

MINUTES
TOWN BOARD
June 14, 2017

The Town of Manlius Town Board assembled at the Town Hall, 301 Brooklea Drive, Fayetteville, New York, with Supervisor Edmond Theobald presiding and the following Board members present:

John R. Loeffler, Councilor
David M. Marnell, Sr., Councilor
Nicholas J. Marzola, Councilor
Vincent Giordano, Councilor
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	
Randy Capriotti, Director of Codes Enforcement	

Other persons attending: Ellen & Mike McGrew, Manlius. Daniel Bennet, Skaneateles. Elsa Kohl, Manlius. Karin Kohl, Manlius. Cathy Feltrinelli, Manlius. Kenneth Camp, E. Syracuse. Lucy Gallery, E. Syracuse. JoAnn Bock, Manlius. Barbara Rivette, Chittenango. Laura Warren, Manlius. Adam Fleischer, Manlius. Matthew & Cynthia Kwiek, E. Syracuse. Adrienne & Stuart Eddy, Manlius. Sara Bollinger, Fayetteville. Allen Olmsted, Manlius. Ros Terpstra, Manlius. Maggy & Graham Stewart, Manlius. Sal Zavaglia, E. Syracuse. John Bower, Manlius.

The Pledge of Allegiance

Supervisor Theobald, called the meeting to order at 7:00 pm. Councilor Rossetti led the Pledge of Allegiance. Supervisor Theobald welcomed everyone and thanked all for attending.

Approval of Minutes – May 24, 2017

Councilor Marnell submitted a correction to page 17 of the minutes to remove Supervisor Theobald from a motion.

Councilor Rossetti made a motion, seconded by Councilor Marzola, to approve the amended minutes of May 24, 2017 as submitted by Town Clerk Weber.

Ayes: Supervisor Theobald, Councilor Loeffler, Councilor Rossetti, Councilor Marzola, Councilor Marnell, Councilor Giordano, Councilor Green

Nays: 0

All in Favor.

Motion Carries.

Approval of Abstract # 11

Councilor Marzola made a motion, seconded by Councilor Marnell, to approve Abstract #11 as submitted by Town Clerk Weber.

	TOWN OF MANLIUS	
	Fund Summary	
	Abstract #11 - 2017	
<u>CODE</u>	<u>FUND</u>	<u>TOTALS</u>
A	General Fund Townwide	\$ 204,969.86
B	General Fund Town	\$ 6,436.33
DA	Highway Fund Townwide	\$ 112,408.50
DB	Highway Fund Town	\$ 197,954.26
SL1	Overhead Lighting	\$ 1,758.78
SL2	Underground Lighting	\$ 2,067.22
SL3	Entry Lighting	\$ 98.65
SL4	Garden Park Lighting	\$ 605.83
SL5	Ratnaur Bridge Lighting	\$ 3,114.86
SR1	Manlius Trash District	\$ 148.39
SR2	Manlius Res Brush District	\$ 148.39
SS1	Manlius Con Sewer District	\$ 1,825.22

Ayes: Supervisor Theobald, Councilor Loeffler, Councilor Rossetti, Councilor Marzola, Councilor Marnell, Councilor Giordano, Councilor Green

Nayes: 0

All in Favor.

Motion Carries.

7:03 PM Public Hearing – Local Law 2017- 2 for a Change of Zone from Residential-4 to Restricted Agricultural (RA), (Tax Map # 110.-03-13.1)

Allen Olmstead, Canaan Realty, stated that the applicants are requesting a zone change for 40+ acres from R-4 to R-A. Mr. Olmstead stated that the property was changed to the R4 zoning for some potential development that never occurred. The current owner would like to keep lot 1 for a home and lot 2 would be donated to the CNY Land Trust to be kept forever wild.

Councilor Rossetti asked the applicant to clarify the legal description that was submitted with the zone change application and what the applicant is currently presenting at the Town Board meeting.

Attorney Frateschi stated that the Town is waiting for the updated legal description for the entire parcel. Councilor Rossetti stated that he would like to have the entire legal description of Lot 1 and Lot 2. Mr. Olmstead stated that he will submit an updated legal description.

SEQR

Councilor Marnell made a motion seconded by Councilor Marzola, to declare the Town of Manlius lead agency for SEQR purposes Local Law 2017-2 for a Change of Zone from Residential-4 to Restricted Agricultural (RA) on Quarry Rd., Manlius (Tax Map # 110.03-13.1).

Ayes: Supervisor Theobald, Councilor Loeffler, Councilor Rossetti, Councilor Marzola, Councilor Marnell, Councilor Giordano, Councilor Green

Nayes: 0 All in Favor. Motion Carries

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 zone change on Quarry Road from R-4 (Residential 4) to RA (Restricted Agricultural) for the reasons set forth in the environmental assessment form and the discussion that took place during the review of the environmental assessment form.

Councilor Marnell made a motion, seconded by Councilor Rossetti, to issue a negative declaration under the State Environmental Quality Review act in the matter of Local Law 2017-2 for a Change of Zone from Residential-4 to Restricted Agricultural (RA) on Quarry Rd., Manlius (Tax Map # 110.03-13.1).

Ayes: Supervisor Theobald, Councilor Loeffler, Councilor Rossetti, Councilor Marzola, Councilor Marnell, Councilor Giordano, Councilor Green

Nayes: 0 All in Favor. Motion Carries

Councilor Marnell made a motion, seconded by Councilor Loeffler, to waive the reading of the public notice in the matter of Local Law 2017-2 for a Change of Zone from Residential-4 to Restricted Agricultural (RA) on Quarry Rd., Manlius (Tax Map # 110.03-13.1).

Ayes: Supervisor Theobald, Councilor Loeffler, Councilor Giordano, Councilor Green, Councilor Marnell, Councilor Rossetti, Councilor Marnell

Nayes: 0 All in Favor. Motion Carries.

Councilor Rossetti asked the applicant if the zone change request was for Lot 1 only or the entire parcel including Lot 2? Mr. Olmstead stated that the original zone change application was only for Lot 1 but the Town requested that the applicant change the zoning for the entire parcel.

Attorney Frateschi stated that this request was for consistency purposes. The Town would like the underlying zoning to be consistent with the other zoning in the area.

Councilor Marnell asked the applicant about the zoning of the neighboring parcels. Mr. Olmstead stated that all of the neighboring parcels are zoned RA.

Councilor Loeffler made a motion, seconded by Councilor Giordano, to open the public hearing at 7:15pm in the matter of Local Law 2017-2 for a Change of Zone from Residential-4 to Restricted Agricultural (RA) on Quarry Rd., Manlius (Tax Map # 110.03-13.1).

Ayes: Supervisor Theobald, Councilor Loeffler, Councilor Giordano, Councilor Green, Councilor Marnell, Councilor Rossetti, Councilor Marnell

Nays: 0 All in Favor. Motion Carries.

Karin Kohl, Manlius, asked to view the proposed zone change map. Ms. Kohl had no further comments.

Attorney Frateschi stated that the map on file is a subdivision map that show the parcels as they would be subdivided as RA. This subdivision has not yet been approved as a subdivision by the Planning Board.

Ros Terpstra, Manlius, stated that there are 11 families that live on Quarry Road. Ms. Terpstra asked how the zoning would affect the people who have been maintaining Quarry Road for 11 years. Ms. Terpstra stated that she is concerned about an increase in traffic on Quarry Road.

Councilor Loeffler stated that if the parcel is designated forever wild there would not be an increase in traffic. Councilor Loeffler stated that the current zoning (R4) could allow for more intense development and the traffic may increase.

Ms. Terpstra stated that the residents on Quarry Road were approached in the past, about a proposed bike trail (on Lot 2). Ms. Terpstra stated that the residents on Quarry Road are concerned about a project such as bike trails increasing traffic on a road that is privately maintained.

John Bower, Manlius, stated that a not for profit agency sent a representative to speak with the residents on Quarry Road to discuss Onondaga County acquiring the undeveloped land on Quarry Road.

Councilor Rossetti asked the Quarry Road residents to discuss how and why they maintain Quarry Road.

Mr. Bower stated Quarry Road is a private gravel road. Ms. Terpstra stated that every resident has access to the road based on an agreement made when the area was developed.

Ms. Terpstra stated that the residents on Quarry Road collect money to help maintain the Road. Mr. Bower stated that there is a gentlemen's agreement amongst the residents on Quarry Road to help maintain the private road.

Councilor Marzola asked the Applicant what would happen to the land if CNY Land Trust acquires the land. Mr. Olmstead stated that the CNY Land Trust currently owns adjacent

land with an access point on Farley Lane and the proposed land that would be donated also has access on Farley Lane.

Attorney Frateschi stated that the property owner can sell the land to CNY Land Trust whether the Town changes the zoning or not. Attorney Frateschi stated that the zone change should be a benefit to the neighbors because the uses under the RA zoning classification are less intensive. Attorney Frateschi also stated that the zone change would prevent more intensive uses should the property not be transferred to CNY Land Trust.

Attorney Frateschi stated that Quarry Road is a private road and there are agreements amongst the residents on Quarry Road as to how to maintain the road. Attorney Frateschi stated that owners of private roads can restrict public access to their road.

Councilor Loeffler stated that the public hearing is only about governing the use of the property and not who the property is sold to. Councilor Loeffler stated that any additional uses of Lot 2, such as a parking lot, would require site plan approval at the Planning Board.

Attorney Frateschi stated that the residents of Quarry Road probably have easements that grant the owners certain rights to the private road. Attorney Frateschi stated that the property owners on Quarry Road should check with their own legal counsel regarding this matter as he has not seen their easements.

Discussion ensued regarding which parcel on the proposed subdivision map would have access to the road. Attorney Frateschi stated that the private roads can be restricted by its owners.

Richard Mason, Manlius, stated that he has lived on Limestone Creek for over 35 years and he has walked the creek and hills. Mr. Mason stated that there have been several floods and he was surprised to hear the Town Board declare that there will be no environmental impact. Mr. Mason stated that he does not want to see a zone change made that would increase the erosion that already takes place on the property.

Councilor Loeffler stated that the zone change would make it more restrictive on the uses allowed on the land not less restrictive.

Mr. Mason discussed other development in the Village of Manlius that increased flooding in the surrounding neighborhoods. Supervisor Theobald stated that Lot 2 would kept forever wild and there would not be any development on that land.

Joann Bock, Manlius, stated that there is a piece of property behind her home on the other side of the creek that she received from the Town of Manlius and she asked the Town to make sure they know where her property line is.

Ellen McGrew, Manlius, asked the Town Board to help protect the property owners if the CNY Land trust purchases the property. Mrs. McGrew asked if the CNY Land Trust would have to appear before the Town Board should the land trust decide to add parking

areas and increase traffic to the land on Quarry Road that would be designated forever wild.

Attorney Frateschi and Director Capriotti stated that the CNY Land Trust would have to appear before the Planning Board for site plan approval and prepare a Stormwater Prevention Plan for any proposed parking lot that disturbs more than an acre.

Cathy Feltrinelli, Manlius, reviewed the allowed uses in the RA zoning classification. Mrs. Feltrinelli asked the applicant if there is a contract with the CNY Land Trust for Lot 2?

Mr. Olmstead stated that he does not believe that the contract negotiations are public knowledge and asked the Town Board to focus on the zone change.

Councilor Rossetti stated that the contract would become public during the subdivision process at the Planning Board. Councilor Loeffler stated that the restricted covenant is part of what the applicant is proposing.

Attorney Frateschi stated that the restrictive covenants would be referenced on the deed and list the land on Lot 2 as forever wild. Attorney Frateschi reviewed the differences between the RA zoning classification and the R4 zoning classification.

Mrs. Feltrinelli asked if the Town Board was considering only changing the zoning to RA with the condition that Lot 2 would be kept forever wild. Attorney Frateschi explained that conditions placed on the zone change would be decided by the Town Board and during the subdivision process at the Planning Board. This will include the condition that Lot 2 remain forever wild.

Mrs. Feltrinelli stated that the people that live near the property on Quarry Road have been through this process three times and she just want to be sure that what the residents are being told is what happens.

Discussion ensued regarding the change in zoning classification on Lot 1 and Lot 2.

Ms. Terpstra asked why only a few people on Quarry Road received notification of the public hearing and others did not. Town Clerk Weber stated that she generates a notification list of homes based on a 500-foot radius around the parcel using the Onondaga County GIS System. Town Clerk Weber stated that she retains a copy of the notification list and notification letters that are returned undeliverable. Town Clerk Weber invited residents to view the application and notification list that are kept on file in the Office of the Town Clerk.

With there being no further comments from the public, Councilor Marnell made a motion, seconded by Councilor Green, to close the public hearing at 7:51pm in the matter of Local

Law 2017-2 - the application by Adam Anderson and Eve DeRosa for a Change of Zone from Residential-4 to Restricted Agricultural (RA) on Quarry Rd., Manlius (Tax Map # 110.03-13.1).

Ayes: Supervisor Theobald, Councilor Loeffler, Councilor Giordano, Councilor Green, Councilor Marnell, Councilor Rossetti, Councilor Marnell

Nays: 0 All in Favor. Motion Carries.

Discussion ensued regarding the uses and the history of Lot 1 and Lot 2.

Attorney Frateschi reviewed the Onondaga County Planning Board resolution and recommendations.

Councilor Rossetti made a motion, seconded by Councilor Green, to approve Local Law 2017 – 2 for a Change of Zone from Residential-4 (R4) to Restricted Agricultural (RA) on Quarry Rd., Manlius (Tax Map # 110.03-13.1).

Ayes: Supervisor Theobald, Councilor Loeffler, Councilor Rossetti, Councilor Marzola, Councilor Marnell, Councilor Giordano, Councilor Green

Nays: 0 All in Favor. Motion Carries.

*Additional language was added to Local Law 2017-2 under the Attorney section *

IN THE MATTER	Local Law 2017-2
Of	
The Application of ADAM ANDERSON and EVE DEROSA for a Change of Zone from Residential-4 to Restricted Agricultural (RA)	APPROVING CHANGE OF ZONE FROM R-4 TO RA

The **TOWN BOARD OF THE TOWN OF MANLIUS**, in the County of Onondaga, State of New York, met in regular session at the Town Hall in the Town of Manlius, located at 301 Brooklea Drive in the Village of Fayetteville, County of Onondaga, State of New York, on the 14th of June 2017, at 7:00 p.m.

The meeting was called to order by Edmond J. Theobald, Supervisor, and the following were present, namely:

Edmond J. Theobald	Supervisor
Karen Green	Councilor
Vincent Giordano	Councilor

John R. Loeffler	Councilor
David M. Marnell, Sr.	Councilor
Nicholas J. Marzola	Councilor
Richard Rossetti	Councilor

Absent:

The following resolution was moved, seconded and adopted:

WHEREAS, an application has heretofore been filed to the Town of Manlius by Adam Anderson and Eve DeRosa to change the zoning on portion of certain real property situate in the Town of Manlius at the end of Quarry Road and Farley Lane from R-4 to RA. The property is described as follows:

SEE EXHIBIT "A"

WHEREAS, the following local law was presented to the Town Board for its consideration:

**LOCAL LAW 2017-2, A LOCAL LAW AMENDING
THE ZONING MAP OF THE TOWN OF MANLIUS:**

Be it enacted by the Town Board of the Town of Manlius, Onondaga County, New York as follows:

Section 1. That "The Revised Zoning Ordinance of the Town of Manlius", as amended, and the "Zoning Map of the Town of Manlius", which by provisions of said Zoning Ordinance shall be, and the same hereby are, amended to change the zone of the following described premises from "R-4" to "RA" as set forth on a certain survey map entitled Subdivision – Division of Land Final Map, Re-subdivision of Lot 2, Kevin Goich Subdivision & Tax Parcel 110-03-12.1 and 110-04-13.1 into Lot 1 & Lot 2, CNY Land Trust Subdivision Pt of Lot 97 – Town of Manlius, Onondaga Co., N.Y., dated April 14, 2017, prepared by D.W. Hannig L.S., P.C. and last updated May 17, 2017.

Section 2. This law shall take effect upon filing with the New York State Department of State.

WHEREAS, the Town Board declares itself as lead agency for the local law, finds this to be an Unlisted Action and based upon the application, the short environmental assessment form, the criteria set forth in 6 NYCRR 617.7 and personal knowledge of the

site, hereby issues a negative declaration pursuant to the State Environmental Quality Review Act based on and analysis of the proposed application by the Town's Engineer and the Director of Planning and Development and the Planning Board for the following reasons: (1) the property is situated in, or near, several individual residential homes and a subdivision track and most of the surrounding properties are zone RA; (2) Applicant is proposing a single family lot on a buildable lot, which will not cause any traffic, drainage or other environmental impacts; (3) by recommendation of the Planning Board, the Town Engineer and the Town's director of Planning and Development the Applicant has agreed to place a covenant on Lot 2, consisting of 39.34 +/- acres so that it will remain forever wild and not be developable; and

WHEREAS, pursuant to Resolution of the Town Board of the Town of Manlius, a Public Hearing was duly held with regard to said local law and Zone Change Application at 7:03 on June 14, 2017 p.m., at the Town Hall of the Town of Manlius, located at 301 Brooklea Drive, Fayetteville, New York, to consider the proposed amendment of "The Revised Zoning Ordinance of the Town of Manlius",

WHEREAS, the Planning Board recommending to the Town Board a zone change at its June 12, 2017 meeting;

WHEREAS, the Town Board hereby finds that the recommendations of the Planning Board as it relates to this zone change are true, accurate and relevant; and

NOW, THEREFORE, be it

RESOLVED AND ORDERED that the Board hereby adopts and ratifies the Planning Boards recommendation;

BE IT FURTHER RESOLVED AND ORDERED, that Local Law 2017-2 as set forth below, is hereby adopted:

**LOCAL LAW 2017-2, A LOCAL LAW AMENDING
THE ZONING MAP OF THE TOWN OF MANLIUS:**

Be it enacted by the Town Board of the Town of Manlius, Onondaga County, New York as follows:

Section 1. That “The Revised Zoning Ordinance of the Town of Manlius”, as amended, and the “Zoning Map of the Town of Manlius”, which by provisions of said Zoning Ordinance shall be, and the same hereby are, amended to change the zone of the following described premises from “R-4” to “RA” as set forth on a certain survey map entitled Subdivision – Division of Land Final Map, Re-subdivision of Lot 2, Kevin Goich Subdivision & Tax Parcel 110-03-12.1 and 110-04-13.1 into Lot 1 & Lot 2, CNY Land Trust Subdivision Pt of Lot 97 – Town of Manlius, Onondaga Co., N.Y., dated April 14, 2017, prepared by D.W. Hannig L.S., P.C. and last updated May 17, 2017.

Section 2. The owner of Lot 2, as described in Section 1 above, which consists of 39 +/- acres, shall file a covenant for the benefit of the Town, that requires Lot 2 to remain in its natural state and forever wild, and such Lot 2 shall not be developed for commercial purposes.

Section 3. This law shall take effect upon filing with the New York State Department of State.

BE IT FURTHER RESOLVED AND ORDERED, that before a final subdivision or division of land is approved, the Applicant will provide a covenant to the Town Attorney for Lot 2, which will keep Lot 2 in its natural state and forever wild, with such proper notations on the maps and filing as are deemed acceptable to the Town Attorney, which covenant shall be a condition of this zone change approval; and

BE IT FURTHER RESOLVED AND ORDERED, if the the condition of the covenant set forth above is not met, the Town Board, at its discretion, shall have the right, in its discretion, to nullify and revoke the zone change approval for Lot 2.

Premises Description:

Legal Description Attached as “Schedule A”

LEGAL DESCRIPTION

PROPOSED DESCRIPTION OF LOT 1, CNY LAND TRUST SUBDIVISION,
TOWN OF MANLIUS, ONONDAGA COUNTY, NEW YORK.

BEGINNING AT A POINT, said point being the northeast corner of Cynthia L. Griffin N/F L.4007 P.191, at a point on the centerline of Brickyard Falls Road

THENCE South 86 degrees 22 minutes 48 seconds West for a distance of 623.67 feet to a point;

THENCE South 77 degrees 56 minutes 48 seconds West for a distance of 170.15 feet to a point;

THENCE South 66 degrees 31 minutes 48 seconds West for a distance of 62.13 feet to a point;

THENCE South 85 degrees 21 minutes 48 seconds West for a distance of 109.80 feet to a point;

THENCE North 66 degrees 37 minutes 12 seconds West for a distance of 189.26 feet to a point;

THENCE North 10 degrees 28 minutes 15 seconds West for a distance of 60.21 to a point;

THENCE South 66 degrees 37 minutes 12 seconds East for a distance of 126.51 feet to a point;

THENCE North 07 degrees 13 minutes 38 seconds West for a distance of 372.16 feet to a point;

THENCE North 82 degrees 46 minutes 22 seconds East for a distance of 246.00 feet to a point;

THENCE South 07 degrees 13 minutes 38 seconds East for a distance of 400.00 feet to a point;

THENCE North 77 degrees 56 minutes 48 seconds East for a distance of 150.22 feet to a point;

THENCE North 86 degrees 22 minutes 48 seconds East for a distance of 629.84 feet to a point on the centerline of Brickyard Falls Road;

THENCE South 00 degrees 49 minutes 23 seconds East for a distance of 50.06 along the centerline of Brickyard Falls Road feet **TO THE POINT AND PLACE OF BEGINNING.**

Together with and subject to covenants, easements, and restrictions of record.

Said property Contains 3.63+-Acres
J069213 5/17/17 RMP

and be it further

RESOLVED AND ORDERED, that this Local Law shall take affect upon
filing with the Secretary of State.

I, ALLISON WEBER, Town Clerk of the Town of Manlius, DO

HEREBY CERTIFY that the preceding Resolution was duly adopted by the Town Board of the Town of Manlius at a regular meeting of the Board duly called and held on the 14th day of June 2017; that said Resolution was entered in the minutes of said meeting; that I have compared the foregoing copy with the original thereof now on file in my office; and that the same is a true and correct transcript of said Resolution and of the whole thereof.

I FURTHER CERTIFY that all members of said Board had due notice of said meeting.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Town of Manlius, this 14th day of June 2017.

**DATED: June 14, 2017
Fayetteville, New York**

**Allison Weber
Town Clerk of the Town of
Manlius
Onondaga County, New York**

**7:05 PM Public Hearing – Special Permit – Graystone – Solar Array – Collamer Rd.,
E. Syracuse (Tax Map # 037.- 02-03.1)**

Daniel Bennett, Applicant, 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. The proposal includes 12-foot-wide rows of solar panels with 18 feet of green space in between the rows. Mr. Bennett stated that there will be no increased stormwater runoff and there will be minimal ground disturbance during the construction of the array. Mr. Bennett stated that this is an environmentally friendly project that will generate power to be provided to the Central New York Community. Mr. Bennett reviewed the operation and maintenance plan and the decommissioning plan.

Councilor Rossetti asked the applicant how he will ensure that the existing trees on the property will remain intact? Attorney Frateschi stated that the Town Board can make the protection of the existing trees a condition of the special permit.

Councilor Rossetti asked the Applicant if there are snowmobile trails on the property? Mr. Bennett stated there are no snowmobile trails.

Mr. Bennett stated that the array will be monitored remotely and will notify the applicant if any damage occurs. Mr. Bennett stated that solar arrays help reduce pollution and does not have any health or environmental impact. Mr. Bennett stated that there are no studies that indicate that smaller solar arrays contribute to reduced property values.

Discussion ensued regarding the reclamation plan and the proposed bond. Mr. Bennett stated that over time, the cost to salvage and resell the parts of a solar array depreciates.

Mr. Bennett stated that the array has 33 inverters. Councilor Loeffler asked the applicant if those inverters will be connected to a central point. Mr. Bennett stated that the inverters will connect to a panel box that is locked and enclosed.

Discussion ensued regarding the life of a solar panel and the possibility of updating the solar array over time.

SEQR

Councilor Marnell made a motion seconded by Councilor Rossetti, to declare the Town of Manlius lead agency for SEQR purposes in the matter of the application by Graystone CMS for a special permit to install a solar array on Collamer Rd., E. Syracuse (Tax Map # 037.-02-03.1)

Ayes: Supervisor Theobald, Councilor Loeffler, Councilor Rossetti, Councilor Marzola, Councilor Marnell, Councilor Giordano, Councilor Green

Nayes: 0 All in Favor. Motion Carries

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 special permit for a solar array on Collamer 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 Giordano made a motion, seconded by Councilor Rossetti, to issue a negative declaration under the State Environmental Quality Review act in the matter of the application by Graystone CMS for a special permit to install a solar array on Collamer Rd., E. Syracuse (Tax Map # 037.-02-03.1)

Ayes: Supervisor Theobald, Councilor Loeffler, Councilor Rossetti, Councilor Marzola, Councilor Marnell, Councilor Giordano, Councilor Green

Nayes: 0 All in Favor. Motion Carries

Councilor Marnell made a motion, seconded by Councilor Green, to waive the reading of the public notice in the matter of the application by Graystone CMS for a special permit to install a solar array on Collamer Rd., E. Syracuse (Tax Map # 037.-02-03.1)

Ayes: Supervisor Theobald, Councilor Loeffler, Councilor Giordano, Councilor Green, Councilor Marnell, Councilor Rossetti, Councilor Marnell

Nayes: 0 All in Favor. Motion Carries.

Councilor Giordano made a motion, seconded by Councilor Rossetti, to open the public hearing at 8:27pm in the matter of the application by Graystone CMS for a special permit to install a solar array on Collamer Rd., E. Syracuse (Tax Map # 037.-02-03.1).

Ayes: Supervisor Theobald, Councilor Loeffler, Councilor Giordano, Councilor Green, Councilor Marnell, Councilor Rossetti, Councilor Marnell

Nayes: 0 All in Favor. Motion Carries.

Matthew Kweick, E. Syracuse, stated that he owns the neighboring property and the solar array site can be seen from his land. Mr. Kweick asked if there were any harmful effects to the local residents that may be produced from this site?

Councilor Loeffler stated that New York State is encouraging the development of solar arrays and based on his knowledge all studies indicate that there are no harmful effects. Councilor Loeffler and Mr. Bennett discussed the construction of a solar array.

Mr. Bennett stated that the neighbors should not be able to hear the solar array from their property and the solar panels shut down at night when the sun goes down.

Mr. Kweick asked if the solar array would interfere with the hunters that use the land.

Sal Zavaglia, Applicant, stated that he knows the hunters that use the property and they are very few and should not be affected by the solar array.

Councilor Rossetti asked the applicant if the fire department has ever been dispatched to a solar array he has developed. Mr. Bennett stated that the solar array will shut down if there is a significant problem.

Mr. Kweick stated that he has no objection to the solar array and he will be able to see the solar array from his land.

Mike McGrew, Manlius, asked the applicant if any borings have been completed because there is a lot of limestone in the area. Mr. McGrew asked the applicant if there is a plan to manage ice buildup underneath the solar panels.

Mr. Bennett stated that soil investigation will be completed before the building permit application process. Mr. Bennett stated that there will be 3 feet of ground clearance for ice build-up.

Attorney Frateschi asked the Town Board for guidance on the screening issue so that a draft special permit can be prepared.

Councilor Rossetti stated that the site plan would be approved with the understanding that all of the trees stay in place.

Attorney Frateschi stated that he can add a condition to the special permit that all trees stay in place.

Mr. Bennett stated that he can add additional screening to provide screening for Mr. Kweick's property. Mr. Bennett also stated that he would replace any screening that he must remove.

Mr. Kweick discussed the view of the array from his home. Mr. Bennett stated that he will add flowering bushes and shrubs that will grow 9 to 10 feet tall and provide an additional buffer.

Councilor Marnell stated that he would like additional buffers.

Attorney Frateschi reviewed the Onondaga County Planning Board resolution and recommendations.

With there being no further comments from the public, Councilor Rossetti made a motion, seconded by Councilor Giordano, to close the public hearing at 8:38pm in the matter of the application by Graystone CMS for a special permit to install a solar array on Collamer Rd., E. Syracuse (Tax Map # 037.-02-03.1).

Ayes: Supervisor Theobald, Councilor Loeffler, Councilor Giordano, Councilor Green, Councilor Marnell, Councilor Rossetti, Councilor Marnell

Nays: 0 All in Favor. Motion Carries.

The Town Board tabled the matter and requested that the Attorney prepare a draft special permit resolution.

Agreement between the Town of Manlius Police and Fayetteville-Manlius Schools for SIRO (School Information Resource Officer)

Councilor Loeffler stated that the Fayetteville Manlius School District has requested an additional SIRO officer. Councilor Loeffler stated that the Town cannot provide an additional SIRO officer unless the Town Board is willing to hire another officer to provide this service. Councilor Loeffler stated that he would like to consider the request and support the schools.

Acting Chief Schafer stated that the department is fully staffed at 36 people with 3 SIRO officers in the school districts. Acting Chief Schafer stated that providing an officer to the school for 9 months out of the year would bring staffing levels too low to maintain the normal daily operations of the department.

Councilor Marnell asked where the school would go to hire a SIRO if the Town was unable to provide an officer. Acting chief Schafer stated that he has not discussed that matter with the school district.

Councilor Marnell stated that he cannot support the additional SIRO officer at the current staffing level of the Police Department.

Councilor Marzola asked how many current staff positions are open? Acting Chief Schafer stated that he is hiring to fill five sworn positions from the canvass.

Acting Chief Schafer stated that Superintendent Tice has indicated that he would like to add an additional SIRO in the upcoming budget year for a total of 3 SIROs in the FM School District.

Town Manager Oot stated that the current contract covers all salary benefits for the SIRO for 9 months of the year.

Discussion ensued regarding the hiring process and how long it may take to fill the current open positions.

Councilor Marnell asked if the Town Board could amend the contract to request funding from the school district for the entire year for each additional officer. Conversation ensued regarding what duties a SIRO performs during the summer months when the school district is closed.

Councilor Loeffler made a motion, seconded by Councilor Green to increase the number of sworn police officers from 36 to 37 at the Town of Manlius Police Department.

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

Nayes: 0

All in favor.

Motion Carries.

Correspondence/New Business

A) Highway Superintendent

Highway Superintendent Cushing presented the auction results from surplus auction items. All of the items were declared surplus and auctioned through Auctions International on June 13, 2017.

Councilor Marzola made a motion, seconded by Councilor Rossetti, to accept the auction results from June 13, 2017 and authorize the Highway Superintendent to sell the surplus items.

Ayes: Supervisor Theobald, Councilor Loeffler, Councilor Giordano, Councilor Green, Councilor Marnell, Councilor Rossetti, Councilor Marnell

Nayes: 0

All in Favor.

Motion Carries.

Highway Superintendent Cushing stated that Todd Emmons and Robert Nichols will be retiring soon. Highway Superintendent Cushing and the Town Board thanked Mr. Emmons and Mr. Nichols for their years of service to the Town of Manlius.

B) Planning & Development

Director Capriotti requested authorization to mow the tall grass for the 2017 season at 4 Meadow Drive, 6676 School Road, 300 Washington Street and 215 Hunt Drive. Director Capriotti stated that the property owners have been notified and the proper documentation has been completed.

Councilor Green made a motion, seconded by Councilor Rossetti to authorize the mowing of the tall grass at the properties listed below for the 2017 season and put the cost of mowing on each property's town tax bill.

- 1- 4 Meadow Drive
- 2- 6676 School Road
- 3- 300 Washington Street
- 4- 215 Hunt Drive

Ayes: Supervisor Theobald, Councilor Loeffler, Councilor Rossetti, Councilor Marzola, Councilor Marnell, Councilor Giordano, Councilor Green

Nayes: 0

All in Favor.

Motion Carries

C) Attorney

Attorney Frateschi stated that he would like to amend the local law that was passed previously in the meeting. Attorney Frateschi requested that the Town Board add the following language to Local Law 2017-2 to clarify the forever wild designation on the remaining:

Be it further resolved and ordered, if the condition of the covenant set forth above is not met, the Town Board, at its discretion, shall have the right, in its discretion, to nullify and revoke the zone change approval for Lot 2.

Councilor Marnell made a motion, seconded by Councilor Rossetti, to approve the amendment to Local Law 2017-2 as presented by the Attorney for the Town.

Be it further resolved and ordered, if the condition of the covenant set forth above is not met, the Town Board, at its discretion, shall have the right, in its discretion, to nullify and revoke the zone change approval for Lot 2.

Ayes: Supervisor Theobald, Councilor Loeffler, Councilor Rossetti, Councilor Marzola, Councilor Marnell, Councilor Giordano, Councilor Green

Nayes: 0

All in Favor.

Motion Carries.

Councilor Giordano asked if the Town was required to give a tax exemption to the owners of lands that are forever wild? Attorney Frateschi stated that the Town must give exemptions to 501C (3) not for profit organizations. Conversation ensued regarding the assessment of forever wild properties.

D) Town Clerk – No New Business

E) Police Chief

Acting Chief Schafer stated that the Town has received complaints about speeding on Strawmount Trail. Acting Chief Schafer discussed the results of a traffic study on Strawmount Trail.

Acting Chief Schafer stated that there are a small percentage of vehicles that are traveling between 30 -35 MPH on Strawmount Trail. Highway Superintendent Cushing reviewed the regulations regarding stop signs.

Supervisor Theobald stated that he has received correspondence from residents in that neighborhood that they would like the speed limit lowered rather than installing stop signs.

The Town Board discussed future development in the area and the regulations pertaining to speed and stop signs.

The Town Board requested that Highway Superintendent contact the residents that have requested the stop sign.

F) Town Board

Councilor Loeffler stated that there is the potential for the Town of Manlius to hire police officers that are transfers.

Councilor Loeffler stated that the Town may be asked to submit payment to the agency that the transfer is leaving from to cover the costs associated with training. Acting Chief Schafer stated that he has a potential transfer candidate that may require a payment of that nature.

Councilor Marnell asked if the Town has ever charged another agency for the cost of a transfer officer. Acting Chief Schafer stated that there has not been an officer that has left under those circumstances. It was the consensus of the Board that the cost of training a new person outweighs whatever statutory cost would be required to reimburse another municipality for a lateral transfer.

Councilor Loeffler stated that the Town of Manlius Police Department needs new carpets. The Town Board tabled the matter to allow the Town to gather information.

Councilor Green gave a report on the recent CRC meeting. Councilor Green stated that National Grid has an app to allow the public to have more information on power outages.

Councilor Green invited everyone to attend the annual Manlius Historical Society meeting.

Councilor Marnell stated that the Fayetteville Free Library held a meeting and discussed the Town's budget and the property tax cap. Councilor Marnell stated that he would like to submit a letter from the Town Board to clarify some of the incorrect budget information that was presented.

G) Supervisor

Councilor Loeffler made a motion, seconded by Councilor Rossetti, to accept the Supervisor's monthly report for May 2017 as presented.

Ayes: Supervisor Theobald, Councilor Loeffler, Councilor Rossetti, Councilor Marzola, Councilor Marnell, Councilor Giordano, Councilor Green

Nayes: 0 All in Favor. Motion Carries.

Supervisor Theobald gave an update on the construction on Highbridge Street. Supervisor Theobald stated that the road should be closed until July 4th and will re-open a single lane for a period of time. Supervisor Theobald stated that he has contacted New York State regarding the traffic flow concerns on Route 173 due to the construction.

Supervisor Theobald stated that he, along with the Town Manager and the Town Clerk, attended a cyber security conference in Albany.

There being no further business to come before the Board, upon motion duly made by Councilor Loeffler and seconded by Councilor Rossetti the Board voted unanimously to enter into executive session at 9:25PM to discuss a personnel matter in the police department.

Ayes: Supervisor Theobald, Councilor Loeffler, Councilor Rossetti, Councilor Marzola, Councilor Giordano, Councilor Marnell, Councilor Green

Nayes: 0 All in favor. Motion Carries.

Respectfully Submitted by:

Allison A. Weber
Town Clerk

EXECUTIVE SESSION MEETING MINUTES

Executive Session

June 14, 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