

MINUTES
TOWN BOARD
July 12, 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
Absent	Katelyn M. Kriesel, Councilor

The following Town Officers were present: Tim Frateschi, Attorney for the Town. Ann Oot, Town Manager. Allison Weber, Town Clerk. Jason Cassalia, Police Chief, Maria Lenway, Comptroller. Kay Blythe, Deputy Town Manager.

The following Town Officers Attending Virtually: Councilor Bollinger, Code Officer Tom Poitras.

1. Attendees

In-Person Meeting Attendees: John Hodges, Kirkville. Casey Cleary-Hammerstedt, Fayetteville. Beth Scott & Mark Stanbro, Manlius. Miriam Ba-Shore, Manlius. Ron & Judy Dailey, Chittenango. Karen Ayoub, Manlius. Stephen Benson, Manlius. Mike Friend, Manlius. Carrie Ingersoll-Wood & Jim Wood, Manlius. Brenda & Peter Keith Slack, Fayetteville. Deb Tooker, Chittenango. Mancy & Mat Zlomek, Chittenango. Maria Moore, Manlius. Barb Wilson & Faith Binder, Chittenango. Fred Keeney, Chittenango. Jim Gerace, Manlius. Cheryl Matt, Fayetteville. Mark Matt, Fayetteville. Craig Dudczak, Fayetteville. Steve Hoefer, Manlius. Mary Karpinski, Manlius. Joseph Messineo, Manlius. Andrea Belton, Chittenango. Melissa Spicer, ClearPath. Bob Wheeler, Manlius.

Virtual Meeting Attendees: Kelly Wells, John Belton, Anne, Marley, Joe Kummer, Andrea Scamehorn.

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. 6:33 PM Open Podium

Bill Grey, Manlius, thanked the town staff for assisting him while he was investigating a zone change application.

4. Public Hearing CANCELLED – Zone Change Application – Turnwood Development – Garden Park Apartments – Highbridge Street (tax Map No. 093.-01-05.1) Commercial A (CA) to Residential (R5)

The applicant has withdrawn the application. Supervisor Deer stated that the application is considering a Planned Unit Development District (PUD)

5. 6:38 PM Comprehensive Plan – Public Hearing

The public hearing was reopened at 6:38 PM.

Debra Tooker, Manlius, stated that she is concerned about the proposed quarry and that the current requirements for the zone change are not comprehensive enough. Ms. Tooker discussed studies that she thought should be completed prior to the approval of a Quarry.

Barb Wilson, Manlius, stated that she believes that a zone change for the quarry would be for short term monetary gain and would destroy the environment around the quarry.

Craig Dudczak, Manlius, read aloud a letter on behalf of Pat Beech. Ms. Beech discussed her concerns regarding the increased risks for adverse health effects of a quarry.

Karen Ayoub, Manlius, requested the Town Board proceed slowly with the large number of important agenda items. Ms. Ayoub stated that there is a large amount of information being considered and that is a lot for residents to digest. Ms. Ayoub discussed the referenced re-zoning in the comprehensive plan and how a blanket change in zoning could have negative effects. Conversation ensued regarding the proposed re-zoning project. Discussion ensued regarding the comprehensive plan, what it accomplishes and how it affects zoning. The Town Board explained that the comprehensive plan does not make any zone changes or re-zoning.

Mark Matt, Fayetteville, stated he is speaking not as a trustee but as a resident and he thanked the Town Board for compiling the Comprehensive Plan. Mr. Matt expressed concern regarding the additional stresses that high density housing puts on infrastructure. The town will need to work with agencies to develop away from villages. Mr. Matt expressed concern regarding the pressure that solar farms and residential development are putting on agriculture. Mr. Matt stated that quarry projects should be allowed to move through the normal planning process. Mr. Matt encouraged the town to cultivate additional partners and discussed the limited public participation.

John Belton, Manlius, stated that he is opposed to the zone change that would permit the new quarry. Mr. Belton discussed his concerns regarding what would happen if the quarry was approved and then abandoned and asked the town board to be cautious of tying the town to a quarry that could be abandoned.

Casey Cleary-Hammerstedt, Fayetteville, thank all that participated in the development of the Comprehensive Plan. Ms. Cleary discussed what happens when a quarry is approved, how it affects the community and discussed her fears of climate change. Ms. Cleary asked the Town Board to vote on the project as it has been worked on thoroughly for a long time and has been available to the public for review.

Nayes: 0

All in Favor.

Motion Carries.

Mark Stanbro, Chittenango, stated that each resident in the Skyridge Water District is unanimous that they would like the Town Board to pursue funding to construct new water mains and related improvements.

Stephen Benson, Manlius, stated he has yet to see any characterization of the development that is going to go in Skyridge (on the ClearPath properties) and who will benefit from it. Mr. Benson asked what is planned for that area after the large water main is approved. The plans indicate that whatever is planned for up there needs a lot of water. Mr. Benson stated that there is no transparency.

Mary Karpinski, Manlius, stated the residents of the district have submitted a list of questions concerning the Skyridge Water District Improvement Project. Ms. Karpinski stated the residents of Salt Springs Rd. are concerned about the six miles of their road that will be under construction to install the water line to Skyridge. Ms. Karpinski discussed what Barton and Loguidice will earn if the project goes through. Ms. Karpinski asked that the town board come visit the site.

Melissa Spicer, Manlius, introduced herself as a resident and the founder of ClearPath. Ms. Spicer stated the investment in the ClearPath property was for the betterment of the community. Ms. Spicer wanted to promise the community that as the landowner that there is no ill intent, only one single effort to make ClearPath a good model for others to emulate.

Jim Gerace, Manlius, asked if the board is asking the Salt Springs homeowners to pay for any of the Skyridge project. Supervisor Deer explained the project and stated no.

Karen Ayoub, Manlius, asked if there a valid exit plan if the grant funding does not come through as expected. Supervisor Deer stated that if the town does not get the WIIA grant, the plans will change and further discussed other options.

Town Clerk Weber read aloud a comment from online attendee Anne. Who pays for project overage? Do those costs go to the Manlius taxpayer? Does this bonding affect Manlius' credit score? Town Supervisor Deer discussed the budgeting process and stated that this bond will have little to no impact on the town's credit score.

Joe Messineo, Manlius, stated that there are wetlands in the area where the construction will take place. Mr. Messineo further commented that there will be excess material created from excavating. Mr. Messineo stated that the grade near the tank needs to be evaluated and landscape features will be impacted. Mr. Messineo asked that the town board visit the site and the blasting could possibly affect the wells in the area. Mr. Messineo asked what would happen if the residents in the district do not pay and he further disputed the idea that a bond of this size would not impact the town's bond rating.

Town Clerk Weber read aloud a letter from Joann Marciano, Manlius. The letter laid out several objections and questions to the Skyridge Water District project.

Matt Napierala, Napierala Consulting, read aloud a statement from David Muraco, Manlius. The letter asked why the residents of Salt Springs were not notified of the Skyridge Water District public hearings. Mr. Muraco asked several questions about the project and the considerations be

taken into account when proceeding. Mr. Muraco stated that he has a pivotal piece of property to this project, and no one has contacted him. Mr. Muraco asked to see the budgeted line items behind this project.

Chris Flaherty, President & CEO of ClearPath for Veterans, read aloud a statement of support for the proposed water district and improvements. Mr. Flaherty discussed the mission of ClearPath and how ClearPath serves veterans. Mr. Flaherty asked the town board to approve the project and stated that the benefits of the project outweigh the risks.

Phil Berrigan, Manlius, stated that from his perspective, the town is responsible no matter what to do something to fix the water issue. Supervisor John Deer discussed the role the water district would play in repairing the water issue.

Councilor Waters made a motion, seconded by Councilor Italiano, to continue the public hearing in the matter of Skyridge Water District Improvement pursuant to Section 202b of Town Law to July 26th and to publish notice of said continuation in the Syracuse Newspapers at least 10 days before said continuation.

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

Nayes: 0 All in Favor. Motion Carries.

7. 8:20 PM Public Hearing – Skyridge Water District Extension # 1 (Clear Path for Veterans)

Councilor Waters made a motion, seconded by Councilor Denton, to waive the reading of the public notice in the matter of Skyridge Water District Extension # 1 (Clear Path for Veterans).

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

Nayes: 0 All in Favor. Motion Carries.

Councilor Waters made a motion, seconded by Councilor Denton, to open the public hearing at 8:20 PM in the matter of Skyridge Water District Extension # 1 (Clear Path for Veterans).

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

Nayes: 0 All in Favor. Motion Carries.

Barb Wilson, Manlius, stated that in the past there were people on Salt Springs interested in being added to the Skyridge Water District and how would those people be added? Supervisor John Deer stated that could happen in the future if those residents are interested.

Mary Karpinski, Manlius, asked what entities of ClearPath will be part of the district? Town Supervisor John Deer stated that it would be the LLC.

Ms. Karpinski asked why ClearPath does not pay taxes on 57 acres of land that is owned in the Town of Manlius. Town Supervisor Deer stated that the town is looking into that.

Joseph Messineo, Manlius, asked if it is in the town's mission statement to take the lead of a project this large or of a project that has lands in another municipality? Town Supervisor Deer explained why the town is involved in this project.

Mr. Messineo stated that OCWA does not need to have a loop to complete this project.

Debra Tooker, Manlius, asked what would happen if the improvement project did not go through but ClearPath would still like to connect? Ms. Tooker stated that the system can barely handle the residents that are currently connected.

Stephen Benson, Manlius, stated that this is not a veteran's issue, and it is a town issue. Mr. Benson asked what inflation rate is used on this project?

Town Supervisor Deer read aloud a question from Anne, an online attendee. Why aren't we focusing on Skyridge water district that is in town of Manlius and fixing their issue? ClearPath is barely in Manlius. Why are we taking on their issue? Town Supervisor Deer discussed why the town is involved in the Skyridge Water District Improvement project.

Jim Gerace, Manlius, asked if the engineering firm has tested the shale and the rocks that are in the area. Town Supervisor Deer stated that this project is in its early stages.

Councilor Waters made a motion, seconded by Councilor Bollinger, to continue the public hearing in the matter of Skyridge Water District Extension #1 to July 26th and to publish notice of said continuation in the Syracuse Newspapers at least 10 days before said continuation.

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

Nayes: 0

All in Favor.

Motion Carries.

8. 8:36 PM Public Hearing – Proposed Local Law to Amend Chapter 127 of The Town of Manlius Code (Subdivision) to Further Clarify that each New Individual Subdivided Lot within a Water District Shall Directly Tie into Public Water Available to Such Lot.

Town Supervisor John Deer reviewed the proposed local law.

Councilor Waters made a motion, seconded by Councilor Denton, to waive the reading of the public notice in the matter of proposed local law 2023-9 Amending Chapter 127 Of the Town of Manlius Code (Subdivision) To Clarify That Each Individual Subdivided Lot Shall Directly Tie into Public Water Available to Such Lot as outlined in the resolution prepared by the Attorney for the Town.

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

Nayes: 0

All in Favor.

Motion Carries.

Councilor Denton made a motion, seconded by Councilor Nicholson, to open the public hearing at 8:37 PM in the matter of the proposed Local Law the proposed local law 2023-9 Amending Chapter 127 Of the Town of Manlius Code (Subdivision) To Clarify That Each Individual

Subdivided Lot Shall Directly Tie into Public Water Available to Such Lot as outlined in the resolution prepared by the Attorney for the Town.

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

Nayes: 0 All in Favor. Motion Carries.

Joseph Messineo, Manlius, thanked the town board and the Attorney for the Town for reviewing this matter and making the proposed changes.

Tim Kelly, Fayetteville, asked about the numbering referenced in the local law. Town Clerk Weber explained the local law numbering.

With there being no further comments from the public, Councilor Denton made a motion, seconded by Councilor Waters, to close the public hearing at 8:39 PM in the matter of proposed local law 2023-9 Amending Chapter 127 Of the Town of Manlius Code (Subdivision) To Clarify That Each Individual Subdivided Lot Shall Directly Tie into Public Water Available to Such Lot as outlined in the resolution prepared by the Attorney for the Town.

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

Nayes: 0 All in Favor. Motion Carries.

Councilor Denton made a motion, seconded by Councilor Waters, to adopt local law 2023-9 Amending Chapter 127 Of the Town of Manlius Code (Subdivision) To Clarify That Each Individual Subdivided Lot Shall Directly Tie into Public Water Available to Such Lot as outlined in the resolution prepared and amended by the Attorney for the Town

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

Nayes: 0 All in Favor. Motion Carries.

9. 8:41 PM Consolidated Funding Grant Resolutions

Councilor Bollinger made a motion, seconded by Councilor Waters, to adopt the resolution authorizing the submission of a consolidated funding application to apply for a grant to fund a zoning revision project for a sum of up to \$100,000 with a 10% town match as outlined in the resolution prepared by the Attorney for the Town.

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

Nayes: 0 All in Favor. Motion Carries.

Councilor Nicholson made a motion, seconded by Councilor Bollinger, to adopt the resolution authorizing the submission of a consolidated funding application to apply for a grant to fund a non-agricultural nonpoint source planning study for Limestone Creek at the unnamed tributary

from Three Falls Woods for a sum of up to \$50,000 with a 10% town match as outlined in the resolution prepared by the Attorney for the Town.

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

Nays: 0 All in Favor. Motion Carries.

10. 8:47 PM JustFOIA Software Agreement – Town Clerks Office

Councilor Denton made a motion, seconded by Councilor Italiano, to authorize the Supervisor to sign the agreement for the purchase and implementation of Foil Management Software at an annual rate of \$8,851.50 as outlined in the agreement presented and to authorize the use of ARPA funds for that purchase.

Discussion: Town Councilor Italiano requested that the Town be added to JustFoia’s liability insurance per the contract.

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

Nays: 0 All in Favor. Motion Carries.

11. 8:50 PM Draft Special Patrol Officer Agreement with the East Syracuse Minoa School District for the 2023-2024 School Year.

The Town Board discussed the proposed Special Patrol Officer Agreement with the East Syracuse Minoa School District. The Town Board tabled the matter for amendments to the contracts and for further discussion regarding budget items.

12. 9:01 PM Approval of Minutes – June 28, 2023

Councilor Italiano made a motion, seconded by Councilor Denton, to approve the June 28, 2023, minutes as presented by Town Clerk Weber.

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

Nays: 0 All in Favor. Motion Carries.

13. 9:02 PM Approval of Abstract # 13

Councilor Bollinger made a motion, seconded by Councilor Nicholson, to approve Abstract # 13 in the amount of \$499,344.28 as submitted by Town Clerk Weber.

TOWN OF MANLIUS		
Fund Summary		
Abstract # 13 - 2023		
CODE	FUND	TOTALS
A	General Fund Townwide	\$269,683.48

