

Community Development Updates

Crossroads Building

As reported in the last newsletter, the Town commenced with the first phase of the building's rehabilitation, and it released a request for proposal to conduct the first phase work:

- Removal of last addition: 20 feet of porches on the building's north side (along Rt 20)
- Modification of existing retaining wall along Rt 11
- Installation of new windows and exterior doors
- Minor repairs to the roof

The Town selected Smith Structures, Inc. to conduct the work. The windows are the longest lead time materials and thus they are extending the site work's start date to March and completion by the end of May.

The building and its adjacent vacant lot is scheduled to be transferred to Morgan and Morgan Development LLC before the end of 2024. Once the first phase work is completed by the Town, Morgan and Morgan will begin the full rehabilitation after it receives the Town's building permit.

Cardiff Water

As reported in the last newsletter, the Town is working with the Town and Village of Tully on providing a long-term source of water for the 28 parcels in the existing Cardiff Water District. We also reported that funding applications were submitted and an expansion of the water district was being considered.

Since then, the Town received good news that a second grant was awarded. It applied for a third grant and decided to expand the water district to offer water to the 41 properties along Route 11A from the Tully town line to Route 20 where a new water main will run.

As of the writing of this article in early December, the Town is expecting to hear about the awards for two other grants this month. Depending on the awards and the timing with the Tully water system, in 2025 the Town expects to apply for the final grant and begin the system design.

Former Highway Garage

In October, the Town Board decided to pursue a USEPA grant to cover the cost of cleanup of contaminated soil at the former highway garage property, 2447 US Route 11. The property is currently leased by a storage shed retailer, and also includes a baseball field.

The Town is not eligible for the grant but not-for-profit organizations are eligible. So, the Town Board held a public hearing in November about its consideration to sell the property to the LaFayette Redevelopment Corporation (LRC), and subsequently approved the sale agreement. The LRC will work to submit the grant application in late 2025. If successful in receiving the grant, the cleanup could be conducted late 2026 or 2027.

Planned Wind Energy Project above Tully Valley

As previously reported, the Town Board asked the LaFayette Advisory Conservation Commission to evaluate possible environmental and human impacts from the large wind energy project being planned above Tully Valley. The evaluation was based on the currently planned turbine size and locations (shown in the insert, provided by Palmer Capital), as well as on recent cases where NYS permits were issued using the State's new regulations, which define what levels of impacts the State deems acceptable even when local municipalities deem them unacceptable. The evaluation concluded that there will be at least 7 adverse impacts. As also reported, the Town Board took actions to formally object to the planned project, retain an expert to help update the Town's local law for large wind energy projects, and talk with the Town Supervisors of Tully and Otisco, an Onondaga Nation representative, and our elected officials.

Since the last newsletter:

- The Town of Tully passed a resolution to object to the project (the Town of Otisco passed a similar resolution previously).
- Congressman Williams and Assemblyman Lemondes submitted a joint letter to the state (governor, ORES) objecting to the project. The Town's outreach will continue through 2025.
- The Town Board scheduled a public hearing for its January meeting about the proposed revisions to our local law for large wind energy projects, and will consider adopting the revisions after the hearing.

—Mark Distler