

MINUTES
TOWN BOARD
February 26, 2020

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:

Karen Green, Councilor
Sara Bollinger, Councilor
Elaine Denton, Councilor
John Deer, Councilor
Heather Waters, Councilor
Katelyn M. Kriesel, Councilor

The following Town Officers were present:

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

Other persons attending Ellen & Mike McGrew, Manlius. Jeremy Leone, Andrew Day, Ingrid Gonzales-McCurdy, Jason Klaiber,

The Pledge of Allegiance

Supervisor Theobald, called the meeting to order at 6:37 pm. Councilor Kriesel led the Pledge of Allegiance. Supervisor Theobald welcomed everyone and thanked all for attending.

Approval of Minutes – February 12, 2020

Councilor Green made a motion, seconded by Councilor Deer, to approve the minutes of February 12, 2020 as submitted by Town Clerk Weber.

Ayes: Supervisor Theobald, Councilor Green, Councilor Denton, Councilor Deer, Councilor Waters, Councilor Kriesel

Abstain: Councilor Bollinger

All in Favor.

Approval of Abstract # 4

Councilor Bollinger made a motion, seconded by Councilor Green, to approve Abstract # 4 as submitted by Town Clerk Weber.

TOWN OF MANLIUS		
Fund Summary		
Abstract # 4 - 2020		
<u>CODE</u>	<u>FUND</u>	<u>TOTALS</u>
A	General Fund Townwide	\$ 103,570.21
B	General Fund Town	\$ 245.52
CM1	Police Trust	\$ 3,968.43
DA	Highway Fund Townwide	\$ 73,942.66
DB	Highway Fund Town	\$ 2,663.53
SR1	Manlius Trash District	\$ 102,493.16
SR2	Manlius Res Brush District	\$ 11,672.50
SS1	Manlius Con Sewer District	\$ 978.56
TA2	Trust & Agency - Other	\$ 500.00

Ayes: Supervisor Theobald, Councilor Green, Councilor Bollinger, Councilor Denton, Councilor Deer, Councilor Waters, Councilor Kriesel

Nayes: 0

All in Favor.

Motion Carries.

Onondaga County Department of Water Environment Protection WEP – Consolidated Sewage Disposal System Lease

Frank Mento, WEP, gave a brief overview of the proposed Consolidated Sanitary Sewer District.

Mr. Mento highlighted some critical aspects of the proposal:

- Reviewed the 6 sewer service areas that have major county assets within them and the complex network of sewer pipes, pump stations and treatment facilities that are in each of those districts.
- There are separate sewer districts throughout the county, but they all discharge into a community asset.
- The sewer proposal is about economic development with the entire community, a quality of life perspective and a public health issue.

Shannon Harty, WEP, reviewed a Manlius user fee estimate model that compared potential cost scenarios should the town decide to enter into the lease and if the town did not enter into the lease.

Conversation ensued regarding how the county monitors and maintains the sewer infrastructure in the town of Manlius.

Councilor Kriesel stated that the town board is concerned that the town of Manlius will be paying for sewer repairs in other communities.

Mr. Mento stated that there may be some initial inequity as the town of Manlius pipes are not that old. Mr. Mento further explained that over time the town of Manlius pipes will need repair and the other municipalities will be sharing the costs of those repairs.

Mr. Mento discussed capital investment locations in the town of Manlius.

Discussion ensued regarding the municipalities who are moving forward with the proposed lease agreements.

Supervisor Theobald stated that in 2018 the county proposed a 200% increase in the rates because they hadn't increased in 10 years. Supervisor Theobald stated that after several meetings with the county the rates were not increased.

Supervisor Theobald discussed the county snowplow cost negotiations.

Councilor Waters reviewed the user fee estimates and confirmed that if the town of Manlius stays with the current user fee model the fees would increase to over \$ 700 per household and under the consolidated plan it would be closer to \$500.

Councilor Waters asked that, in the future, the town would be provided with an annual report on maintenance of the town's sewer infrastructure.

Supervisor Theobald stated that there have been times that there was not transparency in the County Executive's office, and this is the most transparent that office has ever been.

Councilor Kriesel asked what the town is losing by committing to the lease? Mr. Mento stated that the town is losing liability.

Mr. Mento stated that there has been a lot of work to get to this stage of the proposal and there will be a lot of work going forward. Mr. Mento stated that there is a lot of pressure on the county to make the model work and the county is committed.

Tim Kelley, Manlius, asked what is the burden on the Town of Manlius if the county is forced to build the large sewer treatment plant? Mr. Mento stated that the costs will either be paid by repairing the current infrastructure or building the sewer treatment plant.

Mike McGrew, Manlius, discussed the sale of the Thompson sewer district to the town of Manlius. Mr. McGrew stated that he has looked at the sewers and he is all for transferring responsibility for sewers to the County.

Councilor Bollinger asked about the consent order from the DEC pertaining to discharge and the Town Board discussed the matter further. The county law department will send the consent order to the town of Manlius.

Mr. Mento stated that during wet weather events the infiltration issues become excessive.

Ms. Harty reviewed the sewer assets within the town including the pump stations.

Councilor Green discussed meetings that she has attended at the wastewater treatment plant in the city. Councilor Green stated that this is an enormous problem and the County has done a great job solving this problem.

Conversation ensued regarding how the current debt in the Thompson Sewer District will be addressed should the Town Board approve the lease. There was no decision made on how the Thompson Sewer District debt will be addressed.

The Town Board discussed the draft lease and the items within the lease that were still under review.

Attorney Frateschi stated that the town board could approve the lease contingent upon legal review so that the outstanding items could be resolved.

Councilor Waters made a motion, seconded by Councilor Green, to authorize the Supervisor to sign the Onondaga County Department of Water Environment Protection WEP – Consolidated Sewage Disposal System Lease as presented, contingent upon legal review of the lease agreement.

Ayes: Supervisor Theobald, Councilor Green, Councilor Bollinger, Councilor Denton, Councilor Deer, Councilor Waters, Councilor Kriesel

Nays: 0

All in Favor.

Motion Carries.

Special Use Permit Application – Andrew Day of Taft Solar, LLC, 6966 Taft Road, East Syracuse NY
Jerry Leone, Applicant, made a presentation on the special permit application for the proposed construction of a photovoltaic array on a 17.3-acre parcel.

Andrew Day, Applicant, discussed the benefit to the landowner and the community. Mr. Day highlighted several points as follows:

- The proposed solar array is not residential and will not require long term agreements with the subscribers.
- The solar array is low impact as it does not use wastewater services
- There will be battery storage on site and discussed how the proposed solar array adds stability to the grid.

Mr. Leone stated that there are proposed landscape considerations and there will be two battery components on site that will store energy at night.

Mr. Leone stated that community projects allow participants in the community to purchase power from this array.

Mr. Day stated that the applicant is working with the Syracuse Industrial Development Agency for a Payment In Lieu of Taxes Agreement. Mr. Day stated that the property currently generates around \$2200 dollars a year in tax revenue and the applicant is proposing an increase to \$17,000 per year.

Mr. Day discussed how the community can purchase power from the proposed array and the requirements that dictate who can purchase power.

Councilor Kriesel asked the applicant questions about how the proposed solar array will operate and if the proposed array will guarantee a costs savings to the residents in the town. Mr. Day answered her questions and stated that there will be a guaranteed 10% cost savings.

Councilor Kriesel asked the applicant if he has constructed any other solar arrays in the five-county region that are currently interconnected? Mr. Day stated that there are planned solar projects that are not fully developed, and he is currently waiting for building season to begin.

Mr. Day discussed the complexities of solar energy billing and stated that the billing from his company will make that less complicated.

Councilor Green asked if there were any connections costs for residents? Mr. Day stated that there was not.

Supervisor Theobald asked about any visual buffers that would be created? Mr. Day stated that there are a large number of trees and discussed the current buffers on the property.

Mr. Day stated that this would serve residential customers and commercial customers.

Councilor Deer asked the applicant how the project is impacted by the wetlands. Mr. Leone stated that the current proposal is to avoid the wetlands at all costs and to stay legally outside the buffer.

Conversation ensued regarding the process to approve a special permit.

Councilor Bollinger made a motion, seconded by Councilor Kriesel, to set the date for a public hearing on the Special Use Permit Application – Andrew Day of Taft Solar, LLC, 6966 Taft Road, East Syracuse NY for March 25, 2020 at 6:35 PM at the Town Hall in the Town of Manlius, located at 301 Brooklea Dr. Fayetteville NY.

Ayes: Supervisor Theobald, Councilor Green, Councilor Bollinger, Councilor Denton, Councilor Deer, Councilor Waters, Councilor Kriesel

Nays: 0

All in Favor.

Motion Carries.

Zone Change Application – Brolex Properties – 7430 Highbridge Rd. (Tax map # 101.-02-02.1) R1 & RA to R5

Brandon Jacobsen, Brolex Properties, gave a brief presentation on the proposed zone change application to change the zoning at 7430 Highbridge Road from R1 & RA to R5 to construct 22 town homes.

The proposal would leave all but 4 acres natural as there is natural wetlands.

Councilor Waters asked about the archeological sites that were listed on the short environmental assessment form. Mr. Jacobsen stated that he is not sure about the potential sites and will get back to the Town Board with more information.

Councilor Kriesel asked the applicant if he would consider adding walking trails to the proposal. Mr. Jacobsen stated that he would consider walking trails.

Mr. Jacobsen stated that the existing building will be removed and discussed the topography of the parcel.

Supervisor Theobald asked the applicant if there were any plans regarding the existing driveway and the entrance and egress from the property. Mr. Jacobsen stated that there will be traffic studies and recommendations from the County that will dictate the location of the driveway.

Councilor Waters asked how far into the woods the townhomes will be constructed. Mr. Jacobsen stated that due to the wetlands the townhomes will only be constructed on the first 4 acres.

Conversation ensued regarding whether or not the current home on the property is on a historical registry. The applicant agreed to investigate the historical and archeological notes listed on the short environmental assessment form.

Councilor Kriesel made a motion, seconded by Councilor Bollinger, to refer the zone change application by Brolex Properties to change the zoning for the property located at 7430 Highbridge Rd. (Tax map # 101.-02-02.1) from R1 & RA to R5 to the Planning Board for site plan review.

Ayes: Supervisor Theobald, Councilor Green, Councilor Bollinger, Councilor Denton, Councilor Deer, Councilor Waters, Councilor Kriesel

Nays: 0

All in Favor.

Motion Carries.

3GI – Central New York Inland Port – Zone Change Application – Restricted Agricultural (RA) to Industrial (ID) – Minoa Kirkville Rd. (tax map #'s 054.-01-28.1, 054.-01-06.1, 054.-01-4.1, 054.-01-02.1) – TABLED

The town board tabled this matter for further review of submitted materials. After discussion, the town board decided to form a smaller sub-committee to review the matter further.

Supervisor Theobald, Councilor Deer, Councilor Water volunteered to serve on the committee and report back at a future meeting date.

Correspondence/New Business

A) Highway Superintendent

Highway Superintendent Cushing stated that he is postponing the purchase of a new plow truck. Highway Superintendent Cushing stated that the truck would not be ready until December and he is going to search for other options.

B) Planning & Development

Director Capriotti stated that the 2019 annual report is finished and is available for review.

C) Attorney

Attorney Frateschi asked the Town Board if they would still like a recommendation from the Planning Board on the withdrawn zone change application from Brolex Properties for Megnin Farms. The Town Board discussed the matter and decided to review the planning board minutes before making a final determination.

D) Town Clerk – No New Business

E) Police Chief

Chief Crowell reporting the following:

- The Department has canvassed the list to fill the two open police officer positions.
- The Chief has submitted a special projects memorandum and if there are any questions please contact him.

Conversation ensued regarding presentations and information circulating on the bail reform laws.

The Town Board discussed the critical response committee's and the police department's preparations for the COVID-19 virus.

F) Town Board

Councilor Kriesel gave a brief overview on the unified solar permit and proposed amendments to the solar law. Councilor Kriesel recommended the Town Board adopt the unified solar permit to make the solar permit application process easier and more consistent with other municipalities in the state.

Councilor Kriesel also recommended that the Town Board amend the current solar section of the town code that requires fencing around ground mounted solar arrays.

The Town Board discussed the proposed amendments and directed Attorney Frateschi to draft a local law to adopt the unified solar permit and amend the solar code to remove the fencing requirement for ground mounted solar arrays.

Councilor Kriesel made a motion, seconded by Councilor Bollinger to amend the code to allow for the unified solar permit and removing the requirement to require fencing around small commercial and residential solar arrays under 25 KW.

Ayes: Supervisor Theobald, Councilor Green, Councilor Bollinger, Councilor Denton, Councilor Deer, Councilor Waters, Councilor Kriesel

Nayes: 0

All in Favor.

Motion Carries.

Councilor Bollinger stated that she and Councilor Denton attended the Onondaga County Fire Coalition Breakfast. Councilor Bollinger stated that the villages are beginning their budget process and would like to have the fire departments speak about their budgets soon.

Councilor Bollinger stated that the town is trying to make progress on the proposed Salt Springs Water District.

Councilor Green reported that the Village of Manlius will be making renovations to the Village Center and the police department will have to move out of certain sections of the building for a period of time. Councilor Green reported that the move will have a cost associated with the displacement.

Councilor Green reported that the Village of Manlius will have a two day Fourth of July Celebration in 2020. The Town Board discussed the overtime costs associated with village celebrations and requested that Chief Crowell provide cost reports for previous celebrations.

Councilor Deer reported that the livestreaming of the town board meeting will begin next week. Councilor Deer stated that there will be disclaimers posted around the board room to notify people that they are being recorded.

Councilor Waters reported that there are tight communities throughout the town of Manlius and discussed identifying a point of contact for those communities.

Councilor Waters reported that the Tree Commission will be partnering with Green Lakes and the Town of Manlius Recreation Department on the fish stocking event for the upcoming Arbor Day Celebration.

Councilor Waters reviewed upcoming deadlines for Assessment as follows:

ENHANCED STAR FOR SENIORS

Senior citizens do NOT need to re-apply for the Enhanced School Tax Relief (STAR) exemption. Last year when you sent in your renewal you also filled out Form RP-425-IVP. That form allows the New York State Department of Taxation and Finance to review your NYS tax return and determine if you are eligible. If you are eligible, you will hear nothing from them. If they cannot determine if you are eligible, they will send you a letter asking for information. The renewals will be automatic -- the Town of Manlius will not be involved. You should file a NYS tax return no matter what. If you do not, you will receive a letter from the Department of Taxation and Finance.

If you owned your house prior to March 1, 2015, had the Basic STAR, and turn 65 years old by the end of this year, please contact the Assessor's office to see if you are eligible to convert your Basic STAR to an Enhanced STAR. The income limit for this exemption is \$88,050. ALL exemption renewal forms are typically due by March 1, 2020; because March 1st falls on Sunday, the filing deadline is extended to Monday, March 2, 2020.

SENIOR CITIZEN

The Senior Citizen Renewal forms were mailed out in October 2019. These must be returned to us by March 2, 2020. If you need another copy of the form, contact the Assessor's office at (315) 637-9854. The income limit for the Senior Citizen Exemption is \$37,400.

Councilor Denton reported on the classes that she attended at the Association of Towns.

