MINUTES
TOWN BOARD
March 25, 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
Absent	Vincent Giordano, Councilor
Absent	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	Doug Miller, Engineer for the Town

Other persons attending:

Ellen & Mike McGrew, Manlius. Hayleigh Gowans, Eagle Bulletin, Mildred McDermott, Fayetteville. Ann Luffred, Fayetteville. David &Mary Pat Cox, Fayetteville. Robert O'Connor, Fayetteville. Matt Napierala, Manlius. Pete Fietta, Fayetteville. Lucy Gallery, E. Syracuse. Jeff Zacharias, Kirkville. Sharon & Charles Chapman, E. Syracuse. Diane & Chris Pecht, Kirkville. Jennifer Ingerson, Jamesville. Brody Smith, Syracuse. Walter & Lori Andrae, Manlius. Allen Olmsted. Linda & Nicholas Massa, Fayetteville. Nancy Brown, Fayetteville. Jerry Dellas, Manlius. Marge Mahony, Fayetteville. Richard Lalong, E. Syracuse. Bob & Angela DeGroat, Fayetteville. Chief Hildreth, Fayetteville Fire Department.

The Pledge of Allegiance

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

Moment of Silence

A moment of silence was held to honor William Massey who served on the Town of Manlius Board of Assessment Review from 2003 to 2015.

Approval of Minutes – March 11, 2015

Councilor Marnell made a motion, seconded by Councilor Rossetti, to approve the minutes of March 11, 2015 as submitted by Town Clerk Edsall.

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

Nayes: 0 All in Favor. Motion Carries.

Approval of Abstract # 6

Councilor Marzola made a motion, seconded by Councilor Loeffler, to approve Abstract # 6 as submitted by Town Clerk Edsall.

	TOWN OF MANLIUS	
	Fund Summary	
	Abstract # 6 - 2015	
CODE	**FUND**	**TOTALS**
A	General Fund Townwide	$ 56,928.69
B	General Fund Town	$ 665.96
DA	Highway Fund Townwide	$ 280,489.06
DB	Highway Fund Town	$ 485.70
SS1	Manlius Con Sewer District	$ 195.18
SS3	Megnin Sewer District	$ 23,051.36
SW2	Manlius Con Sewer District	$ 27,114.91
W80	Schepp Water District	$ 196.28
W90	Watervale Water District	$ 30.55

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

Nayes: 0 All in Favor. Motion Carries.

7:05PM - Public Hearing – Unsafe Building - 7108 Kirkville Road, Town Of Manlius, New York 13057 (Tax Map No. 054-01-08.0, the "Property")

Attorney Frateschi stated that the home (7108 Kirkville Road) appears to have been abandoned for 3 years and sustained fire damage in a house fire. Attorney Frateschi stated that the Codes Enforcement Officer has issued an unsafe building report that has been reviewed by the Town Board. The homeowner was served with a notice of the unsafe building public hearing via certified mail and by posting the notice on the property and by publication in the Eagle Newspaper. Attorney Frateschi stated that the Town Board must decide if the owner has begun to correct the unsafe condition of the building.

SEQR

Councilor Marnell made a motion, seconded by Councilor Rossetti, to declare the Town of Manlius lead agency for SEQR purposes in the Unsafe Building Public Hearing for the property located at 7108 Kirkville Road, Town Of Manlius, New York 13057 (Tax Map No. 054-01-08.0).

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

Nayes: 0 All in Favor. Motion Carries.

Councilor Marnell made a motion seconded by Councilor Rossetti, to issue a negative declaration in the matter of the Unsafe Building for the property located at 7108 Kirkville Road, Town Of Manlius, New York 13057 (Tax Map No. 054-01-08.0) because the action will actually have a positive environmental impact given the current disrepair of the building.

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

Nayes: 0 All in Favor. Motion Carries.

Councilor Loeffler made a motion, seconded by Councilor Rossetti, to waive the reading of the public notice in the matter of the Unsafe Building Public Hearing for the property located at 7108 Kirkville Road, Town of Manlius, New York 13057 (Tax Map No. 054-01-08.0).

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

Nayes: 0 All in Favor. Motion Carries.

Councilor Marnell made a motion, seconded by Councilor Rossetti, to open the public hearing at 7:09pm in the matter of the Unsafe Building Public Hearing for the property located at 7108 Kirkville Road, Town Of Manlius, New York 13057 (Tax Map No. 054-01-08.0)

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

Nayes: 0 All in Favor. Motion Carries.

With there being no comments from the public, Councilor Marnell made a motion, seconded by Councilor Rossetti, to close the public hearing at 7:11pm in the matter of the Unsafe Building Public Hearing for the property located at 7108 Kirkville Road, Town Of Manlius, New York 13057 (Tax Map No. 054-01-08.0)

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

Nayes: 0 All in Favor. Motion Carries.

Councilor Rossetti made a motion, seconded by Councilor Marzola, to approve the resolution authorizing the removal / demolition of the unsafe building located at 7108 Kirkville Road, New York 13057 (Tax Map No. 054-01-08.0) as outlined in the resolution prepared by the Attorney for the Town.

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

Nayes: 0 All in Favor. Motion Carries.

7:10PM - Public Hearing – Unsafe Building - 8760 Andrus Road, Town of Manlius, New York 13057 (Tax Map No. 072-02-13.0)

Attorney Frateschi stated that the home (8760 Andrus Road) has been abandoned. Attorney Frateschi stated that the Codes Enforcement Officer has issued an unsafe building report that has been reviewed by the Town Board. The homeowner was served with a notice of the unsafe building public hearing via certified mail and by posting the notice on the property. Attorney Frateschi stated that the Town Board must decide if the owners have taken any steps to correct the unsafe condition of the building at 8760 Andrus Road.

SEQR

Councilor Marnell made a motion seconded by Councilor Loeffler, to declare the Town of Manlius lead agency for SEQR purposes in the matter of the Unsafe Building for the property located at 8760 Andrus Road, Town of Manlius, New York 13057 (Tax Map No. 072-02-13.0) because the action will actually have a positive environmental impact given the current disrepair of the building.

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

Nayes: 0 All in Favor. Motion Carries.

Councilor Marnell made a motion seconded by Councilor Rossetti, and to issue a negative declaration in the matter of the Unsafe Building Public Hearing for the property located at 8760 Andrus Road, Town of Manlius, New York 13057 (Tax Map No. 072-02-13.0)

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

Nayes: 0 All in Favor. Motion Carries.

Councilor Loeffler made a motion, seconded by Councilor Rossetti, to waive the reading of the public notice in the matter of the Unsafe Building Public Hearing for the property located at 8760 Andrus Road, Town of Manlius, New York 13057 (Tax Map No. 072-02-13.0)

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

Nayes: 0 All in Favor. Motion Carries.

Councilor Marnell made a motion, seconded by Councilor Rossetti, to open the public hearing at 7:16pm in the matter of the Unsafe Building Public Hearing located at 8760 Andrus Road, Town of Manlius, New York 13057 (Tax Map No. 072-02-13.0)

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

Nayes: 0 All in Favor. Motion Carries.

With there being no comments from the public, Councilor Marnell made a motion, seconded by Councilor Rossetti, to close the public hearing at 7:17pm in the matter of the Unsafe Building Public Hearing for the property located at 8760 Andrus Road, Town of Manlius, New York 13057 (Tax Map No. 072-02-13.0)

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

Nayes: 0 All in Favor. Motion Carries

Councilor Marnell made a motion, seconded by Councilor Rossetti, to approve the resolution authorizing the removal / demolition of the unsafe building located at 8760 Andrus Road, New York 13057 (Tax Map No. 072-02-13.0) as outlined in the resolution prepared by the Attorney for the Town.

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

Nayes: 0 All in Favor. Motion Carries.

7:15PM - Public Hearing - Special Permit - Resort Lifestyle Communities to construct a three story, 130 unit, senior living facility at the corner of Medical Center Drive and North Burdick St., Fayetteville, NY - Tax Map # 086.-01-03.6.

Josh Thornton, Resort Lifestyle Communities, gave a brief history of Resort Lifestyle Communities Corporation. Mr. Thornton stated that Resort Lifestyle Communities has 10 communities that are fully developed and in 2 years they anticipate having over 40 communities fully developed. Mr. Thornton described the standard community model which is normally built on 8 to 10 acres with 130 units. Mr. Thornton stated that his company is proposing a colonial style community that fits in ascetically in the North Burdick St. corridor.

Matt Napierala, Napierala Consulting, described the proposed facility. The proposed facility will have 3 stories and is situated on a 12.1 acre parcel. Mr. Napierala stated that there are some grade issues from N. Burdick St. that will be addressed with retaining walls. Mr. Napierala stated that the grade issues on N. Burdick St. prevent any other points of access. Mr. Napierala also stated that the Planning Board site plan review will look at turning issues off of N. Burdick St onto Medical Center Dr.

Mr. Napierala discussed the Storm Water Management Plan for the proposed project. Mr. Napierala described several storm water management practices such as surface detention, underground detention, bio- retention basin and storm water planters.

Mr. Napierala stated that there have been two independent traffic studies completed and the results of the traffic study indicated that the implementation of the proposed project would not have an adverse impact on traffic on N. Burdick St. or Medical Center Drive.

Mr. Napierala gave a virtual 3D tour of the facility to the Town Board and the public in attendance.

Councilor Marzola asked the applicant for more information about the number of people that will be employed at the facility. Mr. Thornton stated that there would be between 35-40 people employed at the proposed facility and those employees would work in staggered shifts.

Mr. Thornton stated that the other facilities similar to the proposed facility have an average of 150 trips in and out of the facility a day. Mr. Thornton also stated that 90% of the residents at facilities owned by Resort Lifestyle Communities use the transportation service provided by the Applicant and do not drive their own vehicles.

Councilor Rossetti asked how many additional amenity employees would be at the facility. Mr. Thornton estimated there would be a dozen amenity employees.

Councilor Rossetti asked about the length of leases for each unit. Mr. Thornton stated that every resident signs a one year price agreement but the lease is on a month to month basis.

Councilor Rossetti asked about the average occupancy rate and turnover rate. Mr. Thornton stated that the average occupancy rate is 92% to 93%.

Councilor Marzola asked Chief Hildreth about the estimated volume of ambulance service to the proposed facility. Chief Hildreth, Fayetteville Fire Department, stated that the proposed facility would be similar in nature to Maple Downs which averages 155 calls per year.

Conversation ensued regarding the estimated timeframe to completion for the proposed facility. Mr. Thornton estimated that the facility would take 15 months to complete and the proposed facility could open within 2 years.

Councilor Loeffler asked about Mr. Napierala's experience with underground detention systems. Mr. Napierala stated that he has experience planning underground detention systems and discussed some recent projects with underground detention systems.

Conversation ensued regarding the projected monthly rental rates.

Councilor Marnell asked the applicants if they had a plan in place for snow removal. Mr. Napierala stated that there are 160 spots at the proposed facility. Mr. Thornton stated that proposed facility could remove snow from the site if needed.

Councilor Marnell asked about the type of blacktop that will be used. Mr. Napierala stated that the proposed facility will have the standard porous blacktop.

Councilor Marzola asked if the Fire Departments have ample ingress and egress. Chief Hildreth stated that he has given the applicant the full turning radius of the ladder truck. Mr. Napierala stated that the proposed facility allows emergency vehicles to make a full loop around the facility.

Attorney Frateschi discussed the application and approval process the project would follow in the future if the Town Board approved a special permit for the proposed facility.

Councilor Marnell made a motion, seconded by Councilor Rossetti, to waive the reading of the public notice in the matter of the Public Hearing for a Special Permit Application by Resort Lifestyle Communities to construct a three story, 130 unit, senior living facility at the corner of Medical Center Drive and North Burdick St., Fayetteville, NY - Tax Map # 086.-01-03.6.

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

Nayes: 0 All in Favor. Motion Carries.

Councilor Marnell made a motion, seconded by Councilor Rossetti, to open the public hearing at 8:12pm in the matter of the Special Permit Application by Resort Lifestyle Communities to construct a three story, 130 unit, senior living facility at the corner of Medical Center Drive and North Burdick St., Fayetteville, NY - Tax Map # 086.-01-03.6.

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

Nayes: 0 All in Favor. Motion Carries.

Pete Fietta, Fayetteville, stated that he owns the property across the street from the proposed project. Mr. Fietta stated that he is concerned about drainage as there is already a problem with stormwater on his property.

Councilor Marnell stated that he is concerned about drainage.

Mr. Fietta stated that he is concerned about sewage capacity and recommended that the Onondaga County Sewage Authority review the proposed project. Mr. Fietta stated that he supports the project but he hopes that it is engineered properly.

Dave Cox, Avriel Dr., stated that traffic on Medical Center Dr. has already been reduced to 2 lanes and there is a blind curve (on Medical Center Dr.) just past Americu Credit Union. Mr. Cox stated that a large truck coming out of the development will hold up traffic. Mr. Cox asked if the applicant was unable to dig the foundation for the proposed facility as deep as it is currently planned, would the applicant then build the facility at a higher depth.

Mr. Cox stated that at times there is no water pressure (in the N. Burdick St. area.)

Nick Massa, Stargaze Circle, stated that he is very concerned about traffic as there will be a lot of construction vehicles, contractor vehicles and delivery trucks coming in and out of the facility.

Mr. Massa asked if the proposed project will require blasting? Mr. Massa stated that there is a radon problem in the area (N. Burdick St.) already and the proposed project could make that radon problem worse.

Mr. Massa stated that he is very concerned about the amount of trash that will be produced by the restaraunt in the proposed facility. Mr. Massa stated that the trash will be stored in dumpsters and that will attract undesirable creatures.

Mr. Massa stated that he is also concerned that this proposed facility would be used, in the future, as apartments and not as a senior living facility. Mr. Massa stated that apartments would mean that there would be many younger residents driving fast in and out of the proposed facility.

Jennifer Ingerson, Nottingham Facility, stated that she is concerned that this project would not be feasible for a younger senior population. Ms. Ingerson stated that her facility has had a very difficult time attracting the younger senior population.

Ms. Ingerson stated that she is concerned that applicants are not aware of the strict licensing requirements in New York State for facilities such as the proposed facility. Ms. Ingerson stated that if the applicant's facility meets the requirements of an assisted living facility as defined by New York State the applicants would be required to comply with even stricter licensing requirements.

Ms. Ingerson asked if the applicant has a plan for seniors as they (seniors) age in place and can no longer live at the proposed facility.

With there being no further comments from the public, Councilor Marnell made a motion, seconded by Councilor Loeffler, to close the public hearing at 8:25pm in the matter of the Special Permit Application by Resort Lifestyle Communities to construct a three story, 130 unit, senior living facility at the corner of Medical Center Drive and North Burdick St., Fayetteville, NY - Tax Map # 086.-01-03.6.

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

Nayes: 0 All in Favor. Motion Carries.

Councilor Loeffler stated that he is concerned about the scalability of the proposed facility as the proposed project fits snugly on the property.

Mr. Thornton stated that each of the projects constructed by Resort Lifestyle Communities have had unique factors and this project is unique in slope. Mr. Thornton stated that this proposed project is also shaped uniquely and the plan addressed those unique characteristics.

Councilor Loeffler asked the applicant if there is a plan to deal with snow removal. Mr. Thornton stated that there are other facilities with a snow removal plan and there will be a snow removal plan in place at the proposed facility.

Councilor Loeffler asked the applicant if the blind curve (on Medical Center Dr.) will be addressed. Mr. Napierala stated that there will be some shaping of the embankment (near the entrance to the property) to improve sight distance.

Discussion ensued regarding the proposed cupolas and the budget plan.

Mr. Thornton stated that there are covenants in place regarding the age of the residents living in the facility as it relates to the financing of the project. Mr. Thornton stated that this facility would be a privately funded project.

The Town Board tabled the matter for further review.

Supervisor Theobald requested that the public submit further comments in writing to the Town Board by April 1, 2015.

Correspondence/New Business

A) Highway Superintendent

Highway Superintendent Cushing stated that he is accepting bids for a wood chipper that was budgeted for in the 2015 budget.

B) Planning & Development – No New Business

C) Attorney – No New Business

D) Town Clerk – No New Business

E) Police Chief – No New Business

F) Town Board – No New Business

Town Manager Oot requested a budget amendment for the Recreation Department to increase revenue (A004.2001 Park and Rec Charges) and increase expenditure (A005.7310.410 Program Expenses) by $5,522.92 for the Senior Trip to New York City in May 2015.

Councilor Marzola made a motion, seconded by Councilor Marnell, to increase revenue (A004.2001 Park and Rec Charges) and increase expenditure (A005.7310.410 Program Expenses) by $5,522.92 for the Senior Trip to New York City in May 2015.

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

Nayes: 0 All in Favor. Motion Carries.

G) Supervisor
Councilor Marzola made a motion, seconded by Councilor Marnell, to adopt the Supervisors Report for March 2015.

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

Nayes: 0 All in Favor. Motion Carries.

There being no further business to come before the Board, upon motion duly made by Councilor Marnell and seconded by Councilor Rossetti the Board voted unanimously to adjourn regular session at 8:51 pm to enter into executive session to discuss contract negotiations.

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

Nayes: 0 All in favor. Motion Carries.

Respectfully Submitted by:

Allison Edsall
Town Clerk

EXECUTIVE SESSION MEETING MINUTES
Executive Session
March 25, 2015

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

The Town Board re-entered Regular Session at 9:15 p.m.

There being no further business to come before the Board, upon motion duly made by Councilor Rossetti and seconded by Councilor Marnell, the Board unanimously voted to adjourn the Regular Session at 9:16 p.m.

Submitted by:

Timothy Frateschi
Attorney for the Town