12**

WHEREAS, the WMAC meets monthly to discuss waste collection, including that of the organics waste collection program; and

WHEREAS, the WMAC has identified that there is a need for the town to provide \$6,000.00 for the last quarter of the year 2025 so that the organics waste collection of the businesses may continue; and

WHEREAS, it is the hope of the WMAC that a small-scale organics waste collection and composting location at the Highway Department will be established, it has not yet been determined what the location will be able to process or how successful it will be at this time.

NOW THEREFORE BE IT RESOLVED that the Town Board of the Town of Seneca Falls allocate \$6,000.00 for the continuation of the organics waste collection program (SR8160.405).

TOWN BOARD	AYES	NAYES	ABSENT	ABSTAIN
Councilman Puylara				
Councilwoman Dyson				
Councilwoman Laskoski				
Councilman Sinicropi				
Supervisor Schmitter				
CARRIED & ADOPTED				
FAILED				

I hereby certify that this resolution was adopted on MAY 6, 2025, and is recorded in the Meeting Minutes of the Town of Seneca Falls Town Board.

Town Clerk

