



Town Clerk
Leonard J. Perfetti

Town of Union

Town Board
Richard A. Materese, *Supervisor*
Thomas R. Augostini, *Councilman*
Frank J. Bertoni, *Councilman*
Sandra C. Bauman, *Councilwoman*
Heather R. Staley, *Councilwoman*

TOWN OF UNION BOARD MEETING

September 21, 2022

The Regular Meeting of the Town Board of the Town of Union was held on Wednesday, September 21, 2022 at 7:00 P.M. in the Town Board Room, 3111 East Main Street, Endwell, New York.

BOARD MEMBERS PRESENT: Supervisor Richard A. Materese, Councilman Thomas R. Augostini, Councilman Frank J. Bertoni, Councilwoman Sandra C. Bauman, Councilwoman Heather R. Staley.

TOWN OFFICIALS PRESENT: Town Attorney Alan J. Pope, Town Clerk Leonard J. Perfetti.

Supervisor Richard A. Materese opened the meeting with the Pledge of Allegiance to the Flag.

PUBLIC HEARINGS:

A Public Hearing was called for on Wednesday, September 21, 2022 at 7:00 P.M. to receive public comment on the Town of Union's \$2,000,000.00 2022 Round 6 Restore NY Communities Initiative Municipal Grant Program application for the conversion of the former Red Carpet Inn Motel located at 749 W. Main Street, Endicott (Union), NY 13760 into a multi-family residential apartment building.)
Pub. & Posted – 09/16/2022

Supervisor Richard A. Materese asked the developer to explain his plans for this project and then if there any questions, they can be directed to him.

Matt Bell, Real Estate Developer in the area, explained that the opportunity has presented itself to purchase the Red Carpet Inn and renovate it into market rate housing. The plan is to renovate the entire building into a minimum of 36, at most 42 apartments.

Supervisor Richard A. Materese asked Mr. Bell to speak about the funding for this project.

Mr. Bell said they have funding commitments to do the entire project which will be roughly a five million dollar project, of which hopefully two million will be funded through this grant. Outside of that, it will be personal capital and bank financing.



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Supervisor Richard A. Materese explained that the Public Hearing tonight is to approve applying for the two million dollar grant, not to approve the project.

Councilman Frank J. Bertoni asked whether they get the funding or not, will they continue with the project.

Mr. Bell said they will proceed with the project regardless or not if they receive the funding. He also thinks it is relevant to say they will be reimbursing the Town of Union for any costs contributed to this and that they still need to go through the site plan approval, zoning and all those other things to make sure they are doing everything right. He stressed that it is not a walk in the park from this point.

Councilman Bertoni asked if the project will change if they do not get the funding.

Mr. Bell said they may modify the project plans a little, but they will still be executing the project at the same finishing level and quality level and the estimated potential for the housing type.

Town Attorney Alan J. Pope asked Mr. Bell to speak to the source of the funding and if the funding has any direct or indirect impact on the Town of Union taxpayers.

Mr. Bell said they have roughly two million dollars of their own capital that they will inject into it and the remaining is going to come from local banks. He said there is no other additional funding that they will be taking from the taxpayers or anybody else and they will not be applying for any PILOT to save them money on taxes.

Dan Loiselle, 3201 Wayne Street, Endwell, said he assumes that with the five million dollars you are going to gut everything, relay out and insulate everything for noise.

Mr. Bell said yes, they would be doing that and making them energy efficient.

Councilman Thomas R. Augostini asked Mr. Bell to explain how the 36 to 42 apartments will be broken down as to one bedroom or two bedrooms.

Mr. Bell said they do not have a finalized layout, but it's going to be primarily one-bedroom and approximately twenty two-bedroom apartments.

Tanya Martyanik, 743 Dickson Street, Endicott, said she has lived all her life directly across from the motel and when it was first built and in its heyday, it was absolutely beautiful. She said the golfers that were playing in the BC Open, Lee Trevino, Tom Watson and all the others, stayed over there. She said after, it started to deteriorate and deteriorate until they



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could not get any more clientele to stay there. They ended up working with Social Services and that's how the Red Roof made their money. At one point, a pedophile lived there right next to the school, but they managed to get him moved out. She said she heard that they were going to tear it down; is that correct?

Mr. Bell said, no, that they are going to renovate the structure that is there. He said the interior wall framings are intact and they will be taken down to the exterior walls. He said he is a very big proponent of trying to do historic restorations and if the building is sound, they will restore it versus taking it down.

Mrs. Martyanik said she does not see anything historic about the building, it's deteriorated and believes it should be torn down. She asked who owns it now, why nothing has been done to the building and why he hasn't been made to clean it up.

Supervisor Richard A. Materese said that someone from New Jersey owned it and chose not to do anything with it. He explained that they have sent Code down to it and they placed violations on it. He said this developer is purchasing the property and he has nothing to do with what happened in the past; he is the future and when the sale goes through, he will own it and clean it up.

Mrs. Martyanik asked who the clientele is that will be living in these apartments.

Mr. Bell said they will be market rate housing, which means they will have to be able to pay the rent rates that are equivalent to those in the area. It would be for working individuals from the area and potentially for individuals that need to commute nearby. He said he doesn't have a crystal ball to tell you who will live in the building but he can tell you who they will be marketing it to.

Supervisor Richard A. Materese said it would possibly be attracting young professionals, people who need housing and maybe a young married couple that can't afford to buy their own house, but want to live in a nice place. He said it is not low income housing.

A member of the audience asked if it would be low income, subsidized housing.

Councilman Thomas R. Augostini said the better term could be subsidized housing, where you are charging lower than market rate and then there's another source of government funding that comes in to pay the rest. He said he thinks that what Mr. Bell is trying to do when he says market rate housing, is that people have to earn enough in order to afford his rent. So if someone comes in with an application that says they have been unemployed for two years, he can't rent to them because he is at risk and he has to pay the bank. With market rate you have to have sizable income in order to afford to rent and you have to have consistent earnings or income, with a good work history and that is who I feel will be attracted to these.



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Mr. Bell said that along the lines of Section 8 housing, the allowable rate of rent is lower than what we charge, so, I don't think it is something the program would even approve. We do have some Section 8 housing in our real estate portfolio and what they will pay for an apartment is going to be well below what we are going to charge.

Mrs. Martyanik asked if they could conceivably have seniors living there.

Mr. Ball answered yes, if they meet the requirements.

Theresa Smith, 2811 Country Club Road, Endwell, said she wasn't at the meeting for this reason, but she can't help but speak. She thanked Mr. Bell for doing this because that place is a dump. She said she used to deliver mail there and there were drug addicts, and it was a mess. So, kudos to you for making a positive change to Endicott and hopefully you get the funding you need for it. She said we need a lot more of this in Endicott, where absentee landlords are just letting their places go and it's not a nice place to drive through anymore.

Joette Amaro, 757 Dickson Street, Endicott, asked if they were doing anything with the restaurant next to the motel. She said that have 50 parking spaces, so where are you going to park these people. There is only the one side of the motel with parking and you will not fit 40 more cars there.

Mr. Bell said they are doing the site plan prior to our zoning and code approvals, and they need to see what zoning needs for parking spaces and then decide from there.

Carol Laskoski, 37 Edward Street, Johnson City, asked how many motel rooms there are now and how many of those rooms will be turned into a single apartment. She is echoing Ms. Smith and saying kudos for doing something to it.

Mr. Bell said he believes there are roughly 60 rooms now and two areas that jut out on the ends; one of them is a four bedroom apartment and the other is additional space, and the central area where the front desk was, they will all be capitalized in making the apartments. He said approximately 4 rooms will be used to make a 1 bedroom apartment and they will be good sized apartments.

Councilman Thomas R. Augostini said that the property is almost in the middle of the Summit Chase Apartments on Glendale Drive and the new builds on Franklin Street. He said both of which have yearlong plus waiting lists and if they had more units, they would be rented. He said studies show there is a need for these apartments.

Supervisor Richard A. Materese said the hope is that if this project is as successful as Mr. Bell hopes it to be, someone may take an interest in reopening the restaurant.



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Linda Jackson, 765 Dickson Street asked how many parking spaces the motel has now.

Mr. Bell said he does not have the exact number, but believes it is around 33. He said they will need 1 1/2 spaces for a two bedroom apartment and that if they cannot utilize the 50 spaces, they look at making different plans.

Supervisor Richard A. Materese asked if there was anyone else wishing to speak, now is the time to do so.

Councilwoman Heather R. Staley said she heard that the apartments will be very nice with hardwood floors and stone countertops. It sounds like they will be high-end apartments.

Councilman Thomas R. Augostini said when the rubber hits the road, Mr. Bell has to provide site plans to the Planning Board and this is when you will hear the real details of the project - parking, lighting, where the dumpsters will be placed; those are the decisions that the Planning Board has to make. He highly recommends that they continue to go to those meetings if they have any questions.

Councilman Frank J. Bertoni said he stressed in the work session that he is not a fan of big apartment complexes. He feels that they can override the neighborhood and he is not sure on how he is going to vote tonight. He also said that he hopes they are true to their word if this passes and do the right thing for the neighborhood.

As no one else wished to speak, Supervisor Richard A. Materese closed the Public Hearing.

BIDS: None.

APPROVAL OF MINUTES:

Moved by Augostini, seconded by Bertoni to approve the Minutes of the Regular Town of Union Board Meeting held on Wednesday, September 7, 2022.
Carried.

HEARING OF VISITORS:

Tina Hlavac, 2810 Country Club Road, Endwell, asked if there was anything that can be done about the speeding on Country Club Road. She said six weeks ago there was a bad motorcycle accident in front of her house and the man was thrown on her lawn. She thought



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he passed, he didn't, and is still in the hospital in the ICU. He is a 25 year old man who will never walk again. The police were there for hours recreating the accident and she heard he was going 100 mph. She said between Taft Avenue and Hooper Road, it is a free for all. She suggested a 3-way stop in the middle of that section of Country Club Road. She said more residents are here tonight with her.

Supervisor Richard A. Materese said she needs to get a petition signed by the people on the street and present it to the Board before they can do anything.

Councilman Frank J. Bertoni said they will have to have a Public Hearing where the people can speak for or against it.

Councilwoman Sandra C. Bauman suggests that they do not stop at Hooper Road and go further up Country Club. She has lived there for 40 years and there have so been many accidents. She said that her kids went three blocks over to get the bus so they would not wait on Country Club Road. She also said she widened her driveway so she could turn around to pull out on Country Club instead of backing out. She will gladly sign the petition.

Theresa Smith, 2811 Country Club Road, Endwell, said she has lived there for over 30 years and has seen so many accidents. She said there are many kids in the area and it is very dangerous with the cars speeding. Her kids would cut through their backyard to get the bus on Yale Street instead of waiting on Country Club Road. She suggests putting a stop sign at Country Club Road and Shamrock Drive and also at Country Club Road and Colgate Avenue; this will really slow them down.

As no one else wished to speak, Supervisor Richard A. Materese closed the first Hearing of Visitors.

COMMUNICATIONS FOR FILING:

Moved by Augostini, seconded by Bertoni to receive and file the following Communications:

1. Letter from New York State Records and Law Bureau acknowledging Town of Union Local Law #2022-1 was filed on January 19, 2022.
2. Letter from New York State Records and Law Bureau acknowledging Town of Union Local Law #2022-2 was filed on February 11, 2022.
3. 239 Submission from Village of Johnson City regarding Area variance for number of signs – increased from two wall signs to three at 745 Harry L. Drive.
4. West Corners Fire District Financial Statements – Year End December 31, 2021.



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5. Village of Endicott Minutes – June 6 & 20, July 6, August 1 & 15, 2022 and September 21, 2022.
Carried.

COMMUNICATIONS FOR ACTION:

1. Moved by Augostini, seconded by Bertoni to refer the letter from Robert Norton, 206 Norton Avenue, Endwell, New York, asking that a fallen tree behind 202 Norton Avenue, which is across Patterson Creek and is causing a hazard to the neighborhood, be referred to the Commissioner of Public Works Louis V. Caforio and Highway Superintendent Scott Paugh.
Carried.

2. Moved by Augostini, seconded by Bertoni to refer the letter Notice of Commencement of Action – Lakeview Loan Servicing, LLC vs Valerie R. Mandyke a/k/a Valerie Mandyke, 212 Harrington Road, Johnson City, NY to Town Attorney Alan J. Pope, Comptroller and Planning Director Christopher Kylor.
Carried.

3. Moved by Augostini, seconded by Bertoni to approve the letter Email from Michelle Beatty, Park Manor Homeowners Association, requesting permission to hold their annual Halloween Parade on Saturday, October 29, 2022 starting at 1:00 P.M. and authorizing the use of barricades to block off Parkwood Drive be delivered on Friday, October 28, 2022, and refer it to Commissioner of Public Works Louis V. Caforio, Highway Superintendent Scott Paugh and Town Clerk Leonard J. Perfetti.

PETITIONS: None

COMMITTEE REPORTS, RECOMMENDATIONS AND RESOLUTIONS:

Moved by Staley, seconded by Augostini to approve the following Budget Transfers:

Decrease:	31 5110 4123	Guard Rails	\$ 5,000.00
Increase:	31 5110 4124	Catch Basins	\$ 5,000.00
Decrease:	31 5110 4126	Blacktop	\$75,000.00
Increase:	31 5110 4190	Gasoline	\$75,000.00

Carried.

(Prepared Resolution filed as part of these minutes giving NYSEG an Easement for the pole, anchor and aerial conductor at 1101 River Drive. This is for the new pumping station at this location and authorizing the Supervisor to execute the easement after approval from Town Attorney.)



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Res. by Staley, seconded Augostini.
The Resolution was adopted.

Vote: All yes.

(Prepared Resolution filed as part of these minutes to approve the purchase a new 2024 Model Year Tandem Axle Mack Granite with 30 Yard Pak Mor R300C Refuse Body from Beam Mack Sales Service, Inc.. Purchase Price: \$ 260,379.00 from Onondaga County Heavy Truck Class 8 Statewide Contract # 8996. Monies for this purchase to be paid from 2022 Capital Budget (\$245,000.00), with the remaining \$ 15,379.00 to be paid from the Refuse Tipping Fee Line (20-8160-4513.)

Res. by Staley, seconded by Augostini.
The Resolution was adopted.

Vote: All yes.

Moved by Staley, seconded by Augostini to approve and authorize Acting Comptroller Laura Lindsley to be a signatory to NYCLASS Investments.
Carried.

(Prepared Resolution filed as part of these minutes to increase the pay and health insurance contributions of current non-department head exempt employees as follows: For 2022 a pay increase of \$1.50/hour and a 10% employee contribution to medical/health insurance. (For any such employee who was employed at the Town as of January 1, 2022, the pay increase shall be retroactive to January 1, 2022). For 2023 a pay increase of \$1.25/hour and an 11% employee contribution to medical/health insurance. For 2024 a pay increase of \$1.25/hour and an 11% employee contribution to medical/health insurance.)

Res. by Bauman, seconded by Staley.
The Resolution was adopted.

Vote: All yes.

(Prepared Resolution filed as part of these minutes to approve and accept the Grant Funding in the amount of \$2,450.00 from the County of Broome for Community Beatification Projects with authorization of the Supervisor to execute.)

Councilwoman Heather R. Staley explained that she and Councilwoman Sandra C. Bauman are on the Tree Committee and they applied for some grants so that they can plant some trees at various locations around the Town. She wanted everyone to know that the Tree Committee is new this year and they are doing their job by bringing in these grants.

Res. by Bauman, seconded by Staley.
The Resolution was adopted.

Vote: All yes.

(Prepared Resolution filed as part of these minutes to approve the requested funding for the proposed conversion of the now vacant former Red Carpet Inn Motel located at 749 W. Main



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Street, Endicott, NY into a multi-family residential apartment building provided that such proposed conversion is compliant with the Town of Union's comprehensive plan, and zoning ordinances, and is an effective and efficient use of grant funds to promote economic development, preserve community resources, and to put a vacant building into productive reuse; and authorize the Town Board to take such additional and further action to implement this Resolution as may be necessary.)

Supervisor Richard A. Materese said that they did a lot of work in the Work Session. The wording of this Resolution is different from what was on the original agenda to make a protective Resolution to make sure that this is only for the grant funding, and not for okaying anything else until future time.

Res. by Augostini, seconded by Bertoni.
The Resolution was adopted.

Vote: All yes.

Moved by Augostini, seconded by Bertoni to consent to the Village of Johnson City Planning Board acting as lead agency for the application for redevelopment of 601-629 Oakdale Commons, but on the condition that the Town of Union continue to be notified of SEQR determinations, proceedings and hearings in this matter.
Carried.

HEARING OF VISITORS:

Dan Loiselle, 3201 Wayne Street Endwell, a couple of meetings ago you approved \$500,000.00 for the redevelopment of Watson Boulevard and Hooper Road intersection, and every time I drive by, I can't understand what more is needed to be done there. He asked what the money was for.

Councilman Thomas R. Augostini explained that it was for the traffic control upgrade at that intersection and anytime there is a modification to what the improvements are, there is Resolution. He said that 95 % of the bill was funded by the State and Federal government and we pay for the bill and we get reimbursed for it.

Mr. Loiselle also he said he reported a pothole notification on the website about a month ago for the pothole at the corner of Watson Boulevard and Kelly Avenue by where Byrne Dairy is going in and has not gotten a reply about it.

Supervisor Richard A. Materese said his guess is they are not going to do anything about it until Byrne Dairy is completed because of the trucks and heavy equipment going over it.



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Rob Brady, 3116 Kensington Road, Endwell, President of O.L. Davis Fire Company' thanked the Town and its employees for their help with their 100th Anniversary Celebration. It is much appreciated.

At this time, Supervisor Richard A. Materese presented a Proclamation to the O.L. Davis Fire Company on their 100th Anniversary:

In Recognition of O.L. Davis Fire Company

WHEREAS, on September 6th, 1921, Orlando Luther Davis's farm caught on fire and due to phone problems, Endicott Fire Company couldn't make it in time to save the barn and;

WHEREAS, on September 13th 1921, 38 men volunteered to put together the O.L. Davis Fire Company and;

WHEREAS, Mr. Davis' donation of land and many community donations, including \$1000.00 from Mr. George F. Johnson established the community's first fire station and;

WHEREAS, last year was the 100th anniversary of O.L. Davis being created and;

WHEREAS, this year of 2022 is also the 100th anniversary of the community being renamed "Endwell" and;

WHEREAS, the Town of Union has been blessed by the volunteer work of hundreds of men and women associated with the fire department through the years;

Now, Therefore, the Town of Union Board wishes to join family, friends and fellow citizens in recognizing, honoring and thanking O.L. Davis Fire Company.

Now, Therefore, the Town of Union Board wishes to join family, friends and fellow citizens in recognizing, honoring and thanking O.L. Davis Fire Company for their service – celebrating 100 years by making September 18, 2022 O.L. Davis Fire Company Day.

The Board also thanked Mr. Brady for what he does for the O.L. Davis Fire Company.

Theresa Smith, 2811 Country Club Road, Endwell, said she called about this problem and was told there is not an issue with it. She said she is a mail carrier in the West Corners area and said there is a problem with the corner house on Carl Street and Glendale Drive with the pine trees that are obstructing the view. She explained that the stop line is about 20 feet back from where you have to pull out into the intersection to see past the trees or it is impossible to see the traffic coming up Carl Street. She said she had a near miss last week where she was



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almost t-boned, because not only the trees, there were trucks parked on Carl Street that she could not see around. She asked that something be done about the trees and a lot of the residents in that area that feel the same way. She asked if she should petition all her customers to get this changed.

Supervisor Richard A. Materese said that we have actually had that checked several times by Code and technically the person who owns the trees on the corner is within the legality of those trees being planted. He said it is difficult but we can't force someone to cut their trees.

Councilman Frank J. Bertoni asked if there is a stop sign there.

Mrs. Smith explained that there is stop signs at all the corners except coming up on Carl Street. She said that at some difficult intersections, there are mirrors on the telephone poles to see if traffic is coming and this may be a cheaper solution.

Councilman Frank J. Bertoni said he would look into it.

As no one else wished to speak, Supervisor Richard A. Materese closed the second Hearing of Visitors.

DEPARTMENT REPORTS ON FILE IN THE TOWN CLERK'S OFFICE:

Moved by Augustini, seconded by Bertoni to receive and file the following Department Reports:

1. Town Clerk Monthly Report – August 2022.
2. Permits Monthly Report – August 2022.
3. Town of Union Planning Board Minutes – July 12 & 26, 2022.
4. Town of Union Planning Board Decision – Approval of Final Subdivision Plans NY Union I, LLC & NY Union II, LLC, Delaware River Solar, LLC – Application # PB-2021-18C, 4311 Watson Boulevard, Tax Map # 126.04-1-10.111.
5. Town of Union Planning Board Decision – Approval of Final Site Plan NY Union I, LLC & NY Union II, LLC, Delaware River Solar, LLC – Application # PB-2021-18D, 4311 Watson Boulevard, Tax Map # 126.04-1-10.111
Carried.



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Councilwoman Sandra C. Bauman invited the Board and all those present to the grand opening-ribbon cutting of our second fitness court tomorrow at the George F. Johnson Park at 4:00 P.M.

Councilwoman Heather R. Staley said GSR Fit will be there to display the equipment and show us how to use it. She said they have 12 shirts and 6 hats to give away.

Supervisor Richard A. Materese explained that the fitness courts are outdoor, free to use and anyone can come up to use them. He said if you are technically inclined, there is an app for your phone that will show you different exercises at each of the stations.

Councilwoman Heather R. Staley explained where in the park it is located.

Councilwoman Sandra C. Bauman said that these fitness courts are geared to adults and are not a children play area.

Councilman Frank J. Bertoni said the fireworks display and the whole celebration for the fire company was great. He said the hook and ladder with the flag was amazing.

Supervisor Richard A. Materese said thank you again to the fire company for all the services you do for the people of Endwell. He said the parade and all the festivities were great.

ADJOURNMENT:

Moved by Augostini, seconded by Bertoni to adjourn the meeting.
Carried.

The meeting was adjourned at 8:07 P.M.

LJP/bk

Leonard J. Perfetti
Town Clerk