

MINUTES
TOWN BOARD
October 4, 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
Absent	Heather Waters, Councilor
	Alissa Italiano, Councilor
	William Nicholson, Councilor
	Katelyn M. Kriesel, Councilor

The following Town Officers were present: Tim Frateschi, Attorney for the Town. Ann Oot, Town Manager. Allison Weber, Town Clerk. Rob Cushing, Highway Superintendent. Captain Slater.

The following Town Officers Attending Virtually: Councilor Waters.

1. Attendees

In-Person Meeting Attendees: Bob & Roswitha Leonardo, Fayetteville. Margaret Mulvey, Fayetteville. Erin Hanley, Fayetteville. Jack & Linda Webb, Fayetteville. Mark, Nelson, Peter and Laura Ricardo. Eric Downie Fayetteville. Chris Danaher, Fayetteville. Michael Fogel, Syracuse. Richard Konys, Fayetteville. Fr. Thomas Ryan, Fayetteville. Nancy Ferrone, Fayetteville. Johathan Karp, Cicero. Brian McAllister, Fayetteville. Anthony Rojas. Debbie & Barry Shulman, Fayetteville. Hilary Josephs, Fayetteville. Dawn Smalley, Manlius. Craig Dudczak, Fayetteville. Tom Bassett, Manlius. Jack Popper, Fayetteville. Bill Gray, Fayetteville. Casey Cleary. Tom Bassett, Manlius. Michelle Downey, Fayetteville. Bobby Linaberry, Fayetteville. Dr. Kirk Leister, Fayetteville. Kristen Leister, Fayetteville. Denise Lynch, Fayetteville. James Wilson, Fayetteville. Brian McCallister, Fayetteville. Matthew Holbach, Fayetteville. Mark Ziemba, Fayetteville.

Virtual Meeting Attendees: David Neuman, John Clark, Brody Smith, Thomas Poitras

2. 6:30 PM The Pledge of Allegiance

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

6:31 PM Councilor Bollinger read aloud a land acknowledgement in honor of Indigenous People Day.

Hilary Josephs, Bristol Dr., asked why the conversion of the property to a law office could not be accomplished under the R1 zoning?

Bob Leonardo, Duane Dr., spoke about how an added business in the area will increase the traffic through his neighborhood and that would be a safety issue.

Jack Webb, Duane Dr., stated that he is concerned about the four and a half acres that comes with the property and the potential that it could be subdivided, providing more space for businesses in the future.

Jack Popper, Draycott Rd., stated that he is concerned about the number of employees and clients that will be coming in and out of that location compared to the existing businesses in the area.

Kristen Leister, Bristol Rd., asked for the exact number of employees that will be employed at the law firm so that she could know what the impact on traffic will be? Ms. Leister asked the Town Board to review the zoning from Cazenovia for historic homes as an alternative to the RM zoning in Manlius.

Councilor Kriesel informed the residents concerned about the safety of walkers that could apply for a special district for sidewalks in their neighborhood.

With there being no further comments from the public, Councilor Denton made a motion, seconded by Councilor Bollinger, to close the public hearing at 7:27 PM in the matter of the proposed local law regarding the zone change application submitted by Bottar LLC for 7078 East Genesee St., Fayetteville (tax map # 092.-01-05.0) to change the zoning from R1 to RM.

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

Nayes: 0 All in Favor. Motion Carries.

The Town Board tabled the matter for further discussion.

5. 7:30 PM Public Hearing – Zone Change of (CA to PUD) for Highbridge St. (tax map # 093.-01-05.1) Garden Park

Chris Danaher, Attorney gave an update on the proposed project and the requested zone change to Planned Unit Development.

Anthony Rojas, Architect, reviewed the proposed site plan with the board.

Councilor Bollinger made a motion, seconded by Councilor Denton, to waive the reading of the public notice in the matter of the proposed local law to approve the proposed district plan and change the zoning from CA to PUD on the parcel located on Highbridge St. (tax map # 093.-01-05.1) called Garden Park Apartments.

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

Nayes: 0 All in Favor. Motion Carries.

Councilor Bollinger made a motion, seconded by Councilor Italiano, to open the public hearing at 7:40 PM in the matter of the proposed local law to approve the proposed district plan and change the zoning from CA to PUD on the parcel located on Highbridge St. (tax map # 093.-01-05.1) called Garden Park Apartments.

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

Nays: 0

All in Favor.

Motion Carries.

Bill Gray, Highbridge St, spoke in opposition and gave an abridged version of the document he provided to the board that fully state his concerns with the project.

Denise Lynch, Dartmoor Crossing, spoke of her concern for the increased traffic and that the building does not fit the aesthetic of the neighborhood.

James Wilson, Highbridge St., stated he is concerned with the increased traffic that the apartment complex will bring to an already busy road.

Rich Konys, Highbridge Terrace, spoke about his concerns of traffic, increased noise and the look of a four-story building which doesn't match the neighborhood aesthetic.

Laura Ricardo, Highbridge St., stated she is concerned about the vehicles coming in and out of Gramercy Circle daily as the headlights shine into her home. Ms. Ricardo is also concerned that the driveway will come out on a blind corner.

Brian McCallister, N. Burdick St., stated there are many projects be proposed in the Town and Village of Fayetteville that will impact traffic quality of life.

Peter Ricardo, Highbridge St., stated he is not in support of this project and the changes it will create in his neighborhood.

Margaret Mulvey, Highbridge St., stated she is opposed to the zone change and the construction of Garden Park. Ms. Mulvey spoke at length about how the project will bring many negative impacts to the land and existing neighborhood.

Nelson Ricardo, Highbridge St., stated he is concerned about the traffic and that the proposed design of the apartments does not match the aesthetic of the neighborhood.

Matthew Holbach, Highbridge St., stated he is not in favor of the project and the design of the building is not in keeping with the local aesthetic or charm and it makes no logistical sense.

Mark Ziemba, Highbridge St., stated he is concerned about the existing traffic and adding 70 to 80 apartments will only increase the problem.

Michelle Downey, Highbridge St., stated that a four-story building will not feel like a neighborhood or village. Ms. Downey stated that she is concerned about the amount of traffic on the street and how dangerous it is for pedestrians.

Councilor Bollinger made a motion, seconded by Councilor Nicholson, to approve the selection of CNY Land Surveying to complete the land surveying related to the expansion of the highway garage in the amount of \$6,928.

Ayes: Supervisor Deer, Councilor Bollinger, Councilor Nicholson, Councilor Italiano, Councilor Kriesel.

Nays: 0 All in Favor. Motion Carries.

Councilor Kriesel made a motion, seconded by Councilor Nicholson, to approve the selection of Kenney Geotechnical for geotechnical services related to the expansion of the highway garage \$12,640.

Ayes: Supervisor Deer, Councilor Bollinger, Councilor Nicholson, Councilor Italiano, Councilor Kriesel.

Nays: 0 All in Favor. Motion Carries.

11. 9:00 PM Approval of Abstract # 19

Councilor Bollinger made a motion, seconded by Councilor Nicholson, to approve Abstract # 19 in the amount of \$367,039.06 as submitted by Town Clerk Weber.

TOWN OF MANLIUS		
Fund Summary		
Abstract # 19 - 2023		
CODE	FUND	TOTALS
A	General Fund Townwide	\$308,110.05
B	General Fund Part Town	\$5,899.77
DA	Highway Funds Townwide	\$13,260.15
DB	Highway Fund Part Town	\$31,224.36
CM1	Police Trust	\$331.00
CM3	Sustainable Manlius	\$501.00
SL1	Overhead Lighting District	\$1,675.84
SL2	Underground Lighting	\$2,320.90
SL3	Entry Lighting	\$111.57
SL4	Garden Park Lighting	\$694.82
SL5	Ratnour Bridge Lighting	\$2,537.86
SR1	Trash	\$185.87
SR2	Brush	\$185.87
Total		\$367,039.06

Ayes: Supervisor Deer, Councilor Bollinger, Councilor Nicholson, Councilor Italiano, Councilor Kriesel.

Nays: 0 All in Favor. Motion Carries.

12. 9:01 PM Adjournment

By motion made by Councilor Kriesel and seconded by Councilor Italiano, the Board voted to adjourn the meeting.

Ayes: Supervisor Deer, Councilor Nicholson, Councilor Bollinger, Councilor Italiano, Councilor Kriesel.

Nays: 0

All in Favor.

Motion Carries.

Respectfully Submitted by:

Allison A. Weber
Town Clerk

DRAFT