

MINUTES
TOWN BOARD
May 24, 2017

The Town of Manlius Town Board assembled at the Town Hall, 301 Brooklea Drive, Fayetteville, New York, with Deputy Supervisor John R. Loeffler presiding and the following Board members present:

Absent	Edmond Theobald, Supervisor
	David M. Marnell, Sr., Councilor
	Nicholas J. Marzola, Councilor
	Vincent Giordano, Councilor
Absent	Karen Green, Councilor
	Richard Rossetti, Councilor

The following Town Officers were present:

Tim Frateschi, Attorney for the Town	Allison A. Weber, Town Clerk
Kevin Schafer, Acting Police Chief	Rob Cushing, Highway Superintendent
Ann Oot, Town Manager	Doug Miller, Engineer for the Town
Randy Capriotti, Director of Codes Enforcement	

Other persons attending: Ellen & Mike McGrew, Manlius. Mat Zlomek, Chittenango. Fred Keeney, Chittenango. Steve Hines, Chittenango. Patricia Gagliano, Fayetteville. Susan & George Buckley, Fayetteville. Nancy Durkin, Fayetteville. Brian & Sue Winer, Fayetteville. David & Sue Reals, E. Syracuse. Michael Nanno, Fayetteville. Stephanie Volles, Kirkville. Barbara Rivette, Chittenango. Hayleigh Gowans, Eagle Bulletin. Stella Penizotto, Manlius. Keith & Rosemarie Henderson, Chittenango. Mandy summers, Kirkville. Bobby & Rob Stewart, Manlius. Tom & Martin Campbell, Fayetteville. Janet & Paul Palmeter, Fayetteville. Vito Losito, Fayetteville. Ed. DeBoer, Kirkville. Egon & Arlene Ehrlinspiel, Fayetteville. George Gridley, Fayetteville. Arnold Poltenson, Manlius. Jessica Burns, Bridgeport. Todd & Vicki Engelhart, Fayetteville. Christine & David Sypher, Fayetteville. Sal J. Zavaglia, E. Syracuse. D. Franz, Fayetteville.

The Pledge of Allegiance

Deputy Supervisor John R. Loeffler, called the meeting to order at 7:00 pm. The Pledge of Allegiance was recited. Deputy Supervisor John R. Loeffler welcomed everyone and thanked all for attending.

Approval of Minutes – May 10, 2017

Councilor Marnell made a motion, seconded by Councilor Marzola, to approve the minutes of May 10, 2017 as submitted by Deputy Clerk Witzel.

SR2	Manlius Res Brush District	\$11,464.67
SS1	Manlius Con Sewer District	\$225.51

Councilor Marzola made a motion, seconded by Councilor Rossetti, to approve Abstract # 10 as submitted by Town Clerk Weber.

Ayes: Deputy Supervisor Loeffler, Councilor Marzola, Councilor Marnell, Councilor Giordano, Councilor Rossetti

Nayes: 0

All in favor.

Motion Carries.

7:05PM – Public Hearing – Special Permit – Solar Array – Tetra Tech – Green Lakes Rd. (Tax Map # 082.-02-15.1)

Timothy Aherns, Forefront Power, presented information on the proposed solar array on Green Lakes Road. The proposed ground mounted solar facility is approximately 13.6 acres on a 146-acre parcel. Mr. Aherns discussed the factors that are considered during a solar array site selection process such as site visibility, zoning, and environmental constraints. Mr. Aherns stated that the facility would be located 488 feet from the road and meet the required 50 ft. setbacks per the Town Code. The facility will produce 2,000 kilowatts of alternating current renewable solar energy.

Mr. Aherns stated that the site will be surrounded by a security fence.

Deputy Supervisor Loeffler explained the purpose of the public hearing.

The audience asked several questions regarding the process to approve or disapprove a special permit. Conversation ensued regarding how the public hearing would be conducted.

Councilor Rossetti asked the applicant about the current proposed setbacks. Councilor Rossetti stated that he would like the setback to be calculated from the edge of the proposed site to the road. Councilor Rossetti asked the Applicant to control the required 50-foot setback by increasing the leased area around the perimeter by 50-feet.

The Applicant stated that he would increase the lease to include the 50-foot setback around the proposed site.

Councilor Rossetti asked the Applicant to provide a maintenance and operation plan, a decommissioning plan and a reclamation bond. Mr. Aherns stated that he would provide that information.

Councilor Marzola asked the Applicant to provide more information about the size of the solar panel and how deep the conduit is buried into the ground.

Councilor Giordano asked the Applicant for more information about the end users of the energy produced by the proposed solar array.

Mr. Aherns stated that the energy would be consumed locally by Anheuser Busch and some local residents.

Councilor Marnell asked the Applicant if a large amount of topography would have to be disturbed to construct the solar array. Mr. Aherns stated that there would be no large scale grading or disturbance (to the topography).

Councilor Rossetti asked the Applicant if the access road was included in the lease. Mr. Aherns stated that the access road was included in the lease.

Councilor Marzola asked the Applicant if a large number of trees would have to be cut down to construct the solar array. Mr. Aherns stated that the proposed area is open and a small number of trees will have to be cut down.

Councilor Marzola asked the Applicant if National Grid will purchase the energy produced by the proposed solar array? Mr. Aherns stated that contractually Forefront power will work with National Grid and the end user.

Deputy Supervisor Loeffler asked about the average megawatt output of a solar array? Mr. Aherns stated that Forefront Power is currently developing 15 sites that all have the 2-megawatt average output. Mr. Aherns stated that there are over 700 solar projects throughout New York State of all sizes and state regulations impact on the development of those projects.

Deputy Supervisor Loeffler asked the Applicant how the overgrowth on the site will be maintained? Mr. Aherns stated that Forefront Power will contract with a maintenance crew to manage the overgrowth and pick up any loose garbage on the site.

Deputy Supervisor Loeffler asked the Applicant if the panels will be able to be monitored remotely and will the company be alerted if a panel is broken. Mr. Aherns stated that all systems will be monitored remotely.

Deputy Supervisor Loeffler stated that safety is a priority and asked the Applicant if the inverters would be exposed? Mr. Aherns stated that the inverters will all be enclosed and under lock and key. Mr. Aherns discussed the inverters on the solar array.

Deputy Supervisor Loeffler asked the Applicant to provide the Town with more information on the reclamation plan and to provide a reclamation bond.

Councilor Marzola asked the Applicant to describe the fence surrounding the solar array in more detail. Mr. Aherns stated that a 6-foot fence with strands of barbed wire will surround the site.

SEQR

Attorney Frateschi reviewed Part II of the short environmental assessment form with the Town Board. The Town Board determined that each of the environmental factors would have no more than a small to moderate impact. After further discussion, the Board agreed that there would be no significant environmental impact for a solar array on Green Lakes Road for the reasons set forth in the environmental assessment form and the discussion took place during the review of the environmental assessment form.

Councilor Marnell made a motion, seconded by Councilor Rossetti, to declare the Town Board lead agency and declare the matter an unlisted action for SEQR purposes in the matter of the special permit application by Tetra Tech for a solar array on Green Lakes Road.

Ayes: Councilor Loeffler, Councilor Rossetti, Councilor Marzola, Councilor Marnell, Councilor Giordano,

Nays: 0 All in Favor. Motion Carries

Councilor Rossetti made a motion, seconded by Councilor Marnell, to issue a negative declaration under the State Environmental Quality Review act.

Ayes: Deputy Supervisor Loeffler, Councilor Marzola, Councilor Marnell, Councilor Giordano, Councilor Rossetti

Nays: 0 All in favor. Motion Carries.

Councilor Rossetti made a motion, seconded by Councilor Marnell, to waive the reading of the public notice in the matter of the Special Permit for a Solar Array constructed by Tetra Tech of Rochester located on Green Lakes Rd. (Tax Map # 082.-02-15.1).

Ayes: Deputy Supervisor Loeffler, Councilor Marzola, Councilor Marnell, Councilor Giordano, Councilor Rossetti

Nays: 0 All in favor. Motion Carries.

Councilor Giordano made a motion, seconded by Councilor Marnell, to open the public hearing at 7:46pm in the matter of the Special Permit for a Solar Array constructed by Tetra Tech of Rochester located on Green Lakes Rd. (Tax Map # 082.-02-15.1).

Ayes: Deputy Supervisor Loeffler, Councilor Marzola, Councilor Marnell, Councilor Giordano, Councilor Rossetti

Nays: 0 All in favor. Motion Carries.

Mike Nanno, Green Lakes Road, asked the Town Board how long they have had the information presented by Tetra Tech? Mr. Nanno asked if he would be able to review the information presented by Tetra Tech?

Town Clerk Weber stated that the application is on file in the Office of the Town Clerk and the public can view this application during regular business hours. Town Clerk Weber stated that some residents in the audience have come to her office and viewed the application. Town Clerk Weber also stated that the application presented to the Town Board is not a revised application and is the application that was presented to the Town Board during the initial presentation.

Attorney Frateschi reviewed the history of the proposal. At one point, there were two solar arrays proposed. The one before the Board now and one across the street. The one across the street has not been pursued by the applicant.

George Gridley, Gridley Farms, asked about a decommissioning plan? Councilor Rossetti stated that the Town has the ability to ask for a bond along with a decommissioning plan.

Patricia Gagliano, Fayetteville, asked if there was any indication that there will be planning for additional sites in the Town of Manlius or near the proposed site. Ms. Gagliano asked if there would be stipulations put in place on further proposals?

Deputy Supervisor Loeffler stated that this solar array application is a unique application and any additional applications would have to go through the same process.

Attorney Frateschi reviewed the saturation clause of Chapter 155-27.2 of the Town of Manlius Code which states that solar arrays may not be constructed within one mile of each other.

Ms. Gagliano asked if wetlands were considered during the SEQR process because the SEQR statements seemed very vague. Ms. Gagliano stated that there are a lot of animals in Green Lakes State Park.

Attorney Frateschi stated that there must be some evidence that there will be an environmental impact for the Town to declare a moderate to significant impact during the review of Part II of SEQR.

Councilor Loffler stated that the rules regarding wetlands are very black and white. There do not appear to be any wetlands that would be impacted by this project.

Ms. Gagliano stated that she is concerned about the negative impact this proposal will have on her home value and asked the Town Board to consider that.

Spencer Sanders, Fayetteville, stated that he is concerned about oversaturation hurting the values of the homes in the area and expressed his concern for the amendments to the solar array law regarding saturation.

Brian Winer, Fayetteville, stated that thorough research has been done that shows that real estate values are effected negatively when a solar array is constructed nearby. Mr. Winer stated that he does not want property values to be devalued. Mr. Winer asked if any studies have been completed on EMF and RFI emissions?

Andrew Esposito, Manlius, asked if any studies have been done on the effect a solar array has on human health? Mr. Esposito stated that human health should be paramount when considering this proposal.

Deputy Supervisor Loeffler stated that studies have been done on EMF & RMI emissions.

Laura Esposito, Manlius, asked if she would be able to see this solar array from her home? Conversation ensued regarding the viewshed from Ms. Esposito's home.

Councilor Rossetti stated that there will be screening around the solar array.

Ms. Esposito asked why the applicant wants to construct a solar array in one of the cloudiest cities in the U.S.A.?

George Buckley, Manlius, asked if he could view the application? Mr. Buckley stated that he is in favor of renewable energy but the value of his home is his biggest concern. Mr. Buckley stated that he has invested in this community for 20 years and he does not want his nest egg devalued right before his retirement.

Mr. Buckley asked if there are any rebates available for the construction of solar arrays and if so, who is receiving that money? Mr. Buckley asked if the length of the permit would be the same as the length of lease? Mr. Buckley asked the Town Board to consider how they would feel if there was a solar farm in their own backyard.

Vito Losito, Fayetteville, stated that he built his dream home in 1989 and the solar array will ruin his viewshed. Mr. Losito asked the Town Board if they have considered that the topography and the view will be ruined if the solar array was constructed. Mr. Losito stated that the panels are made of dangerous chemicals that will be leaked into the water system. Mr. Losito quoted an article from the Syracuse Post Standard that stated that the current electricity supply exceeds the electricity demand. Mr. Losito asked the Town Board if they were going to give a permit to allow the construction of a solar array that is not necessary with taxpayer dollars?

Arlene Ehrlinspiel, Fayetteville, asked if any studies have been completed on bird migration? Ms. Ehrlinspiel stated that Green Lakes State Park is nearby and there is a lot of wildlife in the area. Ms. Ehrlinspiel stated that there needs to be more research on how this impacts wildlife.

Deputy Supervisor Loeffler stated that there have been some studies on bird migrations and solar arrays. Attorney Frateschi stated that no evidence has been presented that solar arrays have any effect on bird migration.

Rob Stewart, Manlius, asked the Town Board how they determined that there would be little to no stormwater runoff during Part II of the SEQR process. Mr. Stewart asked if the SEQR process has been completed?

Town Engineer Miller stated that the Town is working with the Applicant to complete the SWPPP (Stormwater Pollution Prevention Plan) plan.

Attorney Frateschi stated that the Town Board could change their SEQR findings if new information was provided that changed the SEQR assumptions and determinations. Conversation ensued regarding the completion of the SEQR process.

Tom Campbell, Fayetteville, stated that more of these types of projects are appearing on farmlands due to the financial constraints put on agricultural properties. Mr. Campbell stated that financial stressors are causing farmers to look for additional incomes on their property to help pay the taxes. Mr. Campbell stated that he has 50 acres near the proposed site on Green Lakes Road. Mr. Campbell stated that developers have approached him and would like to build homes on those 50 acres. Mr. Campbell stated that the nearby neighbors could have one solar array on that property in their viewshed or 50 homes with pools, sheds and rooftop solar panels in their viewshed.

Daniel Franz, Fayetteville, asked if the Town is getting any revenue from the State or the Federal Government from taxes or any other type of program?

Deputy Supervisor Loeffler stated that the Town is not receiving any type of incentive, benefit, or rebate for the proposed project.

Attorney Frateschi stated that the solar array will change the assessment of the property and the Town may see additional taxation revenue from the change in assessment but that would be the same for any new construction.

Mr. Losito asked if the Town Board had looked into any state program that would verify the need for a solar array in this area. Mr. Losito asked why the Applicants were not considering a location somewhere more downstate?

Mr. Winer asked if the proposal from the Applicant considered any type of fire suppression issues should the solar array catch on fire? Mr. Winer asked if there are any plans in place to add training and equipment for the local fire departments that are required should the solar array catch on fire?

Mr. Esposito asked if this special permit for the solar array will be approved by community vote? Special permits are approved by the Town Board.

Mr. Nanno asked if the perimeter fence will be electrified?

Mr. Buckley asked about the special permit approval process. Attorney Frateschi reviewed the special permit approval process.

Conversation ensued regarding the reclamation bond and a decommissioning plan.

Mr. Sanders asked if the Town Board considered whether or not the business proposing the solar array is solvent enough? Conversation ensued regarding Sun Edison (the first company to propose the project) and Tetra Tech. Mr. Sanders presented the Town Board with an article on fallen solar companies in 2015. A copy of that article is on file in the Office of the Town Clerk.

Ms. Gagliano stated that there are studies that show that there is an increase in crime near solar arrays. Ms. Gagliano also stated that the power company has begun to work on the power lines near her home.

With there being no further comments from the public, Councilor Marzola made a motion, seconded by Councilor Rossetti, to close the public hearing at 8:45pm in the matter of - Special Permit for a Solar Array constructed by Tetra Tech of Rochester and will be located on Green Lakes Rd. (Tax Map # 082.-02-15.1).

Ayes: Deputy Supervisor Loeffler, Councilor Marzola, Councilor Marnell, Councilor Giordano, Councilor Rossetti

Nayes: 0

All in favor.

Motion Carries.

Attorney Frateschi stated that Town Board will take all of the information that was gathered during the public hearing and get answers to the questions that were raised. The Town will send the applicant a letter requesting more information based on the discussions during the public hearing. Attorney Frateschi stated that all of the documents pertaining to this application are public record and encouraged the residents to visit the Office of the Town Clerk to review the information.

Councilor Marzola thanked the public for attending and stated that there was more documentation and research required for this project to be considered.

Zone Change Request – RM to CB – 4581 Enders Rd. (Tax Map # 114.-01-13.0) John & Stella Penizotto

Brian Sinsabough, Curtin Law Firm, made a brief presentation on the proposed zone change. Mr. Sinsabough described Lot 1 and Lot 2 and clarified that the Applicant will be removing the impervious material on Lot 1 when the certificate of occupancy is issued.

Mr. Sinsabough stated that the Applicant is requesting the CB (Commercial B) zoning district for Lot1 which will be consistent with the surrounding uses. The Applicant would

like to the zoning changed to CB to allow for expanded market uses that are not allowed in the current RM (Residential Multi-Use) zoning. Mr. Sinsabough stated that there is no proposed use at this time.

Councilor Rossetti asked the Applicant if they would be demolishing the current building within 120 days per the resolution from the Planning Board. Councilor Rossetti stated that there are 2 houses still standing on the property. Councilor Rossetti stated that the Planning Board resolution requires that those houses would be demolished as well as the current daycare building.

John Penizotto, Applicant, stated that all 3 houses on Enders Road have been demolished. Mr. Penizotto stated that the fourth house will be demolished also.

Councilor Rossetti stated that the minutes of the Planning Board indicate that all of the houses would be demolished prior to construction of the current daycare. Mr. Penizotto stated that the house on Route 92 is not in the way of anything.

Conversation ensued regarding the current zoning of the Manlius Firehouse. The Manlius Firehouse is being constructed on a parcel that is zoned RM. Conversation ensued regarding the zoning of the businesses along that corridor.

Councilor Marzola asked what the plans for the property would be if the zoning was changed to CB zoning classification. Mr. Penizotto stated that they are focused on the construction of the daycare.

Councilor Rossetti stated that when the future daycare was proposed the zoning on the parcel was changed from RA (Restricted Agriculture) to RM. The Applicant stated that the daycare would be moved further away from Route 92.

Councilor Rossetti asked if there was a cross easement in place and if there was additional access to the property.

Attorney Frateschi stated that the applicant had requested CB or CA (Commercial A) on the property that the daycare is being constructed. The Town does not allow daycare centers in the CB or CA zoning classification so the Town allowed the RM zone change which is the proper zoning for a daycare center.

Deputy Supervisor Loeffler stated that the Town Board has been adhering to the Route 92 Corridor Study which is 20 years old. Deputy Supervisor Loeffler stated that corridor has changed since the Route 92 Corridor Study was completed. Deputy Supervisor Loeffler stated CB has a fair amount of allowed uses and the Town Board must consider whether or not they would like that wide variety of uses available on that parcel. Deputy Supervisor Loeffler stated that the Town Board may need to revisit the Route 92 Corridor Study.

Councilor Rossetti stated that he is concerned about the traffic flow and the potential limited accesses to that parcel (lot1). Deputy Supervisor Loeffler stated that the parcel (lot 1) should stay at RM.

Mr. Sinsabough stated that the Applicant is asking for a zone change and the use could be determined during the site plan process.

Councilor Giordano stated that the Town Board may need to revisit the Route 92 Corridor Study.

Councilor Rossetti stated that the daycare center building may not always be used as a daycare center and by changing the adjacent parcel to CB (the development of lot1) could place limitations on lot 2.

Attorney Frateschi stated that the Town Board may want to consider creating a new zoning classification with different uses.

Code Enforcement Director Capriotti asked if the Town Board even wanted to consider the application because the old daycare sitting on the property.

Mr. Penizotto stated that the traffic conditions have improved in that area because the daycare will be moved. Mr. Penizotto discussed the changes that have occurred along the corridor over time. Mr. Penizotto stated that anything that will be built on Lot 1 will have a right in and right out access on Route 92. Mr. Penizotto stated that the housing developments that have been built in the area should not have been approved.

Conversation ensued regarding the traffic conditions along that corridor.

Mr. Penizotto stated that the new daycare facility will be the largest daycare on the largest lot in the country. Councilor Rossetti stated that the building may not always be used as a daycare facility and that could create a problem in the future.

Deputy Supervisor Loeffler asked the Town Board if they would like to revisit the Route 92 Corridor Study.

Councilor Rossetti stated that he is opposed to the zone change but he would like to review the Route 92 Corridor Study.

Councilor Marzola stated that he is comfortable with the Route 92 Corridor Study but he is not averse to creating a new zoning classification.

Councilor Giordano stated that he is opposed to the zone change because CB would allow for a gas station that would create additional traffic on this corner. Councilor Giordano stated that there is already heavy traffic at that intersection.

Discussion ensued regard the possibility of allowing the CA zoning classification. Mr. Penizotto stated that the CA zoning classification makes that lot unmarketable.

Mr. Penizotto discussed the financial constraints that he is under with the construction of the new daycare and the agreement in place that requires him to tear down the old daycare.

Deputy Supervisor Loeffler discussed the Route 5 corridor study and the similarities between those corridors. Deputy Supervisor Loeffler stated that he believes the RM zoning classification is appropriate and the CB zoning classification creates an intensity of use issue.

Deputy Supervisor Loeffler asked if there was a motion to refer this matter to the Planning Board.

Mr. Sinsabough asked the Town Board to table the matter until the Route 92 Corridor Study is reviewed. Mr. Sinsabough asked the Town Board to consider a zoning classification that would allow for more uses than the RM zoning classification. Mr. Sinsabough stated that the Applicants need a zone change in order to have the ability to market the parcel for development.

Deputy Supervisor Loeffler stated that the Town Board should review the study to determine whether or not the zone change request makes sense for the parcel (lot1).

Stella Penizotto, Applicant, asked the Town Board what the timeframe would be to review the Route 92 corridor Study. Mrs. Penizotto stated that it would have been nice to understand the restrictions on the property due to the zoning classification prior to purchasing the property.

Conversation ensued regarding the minor changes to RM zoning classification.

Mr. Penizotto stated that he is willing to work with the Town and they are constructing a 2 million dollar building that will improve the community. Mr. Penizotto stated that he cannot market that parcel (lot 1) under the current zoning classification.

Councilor Marzola asked what the rationale was to require the old daycare building to be demolished with 120 days of the construction of the new building.

Attorney Frateschi stated that if the Applicant has a proposed use for the old daycare facility the Applicant should present that use to the Planning Board. Attorney Frateschi stated that the use for that building must conform to Town Code.

Town Engineer Miller stated that the Town would need to revisit how the building sits on the lot to make sure that it conforms. Attorney Frateschi stated that the lot sizes have changed because they were subdivided.

Set Date – Public Hearing – Special Permit – Graystone – Solar Array – Collamer Rd., E. Syracuse, NY (Tax Map # 037.-02-03.1)

Daniel Bennet, Graystone Construction, made a brief presentation on the proposed solar array on Collamer Road. Mr. Bennet stated that the property is a vacant 160-acre parcel in the RA zoning district. The installation will cover 3.3 acres and will be set back 900 feet from the road. Mr. Bennett stated that there is a lot of existing vegetation that will provide view buffers from neighboring properties. The array will have 12-foot-wide rows on a ground mounted racking system. Mr. Bennett stated that the fencing will allow the wildlife to move through the array without becoming trapped. Mr. Bennett stated that the electricity will be produced locally and used locally.

The Town Board requested viewshed simulations for the proposed array. Mr. Bennett stated that he will prepare the simulations. Mr. Bennett stated that the land is flat and the solar array cannot be seen from the adjacent properties.

Code Enforcement Director stated that he has walked the property and it is very remote.

Deputy Supervisor Loeffler asked the Applicant to bring more information on the screening that will be used.

Councilor Marzola asked the Applicant if he has developed other solar arrays in other communities. Mr. Bennett discussed other projects that he worked on in New York State. Councilor Marzola asked the Applicant to provide a list of other projects he has developed in the past to be used as a reference.

Councilor Giordano made a motion, seconded by Councilor Rossetti, to set a date for a public hearing on June 14, 2017 at 7:05pm in the matter of the application for a special permit by Graystone for a solar array located at Collamer Rd. (Tax Map # 037.-02-03.1)

Ayes: Deputy Supervisor Loeffler, Councilor Marzola, Councilor Marnell, Councilor Giordano, Councilor Rossetti

Nays: 0

All in favor.

Motion Carries.

Attorney Frateschi reviewed the recommendations from the Onondaga County Planning Board Resolution dated May 10, 2017 for the proposed solar array on Collamer Road.

Zone Change Request R4 to RA – Quarry Rd. (Tax Map # 110.-03-13.1)

Allen Olmstead, Applicant, reviewed the proposed zone change on Quarry Road. Mr. Olmstead stated that the current owners would like to rearrange the property into 2 lots. Lot 1 would be reserved as a buildable lot and lot 2 would be designated as never to be

built on - forever wild lot. The Applicants would like to retain Lot 1 to possibly build a home on in the future.

Mr. Olmstead stated the current R4 zoning classification requires public sewer and the Applicants would like to change that zoning classification to RA to eliminate the public sewer requirement.

Attorney Frateschi stated that both lots should be changed to the RA zoning classification for consistency.

Discussion ensued regarding the process of sending a zone change application to the Planning Board.

Councilor Rossetti made a motion, seconded by Councilor Marzola, to set a date for a public hearing on June 14, 2017 at 7:03pm in the matter of the application for a Zone Change from R4 to RA on Quarry Rd. Manlius (Tax Map # 037.-02-03.1)

Ayes: Deputy Supervisor Loeffler, Councilor Marzola, Councilor Marnell, Councilor Giordano, Councilor Rossetti

Nayes: 0

All in favor.

Motion Carries.

Employee Assistance Program (EAP) – Renewal Agreement

Town Manager Oot presented the 2017/8 EAP Contract.

Councilor Marnell made a motion, seconded by Councilor Marzola, to renew the Employee Assistance Program (EAP) with ESI from July 1, 2017 to June 30, 2018.

Ayes: Deputy Supervisor Loeffler, Councilor Marzola, Councilor Marnell, Councilor Giordano, Councilor Rossetti

Nayes: 0

All in favor.

Motion Carries.

Agreement between the Town of Manlius Police and East Syracuse – Minoa Schools for SIRO (School Information Resource Office)

Acting Chief Schafer presented the 2017-2018 SIRO agreement between the Town of Manlius and the East Syracuse Minoa School District.

Councilor Marzola made a motion, seconded by Councilor Giordano to authorize the Town of Manlius Acting Police Chief to sign the 2017-2018 agreement between the Town of Manlius Police and the East Syracuse Minoa Schools for a School Information

Resource Officer (SIRO). The agreement will be contingent upon review by the Town Attorney.

Ayes: Deputy Supervisor Loeffler, Councilor Marzola, Councilor Marnell, Councilor Giordano, Councilor Rossetti

Nayes: 0

All in favor.

Motion Carries.

Councilor Marnell asked for more information on how the police department sends out canvass letters and who conducts the polygraphs during the hiring process. Acting Chief Schafer stated that the department sends out canvass letters based on the list provided by civil service and the polygraph tests are conducted by different providers.

Correspondence/New Business

A) Highway Superintendent

Highway Superintendent Cushing reviewed the laundry provider proposals for laundry services at the Highway Garage. Highway Superintendent Cushing recommended Cintas for a 3-year contract with a 2-year renewal option.

Laundry Proposals

Cintas – \$66.19 weekly

Unifirst - \$72.10 Weekly

Ameripride - \$82.37

Councilor Marnell made a motion, seconded by Councilor Marzola, to authorize the Highway Superintendent to sign a 3-year agreement (2-year extension option) with Cintas for laundry services at the Highway Garage.

Ayes: Deputy Supervisor Loeffler, Councilor Marzola, Councilor Marnell, Councilor Giordano, Councilor Rossetti

Nayes: 0

All in favor.

Motion Carries.

B) Planning & Development – No New Business

C) Attorney

**Memorandum of Understanding (MOU) for Towns of Sullivan and Manlius
Potential Joint Salt Springs Water System Project**

Attorney Frateschi presented a memorandum of understanding between the Town of Sullivan and the Town of Manlius to pursue potential joint grant applications for the development of a proposed Joint Salt Springs Water District.

Mat Zlomeck, Manlius, stated that he lives in the area that will be impacted by the creation of a joint water district. Mr. Zlomeck gave a brief history of the Skyridge Water District.

Councilor Marnell made a motion, seconded by Councilor Marzola to authorize the Supervisor to sign the MOU (Memorandum of Understanding) with the Town of Sullivan to pursue potential joint grant applications for the development of a proposed Joint Salt Springs Water District.

Ayes: Deputy Supervisor Loeffler, Councilor Marzola, Councilor Marnell, Councilor Giordano, Councilor Rossetti

Nayes: 0

All in favor.

Motion Carries.

D) Town Clerk

Special Permit Renewal – Bartlett Realty Co., Inc., 6271 Fremont Rd.

Town Clerk Weber stated that the Bartlett Realty Co., Inc. special permit renewal application has been reviewed by Randy Capriotti, Director of Codes Enforcement and he has recommended approval. There have been no complaints or citations issued in the past 7 years.

Councilor Marnell made a motion, seconded by Councilor Rossetti to approve the renewal of the Special Permit in the matter of Bartlett Realty Co., Inc. for a period of 7 years as outlined in the resolution prepared by the Attorney for the Town.

Ayes: Deputy Supervisor Loeffler, Councilor Marzola, Councilor Marnell, Councilor Giordano, Councilor Rossetti

Nayes: 0

All in favor.

Motion Carries.

Special Permit Renewal – Beth Scott, 6545 Fremont Rd.

Town Clerk Weber stated that the Scott special permit renewal application has been reviewed by Randy Capriotti, Director of Codes Enforcement and he has recommended approval. There have been no complaints or citations issued in the past 7 years. Town Clerk Weber stated that this application is for a residential home, pool and pole barn in an industrial zoning district. Town Clerk Weber requested the Town Board approve the application for an indefinite period of time which can be reopened should a complaint be filed in the office of Planning and Development.

Councilor Giordano made a motion, seconded by Councilor Rossetti to approve the renewal of the Special Permit in the matter of Beth Scott, for an indefinite period as outlined in the resolution prepared by the Attorney for the Town.

Ayes: Deputy Supervisor Loeffler, Councilor Marzola, Councilor Marnell, Councilor Giordano, Councilor Rossetti

Nayes: 0

All in favor.

Motion Carries.

Special Permit Renewal – Arad Evans, 7206 E. Genesee St.

Town Clerk Weber stated that the Arad Evans special permit renewal application has been reviewed by Randy Capriotti, Director of Codes Enforcement and he has recommended approval. There have been no complaints or citations issued in the past 7 years.

Councilor Giordano made a motion, seconded by Councilor Rossetti to approve the renewal of the Special Permit in the matter of Arad Evans, for a period of 7 years as outlined in the resolution prepared by the Attorney for the Town.

Ayes: Deputy Supervisor Loeffler, Councilor Marzola, Councilor Marnell, Councilor Giordano, Councilor Rossetti

Nayes: 0

All in favor.

Motion Carries.

Special Permit Renewal – Cell Tower – 6397 Fremont Rd.

Councilor Marzola made a motion, seconded by Councilor Rossetti to approve the renewal of the Special Permit in the matter of the Cell Tower located at 6397 Fremont Rd. for a period of 7 years as outlined in the resolution prepared by the Attorney for the Town.

Ayes: Deputy Supervisor Loeffler, Councilor Marzola, Councilor Marnell, Councilor Giordano, Councilor Rossetti

Nayes: 0

All in favor.

Motion Carries.

E) Police Chief – No New Business

F) Town Board

G) Supervisor

Councilor Marnell made a motion, seconded by Councilor Marzola, to accept the Supervisor's monthly report for April 2017 as presented.

There being no further business to come before the Board, upon motion duly made by Councilor Rossetti and seconded by Councilor Marnell the Board voted unanimously to adjourn regular session at 10:24 PM to enter executive session to discuss a personnel matter in the police department.

Ayes: Deputy Supervisor Loeffler, Councilor Rossetti, Councilor Marzola, Councilor Giordano, Councilor Marnell

Nayes: 0

All in favor.

Motion Carries.

Respectfully Submitted by:

Allison A. Weber
Town Clerk

EXECUTIVE SESSION MEETING MINUTES

Executive Session

May 24, 2017

Upon motion duly made by Deputy Supervisor Loeffler and seconded by Councilor Marnell,
the Board unanimously agreed to close Executive Session and re-enter Regular Session.

The Town Board re-entered Regular Session at 10:50 p.m.

There being no further business to come before the Board, upon motion duly made by Deputy Supervisor Loeffler and seconded by Councilor Marnell, the Board unanimously voted to adjourn the Regular Session at 10:51p.m.

Submitted by:
Ann Oot
Town Manager