

TOWN OF MANLIUS		
Fund Summary		
Abstract # 3 - 2019		
<u>CODE</u>	<u>FUND</u>	<u>TOTALS</u>
A	General Fund Townwide	\$ 222,922.97
B	General Fund Town	\$ 9,426.23
DA	Highway Fund Townwide	\$ 160,927.74
DB	Highway Fund Town	\$ 289.35
SF1	Fayetteville Fire Protection	\$ 1,602,028.00
FS2	Manlius Fire Protection	\$ 1,316,570.00
SF3	Minoa Fire Protection	\$ 897,053.00
SL1	Overhead Lighting	\$ 2,508.97
SL2	Underground Lighting	\$ 2,339.26
SL3	Entry Lighting	\$ 117.04
SL4	Garden Park Lighting	\$ 639.35
SL5	Ratnaur Bridge Lighting	\$ 4,363.73
SR1	Manlius Trash District	\$ 159.41
SR2	Manlius Res Brush District	\$ 159.41
SS1	Manlius Con Sewer District	\$ 2,017.53
SS1	Consolidated Sewer District	1,715.94

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

Nays: 0

All in Favor.

Motion Carries.

Zone Change Application – Stewarts Shops – 4581 Enders Road (Corner of Rte. 92 & Enders Road) – RM to CB – Tax Map # 114.-01-13.1

Supervisor Theobald introduced Chuck Marshall representing Stewart’s Shops & Laura Cassalia, Project Manager, CHA Design. Supervisor Theobald briefly reviewed the application that was submitted for a zone change request for the property located on 4581 Enders Rd. (corner of Rte. 92 & Enders Rd.) to change the zoning from of RM (Residential Multiple-Use Districts) to CB (Commercial District B).

Laura Cassalia, CHA Design, presented the plan for the proposed Stewart’s Shops site on Enders Rd. & Rte. 92. Ms. Cassalia presented the following details on the application:

- The proposed project would include a 5,000 square foot building comprised of a 1,500 square foot bank. The bank may have a drive-thru although no firm plans have been submitted.
- The building will also have a 3,500 square foot Stewart’s Shop store, along with 2 fuel island canopies. 6 fuel pumps will be constructed under each canopy.
- The building will look very residential with pitched roofs, craftsman style windows and porch columns.
- Site access does exist via a shared existing driveway with the adjacent daycare, from Enders Rd. A potential second access could be from Rte. 92 with a right in, right out driveway if approved by the NYSDOT (New York State Department of

Transportation). At this point exact location of this driveway has not determined and/or approved. The NYSDOT has requested a new traffic study be performed to confirm the functionality and safety of a full access, left-in / left-out driveway off Rte. 92.

Councilor Marzola asked about the shared driveway from Enders Rd. Attorney Frateschi explained that the shared driveway was a requirement the Planning Board had when the adjacent daycare center was approved. Attorney Frateschi stated that the existing driveway would provide access for both lots per the plan approved by the Planning Board for the day care.

Councilor Bollinger asked if the NYSDOT is allowing a right in, right out only driveway from Rte. 92. Ms. Cassalia answered yes, but further stated that Stewart's Shops would prefer a full access driveway off of Rte. 92. This full access driveway will require a new traffic study to be performed.

Ms. Cassalia reviewed the current zoning classifications in the area showing CB (Commercial District B), CA (Commercial District A), RM (Residential Multiple-Use District) and RA (Restricted Agricultural District). The Rte. 92 Corridor Study from 2000 focused on the RM zone which was meant to be a buffer between residential and commercial zones in the area. Ms. Cassalia stated that presently, Stewart's Shops is asking the Town Board to refer the application to the Planning Board for their recommendation regarding the zone change.

Councilor Marzola asked why Stewarts is proposing a bank rental in combination with the Stewart's Shop.

Mr. Marshall explained that the 1.7-acre parcel is larger than what Stewarts would normally buy. Mr. Marshall stated that the space labeled as bank rental may not be developed as a bank and at this time the space is being held as flex space for rent. Mr. Marshall further explained that the Stewart's Shop would be approximately 3,500 square feet and the flex space would be 1,500 square feet.

Councilor Bollinger asked Attorney Frateschi for the definitions for CA and CB zoning.

Attorney Frateschi explained the main difference between CA (Commercial A) and CB (Commercial B) is that CB allows for outdoor sales. CB with outdoor sales would allow for the gas pumps and CA would not.

Councilor Rossetti asked the board to focus on what the uses are in CA, CB R3 and R1 zones that could be allowed for this property, rather than the site plan, which would be for the Planning Board if the zone change was approved.

Supervisor Theobald reviewed some of the findings from the 2000 Rte. 92 Corridor Study for the Board to consider.

- The general character of the corridor is to remain residential in nature.
- The zone changes to RM are meant to maintain the character of the corridor and improve the potential value of the property that is directly on Rte. 92.
- Residential character should also be supported by the commercial buildings and lots that exist today or may be built on the commercially zoned properties whether nonresidential

use is proposed on RM or commercially zoned property it should be encouraged to be under taken in a way so as not to detract from this residential character.

Councilor Bollinger asked how the existing commercial properties came to be built after the 2000 study.

Councilor Loeffler explained a bit of the history of the creation of the RM zone from the 2000 Rte. 92 Corridor Study. Councilor Loeffler stated that:

- The RM has two purposes, one of a transition to residential and the other one is that it is supposed to retain the property value.
- The RM zone helps retain the property values in the area by having limited uses which make it more appealing for people to want to live in the area.
- There were around a dozen properties rezoned to RM in 2000 to achieve the residential feel of the area.
- Some of the commercial properties along the corridor in 2000 retained their commercial zoning as they had been operated for many years.
- The Board has governed the Rte 92 corridor by way of the policy for 20 years, that's how this area was developed. If the Board now believes the policy should be revisited then the Board should revisit the policy before it agrees to a zone change.

Councilor Loeffler stated that if the proposed zone change is granted and Stewart's Shops closes in a couple of years, that parcel is now open to any of the allowed uses in the CB zoning classification. Some of these uses include things like outdoor sales or adult entertainment.

Councilor Rossetti reminded the board that 2 years ago the board decided that the policy should not be changed.

Councilor Bollinger stated that it would be a large jump for a parcel to go from the RM zoning classification to the CB zoning classification, given what type of businesses are allowed for in CB.

Attorney Frateschi reviewed the previous discussion by the Town Board that the CB zoning classification allows the most intense uses and further stated that the proposed CB zone change may be too far from the current RM zoning. Attorney Frateschi stated that other zoning classifications that might fit better in that area would be NS (neighborhood shopping).

Mr. Marshall stated that without fuel pumps, Stewart's Shops would not be interested in site. Mr. Marshall stated that if the board will not allow the zone change to CB that Stewart's will withdraw their application.

Attorney Frateschi stated that if the board feels the application is too intense of a use for the property they do not have to approve the zone change. Attorney Frateschi asked the Town Board if they would support a referral of the application to the Planning Board. The Board indicated that such a referral would just cost the applicant more money and it wants to save the applicant that expense.

The Town Board was unanimous in its decision not to refer the application to the Planning Board and not to grant the zone change to CB.

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

Nays: 0 All in Favor. Motion Carries.

Highway Superintendent Cushing stated that Mr. Ryan Beckley a NYS Master Teacher from ESM has requested that the Town Highway Department participate in the student internship program from February 25, 2019 to June 6, 2019. The program would allow senior students to shadow the Town highway mechanics for 1 & 1/2 hours a day, 4 days a week. The students will not be paid and they provide their own transportation. ESM will provide liability insurance for the students.

Councilor Bollinger made a motion, seconded by Councilor Rossetti to authorize Superintendent Cushing to enter into a contract with ESM Schools for the student internship program from February 25, 2019 to June 6, 2019 at no cost to the Town pending legal review.

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

Nays: 0 All in Favor. Motion Carries.

B) Planning & Development

Randy Capriotti, Director of Codes stated the 2018 Planning & Development Annual Report is completed and available in the Planning & Development Office.

Director Capriotti stated that he and code officer Mike Grevelding have begun the process to demolish an unsafe house located at 138 Wilson Dr., E. Syracuse (tax map # 06.-02-25.0).

Town Manager Ann Oot stated that due to a leave of absence for one of the court clerks, Judges Pavone and O'Leary have recommended the Town Board appoint additional clerks to provide coverage on court nights. Brigid Lindsley, court clerk for the Village of Minoa, and Jenna Spendle, court clerk for the Village of Manlius be appointed to provide coverage for court sessions for the months of February and March at a rate of \$15.93 per hour.

Councilor Green made a motion, seconded by Councilor Loeffler, to approve the temporary appointments of Village of Minoa court clerk Brigid Lindsley and Village of Manlius court clerk Jenna Spendle for the months of February and March at a rate of \$15.93 per hour.

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

Nays: 0 All in Favor. Motion Carries.

C) Attorney – No New Business

D) Town Clerk – No New Business

E) Police Chief

Chief Crowell gave the following updates:

