

MINUTES
TOWN BOARD
April 10, 2019

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
	Sara Bollinger, Councilor
	Nicholas J. Marzola, Councilor
	Vincent Giordano, Councilor
Absent	Karen Green, Councilor
Absent	Richard Rossetti, 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. Mary Cunningham, Fayetteville. Jaqueline Michel, Fayetteville. Brian Leydet, Fayetteville. K P Kelly, Fayetteville. M. Lang, Fayetteville. J Verbeck, Fayetteville. Amanda Clifford, Manlius. Madeleine Bort, Fayetteville. Joseph Corridori, Fayetteville. S. Hodgson, Fayetteville. Linda Procita, E. Syracuse. Cindy Couche, E. Syracuse. Mark Warren, E. Syracuse. Alex Swanson, LaFargeville. Vicky Jayne, Fayetteville. Ginny & Ralph Messina, Fayetteville. Vanessa McNamara, Fayetteville. Rob Taylor, Fayetteville. Ellen McCoy, Fayetteville. John Hamilton, Fayetteville. Barbara & David Kellogg, Fayetteville. Tanya Atwood-Adams, Fayetteville. Bud Adams, Fayetteville. Wendy Epifani, Fayetteville.

The Pledge of Allegiance

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

Approval of Minutes – March 27, 2019

Councilor Bollinger made a motion, seconded by Councilor Loeffler, to approve the minutes of March 27, 2019 as submitted by Town Clerk Weber.

Ayes: Supervisor Theobald, Councilor Loeffler, Councilor Marzola, Councilor Bollinger, Councilor Giordano

Nayes: 0

All in Favor.

Motion Carries.

Return of Highway Securities – 1035 Ft. Crane Landing

with an amended or new application. Councilor Loeffler stated that there has been a great deal of public discussion in the media and on social media and this (a motion to deny) would be a definitive action.

Councilor Loeffler made a motion, seconded by Councilor Marzola, to deny the zone change application as presented for Wellington Commons – Zone Change Request – R1 to NS, 7262 Genesee St. E., Fayetteville NY (Tax Map # 92.00-06-05.2).

Discussion: Councilor Bollinger stated that the original request was for the Town Board to refer the matter to the Planning Board for a recommendation.

Councilor Loeffler stated that zone changes can be referred to the Planning Board for an advisory opinion, but it is not a requirement of the Town Board. Councilor Loeffler stated that the application has not even begun the process of moving through the boards.

Councilor Marzola stated that he was beyond uncomfortable with what the applicant presented and even though the Town Board gave the applicant the opportunity to come back to the next meeting, the applicant did not return with updated information.

Discussion ensued regarding whether or not the motion should be made to deny the application, or a motion should be made to not refer the matter to the Planning Board. Councilor Bollinger stated that if the Town Board votes against the zone change that is the end of the matter.

Attorney Frateschi stated that the Town Board is under no obligation to change the zoning in the Town of Manlius. Attorney Frateschi stated that the Town Board does not have to consider changing the zoning of any parcel and can state that it is in favor of keeping the current zoning of a parcel.

Attorney Frateschi reviewed the application that was presented to the Town Board and further stated that the applicant has requested that the matter be adjourned to another meeting. Attorney Frateschi stated that if the Town Board is in agreement that they would not like to move forward with the application, the Town Board should let the applicant know so that the applicant does not expend further funds to amend the application.

Councilor Loeffler stated that any property owner in the town can request a zone change on their property. Councilor Loeffler stated that this action will close all of the speculation and based upon all of the concerns raised by the Town Board it is clear that the current proposal is not going to work.

Councilor Marzola stated that this action (to deny the zone change) will make it known to future developers that even though it is an 11 acre parcel a neighborhood shopping center would not make sense for this board.

Attorney Frateschi reviewed, for the record, the reasons that the Town Board has presented regarding the denial of the Wellington Commons zone change request:

- The neighborhood shopping (NS) zoning classification does not make sense on the parcel because it is too close to a residential area.
- The NS zoning classification does not make sense for the parcel because one of the allowed uses is a grocery store which could be up to 100,000 square feet.

- There is an existing grocery store across the street from the proposed grocery store.
- There are wetland issues on the parcel.
- There are ingress and egress issues on the parcel

Councilor Bollinger added that a historic house also sits on the parcel.

Attorney Frateschi stated that the historic house that sits on the parcel is owned by the property owner. Attorney Frateschi stated that the town doesn't control what happens with historic homes on their properties.

Supervisor Theobald called for a vote.

Ayes: Supervisor Theobald, Councilor Loeffler, Councilor Marzola, Councilor Bollinger, Councilor Giordano

Nayes: 0

All in Favor.

Motion Carries.

Attorney Frateschi noted that the applicant must be notified.

Councilor Loeffler stated that there have been a lot of rumors and misinformation circulating about the Wellington Commons zone change application. Councilor Loeffler stated that this was not an action that was originated by the Town Board. Councilor Loeffler stated that there is an established lengthy process for a zone change and the application had not even made it into that process. Councilor Loeffler reviewed the zone change application process.

Councilor Marzola stated that he has all of the letters that were submitted regarding the proposal and there is a lot of well thought out and considerate appraisals of the application. Councilor Marzola stated that there is a tremendous amount of thought and talent in the letters that were submitted, and he can tell that people really care about the community that they live in.

Councilor Marzola discussed the 1993 corridor study that pertains to the corridor in front of the Wellington House. Councilor Marzola stated that the corridor is well maintained and has a neighborhood flavor. Councilor Marzola stated that the Town Board has added signage legislation that maintains the intent of that corridor study and the neighborhood feel that the residents in that area enjoy.

Supervisor Theobald stated that this process has brought out a great deal of concern for historic homes and he hopes this process will bring someone forward who will save the Wellington House.

A member of the audience asked if the town could have a role in the process of saving the Wellington House.

Attorney Frateschi stated that the Town Board may want to consider facilitating a meeting between any future developer and the neighbors. Attorney Frateschi stated that an informal setting could allow a discussion between a few members of the Town Board and the neighbors and those parties could come to an agreement on what would make sense for that parcel.

Nays: 0

All in Favor.

Motion Carries.

Appointments – Board of Assessment Review & Clerk 1 – Assessment Department

Councilor Bollinger presented candidates for appointment to the Board of Assessment Review and the open Clerk1 position in the Department of Assessment. Councilor Bollinger reviewed the process by which the candidates were selected.

Councilor Bollinger made a motion, seconded by Councilor Marzola, to approve the appointment of Arnold Poltenson to the Board of Assessment Review for a term ending September 30, 2023.

Ayes: Supervisor Theobald, Councilor Loeffler, Councilor Giordano, Councilor Bollinger, Councilor Marzola

Nays: 0

All in Favor.

Motion Carries.

Councilor Bollinger made a motion, seconded by Councilor Marzola, to approve the appointment of Kristen Bose to the position of Clerk 1 in the Assessment Department.

Ayes: Supervisor Theobald, Councilor Loeffler, Councilor Giordano, Councilor Bollinger, Councilor Marzola

Nays: 0

All in Favor.

Motion Carries.

Correspondence/New Business

A) Highway Superintendent – No New Business

B) Planning & Development

Director Capriotti reported that building permit applications are starting to increase.

C) Attorney – No New Business

D) Town Manager

Town Manager Oot reported that Oswego Industries is unable to provide cleaning services for Town Hall due to staffing concerns. Town Manager Oot stated that the Onondaga County Purchasing Department has offered to put the matter out to bid.

E) Town Clerk

Town Clerk Weber discussed the current membership of the tree commission and the current bylaws. Town Clerk Weber stated that the tree commission could benefit from administrative support in town hall especially for the purposes of attending meetings and recording minutes of those meetings. Town Clerk Weber stated that the tree commission has submitted a commission member list for appointment.

Councilor Marzola made a motion, seconded by Councilor Loeffler, to approve the appointment of Deborah Witzel as secretary for the Tree Commission at a rate of \$100.00 per meeting.

Ayes: Supervisor Theobald, Councilor Loeffler, Councilor Giordano, Councilor Bollinger, Councilor Marzola

Nayes: 0 All in Favor. Motion Carries.

Councilor Bollinger made a motion, seconded by Councilor Loeffler, to approve the appointments of the following members to the tree commission members as presented:

MaryEllen Letterman	Chair	04/01/19 – 12/31/19
Stephanie Guereschi	Co-Chair	04/01/19 – 12/31/21
Joan Hagenzieker	Member	04/01/19 – 12/31/20
Alice Massa	Member	04/01/19 – 12/31/20
Beth Wallace Powell	Member	04/01/19 – 12/31/20

Ayes: Supervisor Theobald, Councilor Loeffler, Councilor Giordano, Councilor Bollinger, Councilor Marzola

Nayes: 0 All in Favor. Motion Carries.

E) Police Chief

Town Manager Ann Oot stated that in February and March of 2019, the Town of Manlius Police Department had an opportunity to send several of its members to an advanced STOP DWI training called ARIDE (Advanced Roadside Impaired Driving Enforcement). Town Manager Oot presented a budget transfer for the cost of the training.

Councilor Loeffler made a motion, seconded by Councilor Giordano, to approve a budget transfer for the cost of ARIDE training by transferring \$7149.80 from the police reserve CM1 account entitled STOP DWI to overtime account A00.5.3120.101.

Ayes: Supervisor Theobald, Councilor Loeffler, Councilor Giordano, Councilor Bollinger, Councilor Marzola

Nayes: 0 All in Favor. Motion Carries.

Chief Crowell gave the following report:

- 3 Town of Manlius Police Officers are receiving traffic safety awards for traffic safety enforcement.
- The new officers are doing well in the academy.
- The Village of Manlius has postponed the renovations of police department building.
- Chief Crowell has made a conditional offer of employment to fill a vacancy in the department.

F) Town Board

Councilor Loeffler gave an update on the Planning Process Committee meeting.

Councilor Marzola stated that the villages have begun their annual fire budget process.

