

MINUTES  
TOWN BOARD  
March 11, 2015

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. Edsall, Town Clerk       |
| Fran Marlowe, Manlius Police Chief   | Rob Cushing, Highway Superintendent |
| Ann Oot, Town Manager                |                                     |

Other persons attending:

Doug Miller, Engineer for the Town, Ellen & Mike McGrew, Manlius. Hayleigh Gowans, Eagle Bulletin, Matt Napierala, Manlius. Kathleen Bennett, Syracuse. Pete Fietta, Fayetteville. Allen Olmsted, Fayetteville. Joni & Greg Dominy, Fayetteville. Denise Hanlon, Manlius.

**The Pledge of Allegiance**

Supervisor Theobald, called the meeting to order at 7:00 pm. New Police Officer Cody Skinner led the Pledge of Allegiance. Supervisor Theobald welcomed everyone and thanked all for attending.

**Swearing in New Police Officer**

Chief Marlowe introduced Cody Skinner, a new Police Officer with the Town of Manlius Police Department. Town Clerk Edsall gave Mr. Skinner the Oath of Office.

**Approval of Minutes – February 25, 2015**

Councilor Green made a motion, seconded by Councilor Giordano, to approve the minutes of February 25, 2015 as submitted by Town Clerk Edsall.

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

Abstained: Councilor Loeffler, Rich Rossetti, Supervisor Theobald

5 - 0. All in Favor Motion Carries.

**Approval of Abstract # 5**

Councilor Marzola made a motion, seconded by Councilor Green, to approve Abstract # 5 as submitted by Town Clerk Edsall.

|                    |                            |                      |
|--------------------|----------------------------|----------------------|
|                    | TOWN OF MANLIUS            |                      |
|                    | Fund Summary               |                      |
|                    | Abstract # 5 - 2015        |                      |
| <b><u>CODE</u></b> | <b><u>FUND</u></b>         | <b><u>TOTALS</u></b> |
| A                  | General Fund Townwide      | \$ 149,280.54        |
| B                  | General Fund Town          | \$ 4,169.73          |
| DA                 | Highway Fund Townwide      | \$ 117,184.72        |
| SL1                | Overhead Lighting          | \$ 2,449.27          |
| SL2                | Underground Lighting       | \$ 2,165.74          |
| SL3                | Entry Lighting             | \$ 113.88            |
| SL4                | Garden Park Lighting       | \$ 624.55            |
| SL5                | Ratnaur Bridge Lighting    | \$ 3,578.26          |
| SR1                | Manlius Trash District     | \$ 118.80            |
| SR2                | Manlius Res Brush District | \$ 9,083.95          |
| SS1                | Manlius Con Sewer District | \$ 1,794.91          |
| TA2                | Trust & Agency - Other     | \$ 1,120.00          |

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

Nays: 0

All in Favor.

Motion Carries.

### **County Legislators Update**

County Legislator Kevin Holmquist and County Legislator Tim Burtis gave a brief update on the State of the County.

### **Special Permit – Informational Presentation – Resort Lifestyle Community, North Burdick St., Fayetteville NY Tax Map # 086.-01-03.6**

Matt Napierala, Napierala Consulting, stated that this special permit application has already been presented to the Town of Manlius Planning Board. Mr. Napierala stated that the Town of Manlius Planning Board completed a thorough environmental review through the SEQRA process. Mr. Napierala stated that the Planning Board gave a positive recommendation and issued SEQRA findings.

Kathleen Bennett, Bond Shoeneck and King, stated that she is representing Resort Lifestyle Communities during the special permit application process. Ms. Bennett stated that the property is currently zoned Restricted Agricultural (RA) which would allow for a senior living facility with a special permit application. Ms. Bennett stated that the Planning Board recommended that the R-5 district density / dimensional criteria be used as a guide during the special permit and site plan review process.

Ms. Bennett reviewed the criteria required for a special permit for a senior living facility in the RA zoning classification. Ms. Bennett stated that this special permit would meet the criteria for a special use permit in this zoning classification.

Ms. Bennett reviewed the criteria required in an R-5 zoning classification. Ms. Bennett stated that if this application was required to use the density / dimensional criteria of the R-5 zoning classification the application could not satisfy many of the criterions.

Councilor Rossetti, who recently served as Chairman of the Planning Board, stated that the Planning Board recommended using the R-5 zoning classification criteria as a guideline during the special permit and site plan review process because there are no other zoning classifications in the Town Code that addressed apartment style buildings. Councilor Rossetti stated that R-5 criteria were meant to be used only as a guide during the special permit and site plan review process. The Planning Board's desire was not to require their use, but to have some standard to review the project.

Ms. Bennett stated that she wanted to be sure that the Town Board knew that the R-5 criteria was only a guide and did not have to be strictly adhered to.

Councilor Rossetti stated that the Planning Board was not certain that a right hand turn lane would be required and requested that the Highway Superintendent and Town Board review the need for a right hand turn lane.

Councilor Rossetti stated that the Planning Board was concerned about the plan for snow removal.

Councilor Marzola asked for further explanation of the stormwater mitigation plan.

Mr. Napierala stated that the stormwater flow will be controlled as it comes through the site with three cross culvert basins across North Burdick Street. Mr. Napierala stated that these release points on the West side of the site will control the flow. Mr. Napierala stated that the site also has over 25 practices that will help with water quality such as rain barrels, bio retention areas and small rain gardens. The site also has a large underground storage system.

Mr. Naperiela stated that this configuration is similar to other projects developed by the applicant and the applicant requires at least 130 units to meet the financial goals of the project.

Discussion ensued regarding the square footage for each unit, the average age of the typical client and the rental cost for each unit.

Councilor Loeffler asked if this type of project would put additional strain on emergency services. Mr. Napierala stated that Chief Hildreth (Village of Fayetteville) has reviewed the application and is comfortable with the project as the proposed facility caters to able bodied seniors.

Councilor Loeffler asked about the topography of the site as there is a steep hill at one corner of the project. Attorney Frateschi stated that the applicant presented a very useful

three dimensional walk through to the Planning Board that can be presented during the public hearing.

Mr. Napierala stated that the project is tight to property lines but there will be grading, terracing and a ten foot wall that will look nice.

Councilor Loeffler asked if this project will put limitations, in terms of drainage, on future development of the adjacent 4 acre vacant lot. Mr. Napierala stated that if there was development on the adjacent lot the applicant would have to put in parallel storm water mitigation systems. A project on the adjacent site would have to mitigate to the same velocity rate with the parallel storm water mitigation system.

Attorney Frateschi stated that the stormwater pollution prevention plan will show that the rate of runoff off of the land will be no greater after development than before development. The entire 12 acres will be owned by the applicant with 4 acres of residual property (the lot Councilor Loeffler was referring to). Attorney Frateschi stated that if the applicant wanted to sell the remaining 4 acres after the project is developed the applicant would have to subdivide the property and go through the SEQR review process.

Attorney Frateschi stated that if the Town Board is going to send this application back to the Planning Board for site plan review, the Planning Board has asked for some guidelines regarding dimensional standards.

Councilor Marnell asked the applicant why the developer wanted that site (N. Burdick St.) as the developer has to use every inch of land to build the facility. Mr. Napierala stated that the applicant selected that location based on the nearby amenities, the project fits with the development in that corridor and the affluent community in the Town of Manlius.

Ms. Bennett stated that the rent price for each unit is undetermined but the likely range is \$2750 to \$4000 (a month based on unit size). Ms. Bennett also stated that the residents must be 55 years old to move in, the average age of the tenant is 84 years old and the average age of a tenant when they move in is 77 years old.

Councilor Marnell made a motion, seconded by Councilor Marzola, to set a date for the public hearing on March 25, 2015, at 7:15 pm in the matter of the Special Permit application by Resort Lifestyle Community, North Burdick St., Fayetteville NY Tax Map # 086.-01-03.6 for a 130 unit senior living facility.

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

Nayes: 0

All in Favor.

Motion Carries.

### **Correspondence/New Business**

#### **A) Highway Superintendent**

Highway Superintendent Cushing discussed the recent Town Highway Superintendent March on Albany. Highway Superintendent Cushing stated that the Towns are asking for more funding for the CHIPS program.

B) Planning & Development

Councilor Loeffler made a motion, seconded by Councilor Giordano to authorize the Supervisor to sign an agreement with OCWA for the installation of 4 fire hydrants on Ring Necked Path.

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

Nayes: 0                                      All in Favor.                                      Motion Carries.

C) Attorney

D) Town Clerk

Town Clerk Edsall stated that the Annual Rabies Clinic will be held at the Village of Manlius Recreation Center on May 11, 2015.

Councilor Rossetti made a motion, seconded by Councilor Marnell, to authorize the Town Clerk to sign the rental agreement for the Village of Manlius Recreation Center for May 11, 2015 for the Annual Rabies Clinic at no cost to the Town.

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

Nayes: 0                                      All in Favor.                                      Motion Carries.

E) Police Chief

Councilor Loeffler made a motion, seconded by Councilor Marnell, to authorize the Manlius Police Department to install a camera on Fayette Street at a cost of \$150.

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

Nayes: 0                                      All in Favor.                                      Motion Carries.

Chief Marlowe stated that Police Chaplain Reverend Corl has retired and he recommends appointing Father Cliff Auth.

Councilor Marnell made a motion, seconded by Councilor Giordano, to appoint Father Cliff Auth as Police Chaplain effective March 11, 2015.

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

Nayes: 0                                      All in Favor.                                      Motion Carries.

F) Town Board

Councilor Loeffler stated that Captain Ackerman is retiring after 20 years of service. The Town Board wished Captain Ackerman well and thanked him for his many dedicated years of service.



Nayes: 0

All in favor.

Motion Carries.

There being no further business to come before the Board, upon motion duly made by Councilor Giordano and seconded by Councilor Marnell, the Board unanimously voted to adjourn the Regular Session at 9:35 p.m.

Submitted by:

Tim Frateschi  
Attorney for the Town