WEST SENECA TOWN OFFICES
1250 Union Road
West Seneca, NY 14224

TOWN BOARD PROCEEDINGS
Work Session
January 13, 2014

Supervisor Meegan called the work session to order at 3:00 P.M. with the Pledge of Allegiance to the Flag led by Code Enforcement Officer Jeffrey Schieber.

ROLL CALL:	Present -	Sheila M. Meegan	Supervisor
		Eugene P. Hart	Councilman
		William P. Hanley Jr.	Councilman
		Charles D. Grieco	Town Attorney
		Jacqueline A. Felser	Town Clerk
		Jeffrey Schieber	Code Enforcement Officer
		Matthew D. English	Highway Supt.
		Daniel Denz	Police Chief
		Jason Foote	Town Engineer
		Craig Kroll	Recreation Director

Supervisor Meegan read the Fire Prevention Code instructing the public where to exit in case of a fire or an emergency.

DAN BAILEY OF DXO COMMUNICATIONS

- Presented proposal for handling town's first class mail at a reduced cost
  - ✓ pick up first class mail from around the city, combine it with other mail, sort it and mail at lower postage rate (43.3 cents for letters)
  - ✓ no delay, processed and mailed the same day
  - ✓ provide weigh, meter and seal if requested (service fee applies)
  - ✓ invoice the town weekly
  - ✓ other clients include – Gieco, Fidelis, M & T Bank, Town of Hamburg, Town of Cheektowaga, East Aurora Schools, West Seneca Schools

DEPAUL PRESENTATION

- Gillian Conte, Vice President of DePaul, and Joe Gibbons, Gary Smith and Dick Waite of SWBR presented a site plan for the proposed facility at Seneca city line
  - ✓ Background of DePaul - Over 50 years serving people in WNY; primarily a housing provider for people with special needs and income eligible housing (workforce housing - $27000 or less); provide services for people with mental illness; SRO on Seneca Street in Buffalo has 75 studio apartments; recently received another 75 beds to be developed in South Buffalo or West Seneca because of a high concentration of need; Office of Mental Health no longer does exclusive mental health housing and wants DePaul to develop 100 apartments - 75 will be SRO and 25 will be workforce housing; DePaul is a service provider – they build, open, operate and stay; current Seneca Street site has had no crimes, no thefts and no significant increase in emergency calls

- ✓ Proposing to demolish existing building and parking lot and develop a 33,000 sf, 3-story, 100 unit apartment building facing Seneca Street with 100 parking spaces; indicated landscaping, courtyard area and green space on site plan; property is zoned C-1 and needs a special permit for multi-family and a variance to reduce parking from 200 to 100 spaces; no plans to gate but will install decorative fencing to separate residential neighborhood
- ✓ Currently waiting for appraisal from NYS
- ✓ Project value is $20 million which includes demolition costs; payment in lieu of taxes (PILOT) for 10 years and then fully taxable
- ✓ Facility will have 24/7 security and staffing; will create 100 construction jobs and 40 permanent jobs in the community; town will not provide any sanitation services; full background checks on people that will live there, no pedophiles, active drug and alcohol users or arsonists
- ✓ Would like to start neighborhood outreach and partner with the community

CHIEF DENZ

- Requested Executive Session for personnel matter
- Police Department has new police cars with new paint scheme

TOWN ENGINEER JASON FOOTE

- Update on sewer repair on Mineral Springs Road – sewer is 20′ deep; did whatever they could to avoid digging, but had to start digging and will be one to 1.5 weeks before road is opened; got delayed because of blizzard and flood; Visone Construction is assisting sewer department; water main break compounded the problem
- Emergency sewer repair on Willowcrest Drive yesterday
- Commended sewer department workers & highway workers

TOWN ATTORNEY CHARLES GRIECO

- Getting up to speed; thanked former Town Attorney Shawn Martin for his assistance

RECREATION DIRECTOR CRAIG KROLL

- Requested cable at Kiwanis Center and board instructed him to contact Buildings & Grounds foreman Steve Amoia
- Final proposal for day camp should be ready for February 10th meeting

COUNCILMAN HART

- Conflict with Town Attorney Charles Grieco on schedule for board meetings; proposed revising schedule to accommodate; Mr. Grieco will provide a list of the meetings

CODE ENFORCEMENT OFFICER JEFFREY SCHIEBER

- Update on flooding situation – fire departments, highway & engineering personnel responded; rescue operations evacuated residents; will be touring every house for damage on Wednesday & Thursday; Supervisor Meegan walked through with County Executive Mark Poloncarz and reached out to Congressman Higgins, Assemblyman Kearns & Senator Gallivan for assistance, also contacted Governor Cuomo's office; will have meeting to update on Friday afternoon

EXECUTIVE SESSION

Motion by Supervisor Meegan, seconded by Councilman Hart, to recess to Executive Session at 3:55 P.M. to discuss a personnel matter with Chief Denz and legal matters with Town Attorney Charles Grieco.

Ayes: All Noes: None Motion Carried

The board members returned from Executive Session at 5:30 P.M.

The work session concluded at 5:30 P.M.

Jacqueline A Felser

JACQUELINE A FELSER, TOWN CLERK