

The Town Board of the Town of Spafford assembled at the Spafford Town Hall, 1984 Route 174, Skaneateles, New York with Supervisor Webb A. Stevens presiding and the following Board members present: Councilor Rick Fesko, Councilor Ken Lieberman, Councilor Merrill Clark and Councilor Jeff Ireland.

The following Town Officers were present: Town Clerk Lisa Valletta, Code Enforcement Officer Kim Fairchild, and Town Attorney Matt Kerwin. Supervisor Stevens called the meeting to order at 7:00 p.m. The Pledge of Allegiance was recited.

PLOWING SENIOR CITIZEN PARKING LOT

A motion to authorize the Town of Spafford Highway Department to plow the Senior Citizen parking lot for events at the Borodino Grange on December 9, 2009 and December 19, 2009 was made by Councilor Fesko and seconded by Councilor Lieberman. The motion PASSED. AYES - 5, NAYS - 0.

CLUSTER HOUSING

An application has been submitted for a cluster housing project on the Gourley property. Supervisor Stevens had a telephone conversation with Mr. Michael Bragman in which Mr. Bragman stated the application is being withdrawn. No written statement confirming this has yet been received. Supervisor Stevens explained the intent of this meeting is to determine if the residents of the Town want to allow cluster housing. Mr. Kerwin will handle questions on behalf of the Town Board.

Mr. Kerwin reminded everyone this would not be a discussion of the specific application, but a discussion of cluster housing in general. The intent of cluster housing is to offer protection and preservation of scenic and environmental areas. It provides a solution for a property may partially be difficult to develop. Town law does not permit a greater density of development than would typically be allowed, it would just be a different layout of the houses.

The following concerns were discussed:

- what is the benefit to the Town of cluster housing? In regards to the existing proposal, the Town would not have to maintain the roads within the development; which would hold true for a standard sub division, unless the intent was to turn the roads over to the Town.
- Would the tax burden be less for the cluster, considering the undeveloped area? The assessor would have to answer that concern.
- What would the water supply be for the houses? Private, with Onondaga County Health Dept. approval for both water supply and septic system.
- Once clustering is approved, is the minimum lot size rule negated? Only for a cluster application.
- Concerns that clustering would "litter" the town with houses. Can the Town say absolutely no cluster housing? Yes.

Mr. Kerwin explained if the Town of Spafford Town Board adopts Town Law Resolution 278 it means the Town of Spafford will accept applications for cluster housing; if the resolution is not adopted, cluster housing applications will not be accepted. It was mentioned the section on Planned Development District in the zoning revision addresses cluster housing. Should the Town so desire, cluster housing can be addressed in the future through the local law process.

SOAWD BOND COUNSEL

The original fees for the SOAWD Bond Counsel Hiscock & Barclay were \$15,000. Additional expenses were incurred by each town. Hiscock & Barclay has requested an additional \$20,000.

RESOLUTION 103-2009

SOAWD Bond Counsel

On a motion by Councilor Fesko, seconded by Councilor Lieberman the following resolution was PASSED AYES - 5 Stevens, Fesko, Lieberman, Clark, Ireland
NAYS - 0

Resolved to approve payment of an additional \$20,000 to Hiscock & Barclay, SOAWD Bond Counsel.

AGRICULTURAL PROTECTION GRANT

Ms. Holly Norton reviewed the work she has done on the application for an Agricultural Protection grant. She discussed the process with the Board. There is no fixed deadline to apply; if the application is filed this year, its not likely any funds would be received before August 2010. Mr. Fairchild asked if adoption of the zoning laws prior to receipt of the grant would be problematic. Ms. Norton believes the grant assumes existence of zoning laws.

ZONING REVISION

There was a discussion of amendments to the zoning draft.

ADJOURNMENT

A motion to adjourn the meeting at 9:17 p.m. was made by Councilor Lieberman, seconded by Councilor Ireland. The motion was carried unanimously.

Respectfully submitted by,

Next meeting to be held
Thursday, December 10, 2009 @ 7 p.m.
@ Spafford Town Hall

Lisa M. Valletta
Town Clerk
Town of Spafford