

**TOWN OF MANLIUS  
PLANNING BOARD MINUTES  
April 22, 2019**

**APPROVED**

The Town of Manlius Planning Board met in the Town Hall at 6:30 PM with Chairman Joseph Lupia presiding and the following Members were present: Fred Gilbert, Ann Kelly, Don Crossett, Mike LeRoy, and Frank Mento. Also, present were Attorney Jamie Sutphen and Town Engineer Douglas Miller.

Absent: Member McGrew

Also, Present: Ellen McGrew, Rachel Rudiger, Amber Shannon, Nicholas & Linda Massa, Sara Bollinger, Matt Napierala, Heather Wood, Michael Smith.

The Pledge of Allegiance was recited.

**Minutes**

Member LeRoy made a motion, seconded by Member Gilbert and carried unanimously to approve the minutes of April 8, 2019. Members Kelly and Crossett abstained.

**JEA Senior Living – Medical Center Drive & Avriel Drive, Fayetteville, NY 13066  
PUBLIC HEARING - Subdivision/Site Plan – Alzheimer’s Special Care Center  
Tax Map # 086.-01-03.7**

Rachel Rudiger, representative from JEA Senior Living, gave the Board a quick overview of the project.

Chairman Lupia and Attorney Sutphen stated that the Town Board has done the SEQR process and the Planning Board will move forward on this basis.

Member Gilbert made a motion seconded by Member LeRoy and carried unanimously to waive the reading of the Public Hearing notice.

Member Kelly made a motion, seconded by Member Gilbert and carried unanimously to open the Public Hearing at 6:33pm.

1. Nick Massa – 101 Stargaze Circle, concerned about where the project is being placed. The Chairman told Mr. Massa that the project is going to be placed behind the AmeriCu Credit Union not behind the Resort Lifestyles Community.
2. Wendy Wilson – Fayetteville, concerned about access into the facility from the main road; would like to see green plants on the property; lighting issues, doesn't need to be lit up like McDonalds;

Matt Napierala explained the lighting and landscaping plans.

3. Linda Massa – 101 Stargaze Circle, concerned about the ingress and egress

through the center median; asked about fencing around the perimeter of the facility; concerned about traffic, is there going to be a lot?

Mr. Napierala told the Board that there has been a traffic study done regarding Medical Center Drive with Gordon Stansberry. Engineer Miller and Highway Superintendent Rob Cushing have been in contact with Mr. Napierala regarding the traffic situation.

With there being no more comments from the Public, Member Kelly made a motion seconded by member Crossett and carried unanimously to close the Public Hearing at 6:57pm.

Chairman Lupia asked about the fire Hydrants. Mr. Napierala said that they have spoken to the Fire Chief about the hydrant and they will slide the fire hydrant to where the Chief wants it.

Attorney Sutphen had some questions regarding the resolution. The wording of the placement of the Fire hydrant; the fire truck turn radius is still waiting to be determined by the Fire Chief; the bump out plans for Medical Center Drive; coordination of the pavement striping with Mr. Napierala's office and the Highway Department.

Attorney Sutphen asked whether all members of the Board had received the proposed resolution in advance of the meeting and had the opportunity to review. All members answered in the affirmative. Ms. Sutphen then summarized the resolution. (*the complete resolution is attached and on file in the Planning and Development Office*)

Member Mento made a motion, seconded by Member Kelly and carried unanimously to approve the resolution as written, including the changes presented tonight and to approve the Subdivision/Site Plan for the JEA Senior Living Facility on Medical Center Drive with a timeline of completion by the year 2025.

Ms. Rudiger stated that they hope to close on the property by the end of 2019 and start building in the spring of 2020, there is a 12-14 month build time.

#### **OTHER BUSINESS**

With there being no further business, Member Gilbert made a motion, seconded by Member LeRoy and carried unanimously to adjourn the Regular Meeting at 7:14 pm.

Respectfully submitted,  
Lisa Beeman, Clerk

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**IN THE MATTER**

**Of**

**The Application of Fayetteville Care Group, LLC For Subdivision approval pursuant Chapter 127 of the Town of Manlius Code and Site Plan Approval Pursuant to Chapter 155-28 of the Town of Manlius Code**

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**RESOLUTION APPROVING  
SUBDIVISION and SITE PLAN**

The Planning **Board OF THE TOWN OF MANLIUS**, in the County of Onondaga, State of New York, met in regular session at the Town Hall in the Town of Manlius, located at 301 Brooklea Drive in the Village of Fayetteville, County of Onondaga, State of New York, on the 22nd day of April 2019, at 6:30 p.m. The meeting was called to order by Joseph Lupia, Planning Board Chairperson and the following were present, namely:

Joseph Lupia, Chairperson

Fred Gilbert, Member

Ann Kelly, Member

Don Crossett, Member

Mike LeRoy, Member

Frank Mento, Member

The following resolution was moved, seconded and adopted with all members present voting in favor and none abstaining or voting in the negative.

**WHEREAS**, Fayetteville Care Group, LLC (the “ Fayetteville Care Group” or the “Applicant”) has proposed the construction of a one story 35,080 sf building (the “Building”) on a 3.855 acre lot which is currently part of a larger 5.379 acre parcel intended to be subdivided being also tax map number 086.-01-03,7 (the

“Land”), situated in front of the Northeast Medical Center on Medical Center Drive in the Town of Manlius;

**WHEREAS**, the Applicant proposes to construct the Building, which will be used as special memory care facility for patients with Alzheimer’s disease and to include a 66-bed facility (the “Project” or the “Facility”) and seeks Site Plan approval for same;

**WHEREAS**, the Applicant seeks to subdivide the property upon which the Building and improvements will be constructed;

**WHEREAS**, the proposed Site Plan contemplates the construction of an enclosed courtyard, a network of sidewalks surrounding the building , parking on the south and east side of the building and two proposed access driveways, one each on Emed “B” Road and Medical Center Drive; to the Medical Center Drive access is shown to partially occur on the proposed 1.524 acre lot to be subdivided from the Building lot and shall include a hammerhead. All of the within is included in the Special Permit application dated September 28, 2018 made by Applicant and containing plans and documents by NAPIERALA CONSULTING PROFESSIONAL ENGINEER, P.C. hereinafter referred to as “Site Plan” or the “Site Plan Package” – the Site Plan is incorporated and made part of this Resolution);

**WHEREAS**, the Applicant has also provided this Board with a binder consisting of the Application for Special Use Permit and Site Plan and various sections outlining the Project and reports including preliminary SWPPP, elevations and illustrations of the buildings, photo simulations of the Project, and responses to questions raised by the Planning Board (the “Application Binder”, which is incorporated and made part of this Resolution) as well as an Application for Subdivision and Subdivision Plan

made by C.T. Male Associates dated 3/11/19 and revised 4/11/19 entitled "Subdivision Plat Lot 2 Canal Properties LLC Subdivision into Lot 2A and 2B Canal Properties LLC Subdivision" and Final Site Plan by Napierala Consulting last dated 03/11/19, all of which are incorporated and made a part of this Resolution;

**WHEREAS** this Board made a positive recommendation dated October 22, 2018 the Town Board on the Special Use Permit for this Applicant;

**WHEREAS**, the Town Board held a public hearing on the application for a Special Permit on November 28, 2018 at which time the public had an opportunity to present evidence and comments either in favor or against the Application;

**WHEREAS**, the Town Board granted a Specific Use Permit for this Project by resolution dated November 28, 2018, all of which is adopted and incorporated herein by reference thereto;

**WHEREAS**, this Board held a public hearing on the application for Site Plan approval and Subdivision approval on April 22, 2019 at which time the public had an opportunity to present evidence and comments either in favor or against the Applications;

**WHEREAS**, the Planning Board and Town Board each referred the Site Plan and Subdivision to the Onondaga Planning Board ("SOCPA") under Section 239-m of the General Municipal Law and on November 7, 2018, SOCPA recommended the following modifications and comments to this Board on the Site Plan:

1. The Onondaga County Department of Transportation has determined that the applicant must provide the Department with a copy of the ITE Trip Generation traffic figures and contact the Department regarding any additional traffic data requirements. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval.
2. The municipality must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval. Additional stormwater runoff into the county's right-of-way or drainage system

will be prohibited.

The Board also offered the following comments on the Site Plan and Subdivision:

1. The municipality is advised to ensure appropriate access agreements are in place for any shared driveways on Medical Center Drive.
2. The Board encourages the applicant to facilitate pedestrian and transit access throughout this developing node by providing additional sidewalks and crosswalk connections to adjacent parcels and the existing sidewalk infrastructure along Medical Center Drive, as part of the proposed project.
3. As the site is in close proximity to numerous amenities and dense mixed land uses, including the Village of Fayetteville, residential dwellings, senior living facilities, medical facilities and various shopping destinations, the Board encourages the Town to continue to build out pedestrian infrastructure along both sides of North Burdick Street, in coordination with the Onondaga County Department of Transportation, as development in this area continues. The SOCPA offers its services to the Town and Village in the creation of a coordinated plan for this area.

**WHEREAS**, each member of the Planning Board is personally familiar with the Premises and has reviewed the applications for the purpose of determining whether the Premises is appropriate for the Project and approvals requested, and the decision set forth below is based on this personal familiarity with the Premises and the surrounding area which includes a 4 story medical center, commercial bank (“AmeriCu Bank”), a regional shopping center (“Towne Center”) and a residential subdivision (“Starlight Heights”) and the existing Towne Center Medical facilities and the Lifestyle Resort and information presented at the public hearing and in the Application and in the record;

**WHEREAS**, the Planning Board has taken into consideration the following in relation to Site Plan approval:

**(a)**

The harmonious relationship between proposed uses and existing adjacent uses.

**(b)**

The maximum safety of vehicular circulation between the site and the street network.

**(c)**

The maximum adequacy of interior circulation, parking and loading facilities, with particular attention to vehicular and pedestrian safety, as provided in § **155-31**.

**(d)**

Adequacy of landscaping, buffering and setbacks in regard to achieving maximum compatibility and protection to adjacent residential districts.

**(e)**

The minimization of adverse environmental impact.

**(f)**

The minimization of adverse effects on the welfare of the residents of the Town of Manlius.

**WHEREAS**, the Planning Board has taken into consideration the following in relation to Subdivision approval:

**A.** Land to be subdivided or developed shall be of such character that it can be used safely without danger to health or peril from fire, flood, erosion, excessive noise or smoke or other menace.

**B.**

Proper provisions shall be made for drainage, water supply, sewage disposal and other appropriate utility services. The proposed streets shall provide a safe, convenient and functional system for vehicular circulation and shall be properly related to the Master Plan of the area.

**C.**

Streets shall be of such width, grade and location as to accommodate prospective traffic as determined by existing and probable future land and building uses.

**D.**

Buildings, lots, blocks and streets shall be so arranged as to afford adequate light, view and air to facilitate fire protection and to provide ample access for fire-fighting equipment to buildings.

**E.**

Land shall be subdivided or developed with due regard to topography so that the natural beauty of the land and vegetation shall be protected and enhanced.

**WHEREAS**, this Board has, as requested by the Town Board in its Special Permit Resolution, taken into consideration the comments and recommendations of SOCPA and comments of the Town Board in its Special Permit Resolution and has further worked with the applicant to include in its final Site Plan and Subdivision Plan such requirements as are necessary and desirable and as required by Chapter 127 of the Town of Manlius Code and Chapter 155-

28 of the Town of Manlius Code and further to ensure that the architectural features, colors and landscaping blend with the character of existing buildings in the surrounding area as well as accesses, easements and other site plan amenities are desirable for this Project;

**WHEREAS**, The Town Board as lead agency for this Project, on November 28, 2018 adopted a Negative SEQRA Declaration for the Project and found that the Project will not have a significant environmental impact and therefore, no further SEQRA review need be made for the actions herein;

**It is:**

**RESOLVED**, that this Board hereby grants Site Plan Approval and Subdivision Approval for this Project with the specific finding that each of the conditions of the SOCPA referral of November 7, 2018 have been met;

And with the following **conditions**:

1. All Conditions set forth in the Special Permit issued by the Town Board of Town of Manlius dated November 28, 2018 are to be complied with and are incorporated into and made part of these approvals;
2. Traffic engineer Gordon Stansbury to verify with the Town Engineer that the cross-entrance bump-out plan works with respect to queuing factors on the roadway;
3. Road striping and signs shall be completed by the applicant for the bump-out plan, to be verified by the Town Engineer
4. The required offset for sewers per OCDWEP must be met and approved by the Town Engineer;



5. For all stormwater facilities to be owned and maintained by the applicant, the must maintain same and report to the Town on an annual basis as to how it is maintained;

6. The applicant must provide proof that the Reciprocal Access Easement Agreement between DB Real Estate Fayetteville, LLC and Fayetteville Care Group, LLC, as presented as part of this application has been executed and duly filed with the Onondaga County Clerk;

7. The Subdivision Map is properly executed by all appropriate parties and filed with the Town and Onondaga County Clerk's Office.

8. The exact location of the south-west located hydrant is to be coordinated with the applicant and the Town Highway Supervisor.

9. The truck turn movements as presented by the applicant are to be verified with Chief Hildreth of the fire department and modified if so required.


10. The applicant must complete the project by the year 2025.

I, **Lisa Beeman**, Clerk of the Town of Manlius Planning Board , **DO HEREBY CERTIFY** that the preceding Resolution was duly adopted by the Planning Board of the Town of Manlius at a regular meeting of the Board duly called and held on the 22<sup>nd</sup> 9<sup>th</sup> day of April 2019 that said Resolution was entered in the minutes of said meeting; that I have compared the foregoing copy with the original thereof now on file in my office; and that the same is a true and correct transcript of said Resolution and of the whole thereof.

**I HEREBY CERTIFY** that all members of said Board had due notice of said meeting.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the seal of the Town of Manlius, this 23<sup>rd</sup> day of April 2019.

DATED: April 23, 2019  
Fayetteville, New York

  
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**Lisa Beeman**  
**Clerk of the Town of Manlius**  
**Planning Board**