

September 23, 2004

A meeting of the Village of Horseheads Board of Trustees was held on the above date at 7:00 p.m. Present were Mayor Patricia Gross, Trustees Ronald Swartz, Howard Miller and Kevin Sullivan, Village Manager Vincent Azzarelli, Village Attorney John Groff, Clerk-Treasurer Sharron Cunningham, Police Chief Dave Kole, Officer Dan West and his family, Officer Zach Stewart, Officer Scott McGrain, Dispatcher John May, Dispatcher Darren Connell, DPW Chris Lawrick, Village Justice Dick Moriarty, and Manager's Assistant Rachel Johnson. Also present were George Miner and Jamie Johnson from Southern Tier Economic Growth; Mike Stenpeck, 2202 Grand Central Ave.

At this time, Mayor Gross conducted the promotional ceremony for Officer Dan West to Sgt. Dan West.

Resolution by Trustee Miller, seconded by Trustee Sullivan

BE IT RESOLVED, that the reading of the minutes of the Board of Trustees Meeting of September 9, 2004 be dispensed with and the same stand approved as entered by the Clerk.

Roll Call Vote:

Mayor Gross: Aye
Trustee Swartz: Aye
Trustee Miller: Aye
Trustee Sullivan: Aye

Resolution by Trustee Swartz, seconded by Trustee Miller

BE IT RESOLVED, that the Clerk-Treasurer is authorized to transfer the funds listed below:

GENERAL FUND

	<u>AMOUNT</u>	<u>FROM</u>	<u>TO</u>	<u>DESCRIPTION</u>
\$	1072.80	3120.123	3120.118	VAN KIRK
	2000.00	1620.114	5110.110	PT SUMMER LABORER
	1883.00	7141.100	7140.457	SUMMER COHESION
	419.00	7140.100		
	<u>100.79</u>	7141.443	7141.410	CONCESSION STAND M/S

\$5574.59

WATER FUND

	<u>5000.00</u>	<u>8340.106</u>	<u>8310.111</u>	<u>METER READER</u>
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Roll Call Vote:

Mayor Gross: Aye
Trustee Swartz: Aye
Trustee Miller: Aye
Trustee Sullivan: Aye

Resolution by Trustee Sullivan, seconded by Trustee Swartz

BE IT RESOLVED, that the audit reports from Kirby, Beals, Maier, CPA for fiscal year ending May 31, 2004 are hereby received and placed on file in the Village Clerk's Office.

Roll Call Vote:

Mayor Gross: Aye
Trustee Swartz: Aye
Trustee Miller: Aye
Trustee Sullivan: Aye

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Resolution by Trustee Miller, seconded by Trustee Sullivan

BE IT RESOLVED, that Mayor Patricia Gross is hereby authorized to attend the America In Bloom Symposium, October 7-10, 2004, in Indianapolis, IN with all expenses paid as are allowed under Section 77B of the General Municipal Law.

Roll Call Vote:

Mayor Gross:	Aye
Trustee Swartz:	Aye
Trustee Miller:	Aye
Trustee Sullivan:	Aye

Resolution by Trustee Swartz, seconded by Trustee Miller

BE IT RESOLVED, that a Deputy Village Clerk is hereby authorized to attend the NYS Comptroller's Office Advanced Accounting School, October 26-28, 2004 in Schenectady, NY with all expenses paid as are allowed under Section 77B of the General Municipal Law.

Roll Call Vote:

Mayor Gross:	Aye
Trustee Swartz:	Aye
Trustee Miller:	Aye
Trustee Sullivan:	Aye

Resolution by Trustee Miller, seconded by Trustee Swartz

BE IT RESOLVED, that due to a scheduling conflict, the regularly scheduled Board of Trustees Meeting of October 14, 2004 will be held at 5:00 p.m. on that date, instead of 7:00 p.m.

Trustee Swartz - I will not be at that meeting.

Roll Call Vote:

Mayor Gross:	Aye
Trustee Swartz:	Aye
Trustee Miller:	Aye
Trustee Sullivan:	Aye

Presentation by STEG - George Miner - Distributed the staff activity report which goes to their Board of Directors. This summer was pretty busy after a fairly slow year and a half. We've had some new prospects, frazzled with negotiations on a few of them. Had a couple or retail companies looking for major distr. centers look at White Wagon Road site in Chemung. We are one of the last areas in NYS that has available land, we are competing against Rome AFB up in Utica, and Seneca Army Depot - again thousands of acres. Had some dialogue with Center at Hhds. They turned down an offer for something, now they are refinancing. We met with some lenders to help them with financing. I'm convinced that we need to take a look at this site just as if it was a big open field, and hire an engineer. Its very difficult to answer basic questions, like sewer, etc. Sewer questions are hard to answer for this site. Chemung Co. sewer doesn't even know the capacity of the system. Should look at it as a developable site. Been looking at brownfields legislation, and smart growth - which is asking communities to look at open areas and decide what is the smartest way to grow. Are there old developed sites that can be redeveloped. State is asking us to do things like this. A property that has outlived its use. On the A&P, as far as I know, everything is progressing as far as demolition permits for tearing 1.2 million sq. ft. of building down. They are saving 300,000 sq. ft. for M&T. Also had to do extensive asbestos removal. Should get demolition permit soon. Leprino - for some reason having problems there. Last couple of months we had an ice cream company that was interested. Got a call this week, he got outbid for the property by another company that makes steel piping - Northland Process Piping. They make the ventilation systems that Leprino and other food processing companies utilize. Then they install these systems. Not directly competing with any other companies in this area. Would employ 20 people. Sent him letter on what to do for special use permit. 7:30-4:30 operation. He will hopefully come to the 10/14 meeting. The other thing that Jamie is working on is amending the boundary of the empire zone. The City of Elmira controls ours. Trying to negotiate some stuff. Our intentions are to put the old LRC bldg. and Leprino bldg. in empire zone.

Trustee Swartz - how noisy will it steel company be. Mr. Miner - he assured me it was not a noisy operation. Sounds like a fairly high-tech business. They do their own engineering also. Minimal

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trucks.

Mayor Gross - what about airport corporate park south. Mr. Miner - That is a long way away from being ready. Major wetlands back there. But there is really no residential areas there. Problem is that the topography over there is pretty rolling and wet.

Mr. Miner - would like to come each quarter. Would really like to be involved with whatever future master planning interests that the Village has, and with the Town on the Route 13 and 14 corridors.

The Board discussed the draft Employee Manual and agreed to again table its adoption until another workshop can be held.

It was agreed to have the workshop on October 18th, 5:00 p.m.

Discussion and Possible Action on Comprehensive Planning Process - Village Manager - I drafted up a plan, would like to present to the Planning Board. Our last one was done in 1969 and needs an update. Process could take about a year, maybe longer. By state law, this would be something that the Board tasks the Planning Board to do. I think they can get it done. Having the people of the Village involved in this rather than hiring someone is a better idea and cheaper. I would be guiding them through it with the help of the Village Atty.

Motion by Trustee Swartz, seconded by Trustee Miller, that this Board hereby authorizes and directed the Village Manager to oversee and facilitate the efforts of the Planning Board to develop a comprehensive plan or an update to the existing comprehensive plan of the Village.

Roll Call Vote:

Mayor Gross:	Aye
Trustee Swartz:	Aye
Trustee Miller:	Aye
Trustee Sullivan:	Aye

Motion by Trustee Swartz, seconded by Trustee Miller, that an item regarding Receive Recommendations from Traffic Commission Re: Parking Issues be added to the agenda.

Roll Call Vote:

Mayor Gross:	Aye
Trustee Swartz:	Aye
Trustee Miller:	Aye
Trustee Sullivan:	Aye

Resolution by Trustee Miller, seconded by Trustee Sullivan

WHEREAS, the Village of Horseheads Traffic Commission met on September 22, 2004 regarding parking issues in the Village, the minutes of which are hereby received, and

WHEREAS, the Village of Horseheads Vehicle and Traffic Law, Chapter 235 of the Village Code, provides in pertinent part that the regulations and schedules adopted by the Board relating to vehicle and traffic matters may be amended and modified from time to time as deemed necessary by the Village Board via local law, resolution or motion, and

WHEREAS, the Village Traffic Commission has recommended the removal of a handicapped parking space, the designation of No Parking Here to Corner, and the amendment of tenant designated parking, and

WHEREAS, this Board endorses such recommendations.

NOW THEREFORE BE IT RESOLVED, that Section 235-87, Schedule XXVII: Handicapped Parking Spaces, be amended to read as follows:

In accordance with the provisions of Section 235-46, the following described locations have been designated Handicapped Parking Spaces:

<u>Name of Street</u>	<u>Side</u>	<u>Location</u>
South Main Street	West	Fourth parking space southerly of

intersection of John Street

West Franklin Street South Fourth space west of its intersection with Main st.

John Street North First two parking spaces west of intersection with S. Main Street

and be it further

RESOLVED, that Section 235-51, Schedule XV: Parking Prohibited at All Times, be amended to add thereto:

<u>Name of Street</u>	<u>Side</u>	<u>Location</u>
South Main Street	East	From E. Franklin St. southerly 35 feet

and be it further

RESOLVED, that Section 235-32, Municipal Parking Lots, be amended to read as follows:

C. Parking Lot Restrictions

- (4) No person shall stop, stand, park or permit a vehicle owned by him to be stopped, standing, or parked in the following parking lots for longer than two hours per day during any twenty-hour period of time, or between 6:00 a.m. and 2:00 a.m. Mondays through Saturdays:
 - (a) All of the South Main Street Lot, excluding the two most southerly rows of parking spaces.
 - (b) All of the Franklin Street Parking Lot.
 - (c) All of the Grand Central Avenue Parking Lot, excluding those 18 parking spaces on the south end of said lot which are closest to Broad Street.

Village Manager - taking out the parking space on S. Main St. to improve visibility.

Roll Call Vote:

Mayor Gross:	Aye
Trustee Swartz:	Aye
Trustee Miller:	Aye
Trustee Sullivan:	Aye

Village Manager Azzarelli - I researched property on Broad St. which adjoins the cemetery. The 3 empty acres over time could generate up to 500,000 in revenue. The other consideration brought up was that we buy this property for \$115,000 plus closing costs, at the request of owners. When we considered that the 4 acres of land with 2 structures could be resold and would almost pay for the property. This would be final purchase for the cemetery. I recommend purchasing it at this time.

Trustee Swartz - if we purchase this, its vacant now. It is going to have to be heated. Are there any additional expenses.

Village Manager - Heating bill to just maintain pipes, etc., maybe 100/month.

Trustee Miller - we would resell. Village Manager - yes. We would recommend that the cemetery Commission consider selling the structures.

Trustee Swartz - what it is assessed at.

Village Manager - its assessed at about 90,000. We could prob. sell the house with 1 acre we could make back our money and then some.

Trustee Swartz - is there a plan to resell it now, and do you have a future plan.

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Village Manager - I would say reselling immediately, but hang on to 3 acres.

Trustee Swartz - the reason I asked about heating, after seeing LRC, we can't just shut the heat off.

Village Manager - I agree.

Mayor Gross - I was appalled at the inside of that building at LRC. When we inspected 2 years ago, the water was leaking. The walls were bad, etc. We have people training in there and its still disgusting.

Village Manager - we would winterize the house and have it ready for sale. It does have a new roof. I was in it about a month ago. The basement was dry. It is a 1960's style. They have not gone to a realtor - we'd be dealing directly with the owner.

Resolution by Trustee Miller, seconded by Trustee Sullivan

WHEREAS, on August 12, 2004 this Board directed the Village Manager to investigate the feasibility and appropriateness of purchasing property on W. Broad St. (former Carpenter property) that has recently become available for purchase, and

WHEREAS, the Village Manager, in conjunction with Village staff, has conducted a thorough investigation of this matter, revealing that this property has the potential to create over \$500,000 in revenue for the Village in cemetery lot sales, and has submitted his recommendation to purchase same.

NOW THEREFORE BE IT RESOLVED, that Village Manager Vincent Azzarelli is hereby authorized and directed to enter into a purchase agreement for the property located on W. Broad St., commonly known as the former Carpenter house, for a purchase price of \$115,000, plus closing costs.

Roll Call Vote:

Mayor Gross:	Aye
Trustee Swartz:	Aye
Trustee Miller:	Aye
Trustee Sullivan:	Aye

As there was nothing further to bring before the Board, the meeting was adjourned.

Respectfully submitted,

Sharron Cunningham
Clerk-Treasurer

/rmb