

**TOWN BOARD
SPECIAL MEETING**

MONDAY

December 15, 2025

Supervisor Reger opened the meeting at 6:00 p.m. with four Councilors present. Councilor Johnson was excused.

Pledge of Allegiance.

Supervisor Reger stated proper notification of the meeting took place and further a quorum was present for the purposes of this meeting.

Resolution No. 178 presented by Councilor Race, seconded by Councilor Golub

**RESOLUTION AUTHORIZING THE ACQUISITION OF
FURNITURE, FIXTURES AND EQUIPMENT AND
IMPROVEMENTS TO THE EXISTING FACILITIES
LOCATED AT 10 ALBANY STREET, CAZENOVIA, NY
(Tax Map No. 94.51-1-28 and a/k/a Jephson Campus)**

WHEREAS, the Town of Cazenovia, New York (the “Town”) has previously considered a suitable potential relocation of the existing Town Hall offices, which are currently located at 7 Albany Street, Cazenovia, New York (the “Gothic Cottage”); and

WHEREAS, the Town has previously identified potential locations for such a purchase, which will allow for the continued functioning of the Town Offices at an alternate location and has further undertaken an examination of available facilities throughout the Town of Cazenovia; and

WHEREAS, the Town has identified a potentially suitable location, 10 Albany Street, Cazenovia, New York (Tax Map No. 94.51-1-28) (the “Jephson Campus”); and

WHEREAS, by resolutions dated July 9, 2025 and August 11, 2025, the Town has authorized the Supervisor of the Town to execute a Purchase and Sale Agreement for 10 Albany Street, as well as authorizing the expenditure of reserve funds for said acquisition and associated improvements for use of the existing structure located at 10 Albany Street and has previously made a determination that the action was a Type II Action under SEQR; and

WHEREAS, the Town Board has determined to further consider the actions (if not a Type II Action) to be subject to additional SEQR review, including said agreement on the procurement of existing furniture, fixtures and equipment (“FFE”) and the execution of a Post Possession Agreement for such FFE; and

WHEREAS, the existing FFE is previously used, is unique to the property, is unavailable from any other potential sellers or source and has been carefully inspected by the Town for its reasonable usefulness and value; and

WHEREAS, the Town Board has determined to acquire said FFE for a price not to exceed Twenty Thousand and 00/100 Dollars (\$ 20,000.00), without further additional action by the Town Board; and

WHEREAS, accordingly, pursuant to Volume 6 N.Y.C.R.R., Sections 617.3 and 617.6 of the Regulations relating to Article 8 of the Environmental Conservation Law of New York (SEQRA), requires that as early as possible and within twenty (20) days after submission of a proposed action or undertaking of an action, an involved agency shall make a determination whether a given action is subject to the aforementioned law; and

WHEREAS, the Town of Cazenovia Town Board has determined that it shall act as Lead Agency, that there are no other involved and/or interested agencies concerning this matter, and has consequently caused the completion of a Short Environmental Assessment Form and the same has been carefully reviewed and thoroughly considered by the Board; and

WHEREAS, the Town of Cazenovia Town Board has reviewed the various environmental areas of concern relative to all of the above and hereby makes the following determinations:

- The proposed actions will not create a material conflict with adopted land use, planning and/or zoning regulations since the proposal for the acquisitions and improvements to the facilities identified above support the Town's goals to maintain a useable space for Town Offices and ancillary purposes;
- The proposed actions will not change the use or intensity of use of any land area in question, as it will merely upgrade the facilities therein by relocating the current Town Hall offices to an existing building (with procurement of certain existing furniture, fixtures and equipment) within the same block and will allow for continued use of the current Town Hall building for Town purposes;
- The proposed actions will not impair the character or quality of the existing community, but rather will improve them as it involves the use of a more modern structure that will require very little in terms of physical improvements;
- There are no critical environmental areas located in the project site areas;
- The proposed actions will not have an adverse change to the existing level of traffic or affect infrastructure of mass transit, biking or walkways as the Town Hall offices will continue to receive the same number of visitors;
- The proposed actions will not cause an increase in the use of energy, nor will the proposed actions impact the existing public water supply or wastewater treatment facilities, rather, it will improve same;
- The proposed actions will not impair the character or quality of any important archeological, architectural, or aesthetic resources and no such resources have been identified;
- The proposed actions will not result in an adverse change to any natural resources, as the areas in question have been previously developed; and
- The proposed actions will not result in an increase for the potential of erosion, flooding, or drainage, nor will the proposed actions create an environmental hazard to human resources or health.

NOW THEREFORE, BE IT RESOLVED that the Town of Cazenovia Town Board hereby determines that the proposed actions to acquire the FFE and premises will not have a significant adverse effect on the environment and this resolution hereby adopts a Negative Declaration for purposes of Article 8 of the Environmental Conservation Law, Volume 6 of the N.Y.C.R.R. Part 617 et seq. for the reasons stated above; and

BE IT FURTHER RESOLVED that the Town's legal counsel shall take such other and further actions which may be necessary pursuant to the requirements of 6 N.Y.C.R.R., Part. 617; and

BE IT FURTHER RESOLVED that the Town Board hereby authorizes the Town Supervisor to execute any and all necessary documentation relative to this matter, including (1) the Agreement of Acquisition of FFE; (2) the Post Possession Agreement associated with this matter; and (3) any such other documents deemed necessary to accomplish the intent of this Resolution, upon satisfactory review and approval by the Town Attorney.

Roll call:	
Councilor Race	Yes
Councilor Golub	Yes
Councilor Johnson	Excused
Councilor Fallon	Yes
Supervisor Reger	Yes

Supervisor Reger declared Resolution No. 178 adopted.

At 6:03 p.m., motion by Councilor Golub, seconded by Councilor Fallon to adjourn this meeting. The motion was unanimously approved.

Supervisor Reger declared this meeting adjourned.

Signed:

Connie J. Sunderman
Connie J. Sunderman, Town Clerk