

MINUTES
TOWN BOARD
April 8, 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	Doug Miller, Engineer for the Town

Other persons attending:

Ellen & Mike McGrew, Manlius. Hayleigh Gowans, Eagle Bulletin, Nancy Nastasi, Fayetteville. T. R. Schepp, Minoa. Nicholas & Linda Massa, Fayetteville. Kathleen Bennett, Syracuse. Allen Olmsted, Fayetteville.

The Pledge of Allegiance

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

Approval of Minutes – March 25, 2015

Councilor Marnell made a motion, seconded by Councilor Loeffler, to approve the minutes of March 25, 2015 as submitted by Town Clerk Edsall.

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

Abstain: Councilor Green, Councilor Giordano

Nays: 0

All in Favor.

Motion Carries.

Return of Highway Securities – Brinan Fields Phase 1

Highway Superintendent Cushing stated that he has inspected Brinan Fields Run and Fallen Oaks Lane and recommends the return of 90% of the highway securities as requested by the Developer.

Councilor Marnell made a motion, seconded by Councilor Green, to release 90% of the highway securities in the amount of \$45,000 for the highway agreement for Brinan Fields Phase 1 (Brinan Fields Run and Fallen Oaks Lane)

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 # 7

Councilor Marzola made a motion, seconded by Councilor Loeffler, to approve Abstract # 7 as submitted by Town Clerk Edsall.

	TOWN OF MANLIUS	
	Fund Summary	
	Abstract # 7 - 2015	
<u>CODE</u>	<u>FUND</u>	<u>TOTALS</u>
A	General Fund Townwide	\$140,563.85
B	General Fund Town	\$ 2,673.80
DA	Highway Fund Townwide	\$ 61,475.27
DB	Highway Fund Town	\$ 722.81
SL1	Overhead Lighting	\$ 2,264.40
SL2	Underground Lighting	\$ 2,166.17
SL3	Entry Lighting	\$ 109.35
SL4	Garden Park Lighting	\$ 616.31
SL5	Ratnaur Bridge Lighting	\$ 3,581.28
SR1	Manlius Trash District	\$ 88,061.19
SR2	Manlius Res Brush District	\$ 118.80
SS1	Manlius Con Sewer District	\$ 1,647.89
TA2	Trust & Agency - Other	\$ 45,000.00

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

Nays: 0

All in Favor.

Motion Carries.

Special Permit Renewal – Radar Testing Facility – Sensis Corporation (SAAB) - 7031 Schepps Corners Rd., Tax Map # 038.-3-18.1 5

Town Clerk Edsall stated that the Applicant has submitted a special permit renewal application and there are no changes to the current permit. Town Clerk Edsall stated that the Codes Officer has reviewed the application and found no complaints or violations.

Councilor Loeffler made a motion, seconded by Councilor Marzola, to approve the Special Permit Renewal Application by Sensis Corporation (SAAB) for a radar testing facility and tower located at 7031 Schepps Corners Rd., Tax Map # 038.-3-18.1 5 for a

Attorney Frateschi reviewed the conditions in the special permit set forth in the proposed resolution. Attorney Frateschi stated that the Planning Board will conduct a site plan review and a full stormwater management plan will be developed by the Applicant.

Attorney Frateschi stated that the special permit conditions prohibit construction times and blasting during the construction period.

Attorney Frateschi stated that no right hand turn only lane would not be required based on the traffic studies that were completed. Attorney Frateschi stated that one condition of the draft special permit requires that the Applicant complete a traffic study when the proposed facility reaches 90% occupancy.

Attorney Frateschi stated that the language in the special permit makes it very clear that any future application for an additional facility on the remaining undeveloped parcel near the proposed facility will get a lot of scrutiny from the Town Board. Attorney Frateschi stated that it will be difficult to develop the remainder of the parcel due to drainage concerns and the potential significant impact to the viewshed of the Starlite Development.

Attorney Frateschi stated that the conditions of the special use permit will restrict the age requirement of the proposed facility to only allow residents age 55 and older. Attorney Frateschi stated that there are covenants in place for the financing that only allows the Applicant to construct an independent senior living facility.

Councilor Rossetti asked Attorney Frateschi if there is a definition of residency in the Town of Manlius Code. Attorney Frateschi reviewed the definition of residency as defined in the Town of Manlius Code.

Matt Napierala, Napierala Consulting, stated that an adult handicapped child who is younger than 55 years old living in the facility with a parent would be an anomaly. Mr. Napierala stated that the average age of the residents in senior housing is 78.

Councilor Loeffler stated that the applicant has experience with traffic and parking at existing facilities. Councilor Loeffler stated that the proposed special permit allows for a contingency if more parking spaces are required.

Councilor Rossetti stated that he has looked at other facilities owned by Resort Lifestyle Communities and other senior living housing and the proposed plan seems to be consistent with other facilities.

Councilor Green stated that there are aerial views of other facilities owned by Resort Lifestyle Communities on their website.

Councilor Loeffler stated that he believes that the Applicant should be allowed to decide where the landbanked parking is situated on the remnant parcel. Councilor Loeffler stated that he believes that the only place the landbank parking could exist would be the remnant parcel (as shown on the proposed plan).

Councilor Marnell stated that he is concerned that the development of the remnant parcel is related to the current development of the proposed facility.

Kathleen Bennett, Attorney for the Applicant, stated that the Applicant is not relying on the development of the remnant parcel for the development of the current proposed facility.

Attorney Frateschi stated that the Planning Board made it very clear that the proposed facility had to be a standalone project.

Councilor Giordano stated that there is a major concern that if the remnant parcel was developed that there would be stormwater issues.

Councilor Marzola asked if the Town of Manlius Code has defined an Independent Senior Living facility. Attorney Frateschi stated that Senior Housing is not defined in the Town of Manlius Code. Attorney Frateschi stated that the draft special permit will be specific and states that the proposed facility must remain an independent senior living facility.

Councilor Marzola asked if the County's (Onondaga County Planning Board) recommendations have been met and addressed in the special permit. Attorney Frateschi stated that the conditions set forth in the Onondaga County Planning Boards resolution have been fulfilled.

Councilor Green asked for more clarification on the valet parking. Mr. Napierala stated that the valet parking lot spaces are within the current parking lot.

Councilor Green asked for more information about the proposed location of the dumpsters. Mr. Napierala stated that the dumpsters will be enclosed. Attorney Frateschi stated that the special permit conditions can include a requirement that the dumpsters must be enclosed.

Conversation ensued regarding the signage for the facility.

Supervisor Theobald thanked the residents for submitting their comments and concerns regarding the special permit application.

Councilor Marzola asked the Applicant for more information on the number of tractor trailer delivery trucks that may be entering and leaving the facility. Mr. Napierala stated that there may be a tractor trailer entering the facility once a week. Mr. Napierala stated that the most common delivery vehicle that will visit the proposed facility would be a

missed. The Town Board thanked Mr. Dougherty for his service at the Town of Manlius Highway Department.

Councilor Marzola made a motion, seconded by Councilor Marnell, to accept the resignation of Pete Dougherty effective April 29, 2015 after over 34 years of service to the Town of Manlius.

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

Nayes: 0 All in Favor. Motion Carries.

B) Planning & Development – No New Business

C) Attorney – No New Business

D) Town Clerk – No New Business

Town Manager Oot presented the 2015 annual Johnson Controls contract for HVAC maintenance.

Councilor Giordano made a motion, seconded by Councilor Marzola, to authorize the Supervisor to sign the Johnson Controls contract for the HVAC maintenance at Town Hall in the amount of \$5,800.

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

Nayes: 0 All in favor. Motion Carries.

E) Police Chief – No New Business

F) Town Board

Councilor Marnell stated that he would like to recommend James Campbell for the open position on the Board of Assessment Review. Councilor Marnell stated that William Massey, a long time member of the Board of Assessment Review, recently passed away. Councilor Marnell thanked Mr. Massey for his service to the Town.

Councilor Marnell made a motion, seconded by Councilor Giordano, to approve the appointment of James Campbell to the Board of Assessment Review for a term ending September 30, 2019.

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

Nayes: 0 All in favor. Motion Carries.

G) Supervisor

Supervisor Theobald stated that the New York State Budget was recently approved. Supervisor Theobald stated that the State has approved \$105 billion for Upstate

Revitalization. Supervisor Theobald stated that there are 7 regions eligible to compete for these funds and the Town's local representatives will be working to obtain that funding.

Supervisor Theobald stated that he received a letter from Senator Defrancisco that the CHIPS funding for 2015/2016 will be maintained.

There being no further business to come before the Board, upon motion duly made by Councilor Marnell and seconded by Councilor Green the Board voted unanimously to adjourn regular session at 7:55 pm to enter into executive session to discuss contract negotiations.

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

Nays: 0

All in favor.

Motion Carries.

Respectfully Submitted by:

Allison Edsall
Town Clerk

EXECUTIVE SESSION MEETING MINUTES

Executive Session

April 8, 2015

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

The Town Board re-entered Regular Session at 8:20 p.m.

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 8:21 p.m.

Submitted by:

Tim Frateschi
Attorney for the Town