

MINUTES  
TOWN BOARD  
April 26, 2023

The Town of Manlius Town Board held a hybrid meeting with in-person attendees and virtual attendees. The meeting was live streamed on the Town Facebook page and the Town YouTube Channel. The recording of the meeting can be viewed here;  
<https://www.youtube.com/channel/UC3pS9-uTiX4l7aEgciGEVSA>

Supervisor Deer presided, and the following Board members were present:

Sara Bollinger, Councilor  
Elaine Denton, Councilor  
Heather Waters, Councilor  
Alissa Italiano, Councilor  
William Nicholson, Councilor  
Katelyn M. Kriesel, Councilor

The following Town Officers were present:

Joseph Frateschi, Attorney for the Town. Ann Oot, Town Manager. Allison Weber, Town Clerk. Thomas Poitras, Code Enforcement Officer. Rob Cushing, Highway Superintendent, Jason Cassalia, Interim Chief of Police.

The following Town Officers Attending Virtually: Councilor Bollinger

**1. Attendees**

In-Person Meeting Attendees: Elizabeth Chapman, Fayetteville. Mark Matt, Fayetteville. Chris Danaher, Fayetteville. Anthony Rojas, Cicero. Scott Freeman, Liverpool. Mary Tesko, Fayetteville. Robert Amodi, Liverpool. R. Hart, Manlius. J. Conger, Manlius.

Engineering Students: Jacob Tyler, Andrew Gorman, Nicholas Troccoli, Tianhan Zhong

Virtual Meeting Attendees: Nicholas Michael Troccoli, Michelle Daly, David Neuman, Casey Cleary, Kelly McMahon, Sierra Mikado, Lori Snyder, Cheryl Matt, Chris Harvey, Karen Ayoub, Kerry Gorman, E. Linhart.

**2. The Pledge of Allegiance**

Supervisor Deer called the meeting to order at 6:30 PM. Councilor Italiano led the Pledge of Allegiance. Supervisor Deer welcomed everyone and thanked all for attending.

**3. 6:30 PM Open Podium**

Joe D Walcker III spoke about the upcoming public hearing to for unsafe building /structure on Cleveland Boulevard. The board asked Mr. Walcker to hold his comments concerning the unsafe building/structure until the public hearing.

Elizabeth Chapman, 7135 E. Genesee St., Fayetteville asked the board to address the flooding issues in her neighborhood before any sidewalks are considered.



**5. 7:03 PM Code Enforcement – Proposed Local Law Related to Tall Grass**

Code Officer Poitras reviewed the proposed Local law related to tall grass and managed natural landscapes. The board discussed the proposed law and its purpose.

Councilor Kriesel made a motion, seconded by Councilor Denton, to refer the proposed Local law related to Tall Grass to the Sustainable Manlius Committee for their feedback.

Ayes: Supervisor Deer, Councilor Bollinger, Councilor Denton, Councilor Waters, Councilor Kriesel, Councilor Italiano, Councilor Nicholson

Nays: 0 All in Favor. Motion Carries.

**6. 7:09 PM Zone Change Application – Initial Presentation – Garden Park Apartments – Highbridge Steet (tax map # 093.-01-05.1) Commercial A (CA) to Residential 5 (R5)**

Chris Danaher, Attorney for the applicant gave a brief presentation of the project.

Anthony Rojas, Project Architect spoke about the design of the proposed apartment building.

Scott Freeman, landscape Architect walked through a preliminary site plan for the board.

The applicant is proposing an apartment building with 70 +/- apartments for older adults [55+]. This facility would be about the Brookdale Alzheimer's Facility and family members of residents of the facility could live in the proposed apartments.

The town board asked questions about the proposed facility and asked if there is road access to the proposed apartments. The applicant stated that there is a proposed agreement between Brookdale for shared road access.

Denise Root, Executive Director of Brookdale stated she is very excited about the proposed apartment project stating it would be a compliment to the Brookdale facility.

Councilor Denton made a motion, seconded by Councilor Italiano, to refer the proposed Zone Change Application for Garden Park Apartments made by Bob Amodi to change the zoning on the parcel located on Highbridge Street from Commercial A (CA) to Residential 5 (R5) to the Town of Manlius Planning Board and Onondaga County Planning Board.

Ayes: Supervisor Deer, Councilor Bollinger, Councilor Denton, Councilor Waters, Councilor Kriesel, Councilor Italiano, Councilor Nicholson

Nays: 0 All in Favor. Motion Carries.

**7. 7:43 PM S.U. Student Presentation on Bishop Brook Drainage**

Syracuse University Students gave a presentation on the Bishop Brook Stormwater Management.

**8. 8:07 PM Draft Local Law to Establish a Planned Use District (PUD)**

Supervisor Deer stated there have been changes made to the proposed local law based on feedback from the public hearing, the Town of Manlius Planning Board and the Onondaga County Planning Board.

Councilor Waters made a motion, seconded by Councilor Kriesel, to declare the Town of Manlius lead agency for SEQR purposes in the matter of a Local Law to Establish a Planned Use District (PUD).

Ayes: Supervisor Deer, Councilor Bollinger, Councilor Denton, Councilor Waters, Councilor Kriesel, Councilor Italiano, Councilor Nicholson

Nayes: 0 All in Favor. Motion Carries.

**PART II – Short Environmental Assessment Form**

Attorney Joseph Frateschi reviewed Part II of the short environmental assessment form with the Town Board. The Town Board determined that each of the environmental factors would have no more than a small to moderate impact. After further discussion, the Board agreed that there would be no significant environmental impact by approving a Local law to Establish a Planned Use District (PUD) based on the reasons set forth in the Resolution drafted by the Attorney for the Town.

Councilor Kriesel made a motion, seconded by Councilor Waters, to make a finding of no significant impact for SEQR.

Ayes: Supervisor Deer, Councilor Bollinger, Councilor Denton, Councilor Waters, Councilor Kriesel, Councilor Italiano, Councilor Nicholson

Nayes: 0 All in Favor. Motion Carries.

Councilor Italiano made a motion, seconded by Councilor Kriesel, to adopt Local Law 2023-6 to Amend Chapter 155 of the Town Code and Establish a Planned Unit Development (“PUD”) Zoning District in Various Zoning Districts in the Town and Setting forth Rules and Regulations for Site Development as set forth in the resolution prepared by the Attorney for the Town.

Ayes: Supervisor Deer, Councilor Bollinger, Councilor Denton, Councilor Waters, Councilor Kriesel, Councilor Italiano, Councilor Nicholson

Nayes: 0 All in Favor. Motion Carries.

**9. 8:12 PM Resolution Recognizing Earth Month in the Town of Manlius**

Councilor Kriesel made a motion, seconded by Councilor Denton, to adopt the resolution recognizing earth month in the Town of Manlius as presented by Councilor Kriesel.

Ayes: Supervisor Deer, Councilor Bollinger, Councilor Denton, Councilor Waters, Councilor Kriesel, Councilor Italiano, Councilor Nicholson

Nayes: 0 All in Favor. Motion Carries.

**10. 8:15 PM 2023 Hope for Heather Agreement**

Councilor Nicholson made a motion, seconded by Councilor Waters, to authorize the supervisor to sign the 2023 Agreement regarding Hope for Heather Teal Ribbon Run Through the Village of Minoa, New York on May 20, 2023.

Ayes: Supervisor Deer, Councilor Bollinger, Councilor Denton, Councilor Waters, Councilor Kriesel, Councilor Italiano, Councilor Nicholson

Nayes: 0 All in Favor. Motion Carries.

**11. 8:16 PM Grounds Maintenance Proposals from Brightview**

Councilor Denton made a motion, seconded by Councilor Kriesel, to authorize the supervisor to sign the proposals from Brightview Landscape Services for Spring Clean Up and Mulch in the total amended amount of \$2,194.24.

Ayes: Supervisor Deer, Councilor Bollinger, Councilor Denton, Councilor Waters, Councilor Kriesel, Councilor Italiano, Councilor Nicholson

Nayes: 0 All in Favor. Motion Carries.

**12. 8:18 PM Supervisor's Report – March 2023**

Councilor Denton made a motion, seconded by Councilor Italiano, to approve the Supervisor's report for March 2023.

Ayes: Supervisor Deer, Councilor Bollinger, Councilor Nicholson, Councilor Denton, Councilor Italiano, Councilor Waters, Councilor Kriesel

Nays: 0 All in Favor. Motion Carries.

**13. Approval of Minutes – April 12, 2023 - Tabled**

**14. 8:19 PM Approval of Abstract # 8**

Councilor Bollinger made a motion, seconded by Councilor Italiano, to approve Abstract # 8 in the amount of \$314,119.30 as submitted by Town Clerk Weber.

TOWN OF MANLIUS  
Fund Summary  
Abstract # 8 - 2023

CODE	FUND	TOTALS
A	General Fund Townwide	\$67,359.52
B	General Fund Town	\$8,289.09
DA	Highway Fund Townwide	\$4,873.55
DB	Highway Fund Part Town	\$2,036.74

CM3	Sustainable Manlius	\$791.40
SR1	Trash	\$205,581.50
SR2	Brush	\$25,187.50

Ayes: Supervisor Deer, Councilor Bollinger, Councilor Nicholson, Councilor Denton, Councilor Italiano, Councilor Waters, Councilor Kriesel

Nays: 0 All in Favor. Motion Carries.

**17. 8:32 PM Adjournment**

By motion made by Councilor Italiano and seconded by Councilor Denton, the Board voted unanimously to suspend the public portion of the meeting at 8:19 PM to enter executive session to discuss personnel matters.

Ayes: Supervisor Deer, Councilor Nicholson, Councilor Bollinger, Councilor Denton, Councilor Italiano, Councilor Waters, Councilor Kriesel

Nays: 0 All in Favor. Motion Carries.

Respectfully Submitted by:

Allison A. Weber  
Town Clerk

**EXECUTIVE SESSION MEETING MINUTES**

**Executive Session  
April 26, 2023**

Councilor Kriesel made a motion, seconded by Councilor Italiano, to adjourn the executive session at 8:30 PM.

Ayes: Supervisor Deer, Councilor Nicholson, Councilor Bollinger, Councilor Denton, Councilor Italiano, Councilor Waters, Councilor Kriesel

Nays: 0 All in Favor. Motion Carries.

**Motion to Hire Maria Lenway as Comptroller at a Yearly Salary of \$70,000**

Councilor Denton made a motion, seconded by Councilor Kriesel, to hire Maria Lenway at a rate of \$70,000 per year effective May 15, 2023.

Ayes: Supervisor Deer, Councilor Nicholson, Councilor Bollinger, Councilor Denton, Councilor Italiano, Councilor Waters, Councilor Kriesel

Nays: 0 All in Favor. Motion Carries.

**Motion to Increase Yearly Salary of Kay Blythe to \$46,600**

Deputy Town Manager Kay Blythe will be taking on additional responsibilities within the Supervisor's Office including communications and project management.

Councilor Italiano made a motion, seconded by Councilor Nicholson, to set the yearly salary of Kay Blythe to \$46,600 effective May 8, 2023.

There being no further business to come before the Board, upon motion duly made by Councilor Kriesel and seconded by Councilor Italiano the Board voted unanimously to adjourn regular session at 8:32 PM.

Ayes: Supervisor Deer, Councilor Nicholson, Councilor Bollinger, Councilor Denton, Councilor Italiano, Councilor Waters, Councilor Kriesel

Nays: 0

All in Favor.

Motion Carries.

Submitted by:

Allison Weber  
Manlius Town Clerk

DRAFT