

MINUTES  
TOWN BOARD  
July 22, 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  
Mike Crowell, Police Chief  
Doug Miller, Town Engineer  
Randy Capriotti, Director of Codes  
Allison A. Weber, Town Clerk  
Rob Cushing, Highway Superintendent  
Ann Oot, Town Manager

Supervisor Theobald read aloud the annual historian report from the Town of Manlius Historian Barbara Rivette.

**1. The Pledge of Allegiance**

Supervisor Theobald, called the meeting to order at 6:30 pm. Councilor Waters led the Pledge of Allegiance. Supervisor Theobald welcomed everyone and thanked all for attending.

**2. Approval of Abstract # 14**

Councilor Bollinger made a motion, seconded by Councilor Green, to approve Abstract # 14 as submitted by Town Clerk Weber.

TOWN OF MANLIUS		
Fund Summary		
Abstract # 14 - 2020		
<u>CODE</u>	<u>FUND</u>	<u>TOTALS</u>
A	General Fund Townwide	\$68,355.55
B	General Fund Town	\$37.91
DA	Highway Fund Townwide	\$14,748.84
DB	Highway Fund Town	\$62,461.27
SR1	Manlius Trash District	\$102,617.96
SR2	Manlius Res Brush District	\$11,703.90
SS1	Manlius Con Sewer District	\$4,003.30
TA2	Trust & Agency	\$627.10

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

Nays: 0

All in Favor.

Motion Carries.

**3. Approval of Minutes – June 24, 2020**

Councilor Bollinger made a motion, seconded by Councilor Waters, to approve the minutes of June 24, 2020 as submitted by Town Clerk Weber.

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

Nays: 0

All in Favor.

Motion Carries.

**4. Discussion Continuation – Zone Change Brolex Properties, 7430 Highbridge Rd., Zone change from R1 (Residential District) to R3 (Residential District 3) Tax Map # 101.-02-02.1.**

Supervisor Theobald stated that OCPB (Onondaga County Planning Board) has submitted their findings based upon the amended zone change application to amend the zoning of the entire parcel to R-3.

Attorney Frateschi stated that the Town Board sent the amended zoning application to the OCPB for its review and the OCPB has submitted a resolution that the board is not opposed to the zone change and the proposed zone change will not cause any county wide impact.

Councilor Bollinger stated she felt the resolution from the OCPB was very helpful.

Councilor Denton stated that a town-wide comprehensive zoning plan will make these types of decisions easier and zone changes are some the most important decisions before the Town Board. Councilor Denton stated that there are other parcels in the Town of Manlius that are zoned with two different zoning classifications.

Councilor Denton stated that she does not support the proposed zone change application to change the entire zoning of the parcel to R-3 due the flood plains located on the parcel and the density concerns.

Councilor Deer stated he is in favor of the zone change after receiving the recommendation from the County. Councilor Deer stated that if residents have further concerns with the proposed project the Planning Board will be a place to voice those concerns.

Councilor Green made a motion, seconded by Councilor Bollinger, to approve the Zone Change for Brolex Properties, 7430 Highbridge Rd. Tax Map # 101.-02-02.1 from R1 (Residential District) and RA (Restricted Agricultural) to R3 (Residential District 3) for the entire parcel.

Councilor Kriesel stated she is still undecided.

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

Nays: Councilor Denton

Abstain: Councilor Kriesel

Motion Carries.

Attorney Frateschi stated he will review the Town Board's concern with the Planning Board Chairman and the Attorney for the Planning Board.

**5. Continuation of Public Hearing – 3Gi Zone Change for Central New York**

Supervisor Theobald stated this is a continuation of a public hearing for a zone change request for the 3Gi Inland Port from RA (Restricted Agricultural) to ID (Industrial).

With there being no further comments from the public, Councilor Bollinger made a motion, seconded by Councilor Green, to close the public hearing at 6:54 PM in the matter of a zone change request for the 3Gi Inland Port from Ra (Restricted Agricultural) to ID (Industrial).

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

Nays: 0

All in Favor.

Motion Carries.

Councilor Waters stated that 3Gi has presented a proposal that would mitigate traffic and there are people that will not admit that we are having more traffic. Councilor Waters stated the true impact of traffic may not be felt at the moment due to the COVID-19 Pandemic. Councilor Waters stated that the Town has to be ready to be partners for this sort of a logistical venture and the Town does not have the ability to support or regulate trade in any way. Councilor Waters stated that the highest priority right now is mitigating traffic and taking care of the needs of the people that live in our community.

Councilor Kriesel stated she has had many residents contact her with their confusion and concerns about the project and that will impact her decision.

Councilor Green stated that this has been a difficult process for many years and the Town Board has received a lot of input and given feedback. Councilor Green stated she has spoken with residents about the proposal. Councilor Green stated that she is concerned about traffic and the detriment this proposal would have on the community.

Councilor Denton stated that she is opposed to the zone change due to the traffic concerns, poor soil, wetlands, and floodplains on the parcel.

Councilor Deer stated there have been a lot of good conversations with the board and residents about this project. Councilor Deer stated that traffic is a big problem in the area.

Councilor Bollinger stated that the application process makes this a regional issue that is much larger than the Town of Manlius. Councilor Bollinger stated that input is needed from the Town of DeWitt and possibly the Town of Clay. Councilor Bollinger does not want to make a decision that would force the hand of another municipality.

Supervisor Theobald stated this project became a much more delicate project than what was thought when it started.

Chris Beck, Applicant, stated he has spent a lot of time to make Central New York part of an international market. Mr. Beck stated that he had to make it clear that the traffic had to be managed and discussed international commerce with CSX.

Mr. Beck reviewed the time and work that he has put into the Inland Port project. Mr. Beck stated he had sent a letter to the Town of Manlius modifying his request to only pertain to two acres behind the storage company on Fremont Rd.

Mr. Beck stated that the amendment would allow him to build the two acres site using the NYSERDA grant and allow his company to hold on to NYSERDA as a funding agency for the future.

Vita Demarchi, Applicant, stated the proposed project went through several state funded feasibility studies which is a very large-scale vetting of whether this is feasible or not. Ms. Demarchi stated it was concluded this was the best, highest use of the land and the site is a good place for a container yard and inland port.

Ms. Demarchi expressed frustration that the Town Board would ignore the scientific feasibility studies and not approve a two-acre container yard.

Matt Napierala stated that the amended application for a two-acre parcel zone change is surrounded by Industrial zones and has no environmental issues. Mr. Napierala asked if the pending application could be amended rather than starting over.

Attorney Frateschi stated that the application can be amended but the vote that will be taken at the current meeting will be for the entire acreage as previously submitted.

Councilor Waters stated that she would be in favor of getting further clarity and then vote.

Supervisor Theobald stated there is a concern that anything could be developed on that parcel if the proposed project does not get developed.

Councilor Deer made a motion, seconded by Councilor Kriesel, to approve the Zone Change for 3Gi Inland Port from RA (Restricted Agricultural) to ID (Industrial) on the property located on 4 parcels, totaling 75.7 acres (tax map #'s 054.-01-28.1, 054.-01-06.1, 054.-01-4.1, and 054.-04-02.1).

Ayes: Councilor Waters

Nays: Councilor Denton, Supervisor Theobald, Councilor Green, Councilor Bollinger, Councilor Deer, Councilor Kriesel

Motion Denied.

Councilor Kriesel reviewed all the information presented to the Town Board including resident comments and professionals reports that went into the decision of the Town Board. Councilor Kriesel stated that at this time, on this parcel, the proposal is not the right project for this community.

## **6. Planning Process Committee – Commercial Zone Classification Amendments**

Councilor Bollinger asked that everyone review the materials posted on the website and the reporting from today's informational session. Councilor Bollinger thanked everyone that participated in the informational session. Councilor Bollinger stated that there is more work to be done on the zoning code updates and there will be an updated version submitted before a public hearing is held.

## **7. SEQR Town of Manlius Landfill Solar Project**

Attorney Frateschi stated the applicant, Abundant Energy has submitted Part 1 of the Short Environmental Assessment Form and reviewed the proposal for a solar farm located on 13 acres on the Town's Landfill.

Councilor Bollinger made a motion, seconded by Councilor Green, to declare the Town of Manlius lead agency for SEQR purposes in the matter of the proposed lease for the Landfill Solar Project located at 5701 Bowman Rd. E. Syracuse NY

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

Nays: 0

All in Favor.

Motion Carries.

Councilor Bollinger made a motion, seconded by Councilor Green, to declare the proposed lease for the Landfill Solar Project located at 5701 Bowman Rd. E. Syracuse NY a Type II Action for purposes based on the attorney's review of the SEQR regulations.

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

Nays: 0

All in Favor.

Motion Carries.

Councilor Kriesel left the meeting at 7:38 PM

Attorney Frateschi stated that for purposes of the lease on a solar farm the Town has now agreed that the environmental impact will be minimal which is a Type II Action.

Attorney Frateschi stated that SEQRA has been completed and the Town will now have to consider the proposed lease at a future meeting.

Supervisor Theobald asked if the lease would bind the town to use Abundant Energy? Attorney Frateschi answered if the town leases it to them, yes.

#### **8. Correspondence/New Business**

#### **9. Highway Superintendent**

Highway Superintendent Cushing stated that he would like to move forward with the purchase of a pickup truck as budgeted for. Highway Superintendent Cushing stated that he will prepare a mini bid that will be run through the County bid process (OGS).

Highway Superintendent Cushing stated that some municipalities have received their full refunds through CHIPS funding, and he is optimistic but cautious.

#### **10. Planning & Development**

Director Capriotti reported that the department is busy with building permits.

#### **11. Attorney**

Attorney Frateschi requested executive session to discuss ongoing litigation.

#### **12. Town Clerk – No New Business**

#### **13. Police Chief**

Police Chief Crowell gave the following report:

- Chief Crowell thanked the community for their continued support
- Sergeant John Paul retired and will be missed.
- Law Enforcement Review coming up on August 6<sup>th</sup> to discuss the first steps for the review as related to the Governors Special Order.
- There has been a complaint of a stop sign being removed from the ground on Palmer Rd.
- There have been a many car larcenies in the area and two cars were stolen.

#### **14. Town Manager**

Town Manager Oot requested budget adjustments for Watchguard brand body worn cameras (BWC) extended one-year, no fault warranty in the amount of \$3, 800.00 and two special patrol officers (SPO) to be equipped with new cameras, docking stations, mounting equipment, and extended warranty in the amount of \$2,850.00

Councilor Green made a motion, seconded by Councilor Waters, to approve a budget transfer in the amount of \$6,650.00 in additional funding from Personnel (5.321.100) to maintenance Contracts (5.3120.446) for the purchase of equipment and the extended warranties.

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

Nays: 0

All in Favor.

Motion Carries.

Town Manager Oot stated the budget calendar will be submitted soon.

Town Manager Oot stated she is working on the FEMA application for reimbursement for items purchased during the COVID -19 Pandemic.

Town Manager Oot stated that Town Hall is now open to the public with safety procedures in place, such as taking names of people as they enter and directing them in the building. Town Hall is open to the public from 9 AM – 2 PM with appointments available if needed.

#### **15. Town Board**

Councilor Bollinger stated the finance committee will be holding their first meeting on July 28<sup>th</sup> on Zoom with Councilor Bollinger, Councilor Kriesel and Supervisor Theobald.

Councilor Deer stated he met with Garam Group to discuss an audio solution to move towards having the board members meet in person in the board room. Councilor Deer discussed the increased resident participation in the Zoom meeting platform. Residents can see document before the board using screen share and the audio quality is much better than what was previously provided over the livestream.

Councilor Deer reviewed the following microphone quotes / audio solutions:

1. A wireless system with four microphones that sit on the desk that would provide audio that people at home would feel as though they were in the room. With installation and one service and up to twelve microphones would be a little less than \$12,000.
2. A wired system with two added microphones and installation would be a little less than \$6,000.
3. Also looking at a system to start a podcast with the simplest wired microphones or lapel microphones could be in the \$3000 to \$4000 range.

Councilor Deer stated he will forward more detail to the board members for their review.

Councilor Denton stated she has been looking into creating a Public Safety Advisory Committee to address Governor Cuomo's Executive Order 203. Councilor Denton stated the committee will include herself, Councilor Deer and a least 9 community members. Councilor Denton stated there will be a form posted on the Town 's website and Facebook page for anyone interested in applying. Councilor Denton is hoping to have the committee's first meeting by the end August.

