

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
June 12, 2023**

APPROVED

The Town of Manlius Planning Board hybrid meeting in-person and virtual live streaming with Chairperson Joseph Lupia presiding and the following members present: Ann Kelly, Arnie Poltenson, Richard Rossetti, Valerie Beecher, Judy Salamone and Erin Reynolds. Also, present were Attorney Jamie Sutphen and Planning Board Engineer Douglas Miller.

In-Person Attendees: Joe and Anne Messineo, Steve Benson, Dave Schlosser

Virtual Attendees: None

The Pledge of Allegiance was recited.

Minutes

Member Rossetti made a motion, seconded by Member Salamone and carried unanimously to approve the minutes of May 22, 2023.

**Time: 6:33PM - Tully's Good Times – 1 Technology Place, East Syracuse, NY
13057 - Site Plan Amendment – Addition to the existing Tully's – Towne Center
Tax Map # 087.-01-21.1**

Dave Schlosser was present and spoke on behalf of the application. He stated that they would like to add a 1200+/- square foot addition (including a beer cooler) to the existing building; parking will be reduced from 103 to 94, but still have plenty to meet code. All materials will be the same as the existing building. Sidewalks were discussed for better walkability around the new addition. The Developer agreed to add a sidewalk.

Member Reynolds is concerned about the parallel parking spaces on the plan. She would also like to see a grading plan for the project.

Member Rossetti made a motion, seconded by Member Kelly and carried unanimously to hold a Public Hearing on June 26, 2023, at approximately 6:35PM.

**Time: 7:03PM - Recommendation to Town Board – Local Law – Landscaping and
Lawn Maintenance**

The Board spoke at length regarding the Local Law about Landscaping and Lawn Maintenance. This Board **does not** recommend that this legislation be accepted in its current form.

Member Reynolds made a motion, seconded by Member Rossetti and carried unanimously to send a negative recommendation to the Town Board regarding the

Local Law – Landscaping and Lawn Maintenance - for the following reasons:

- The definition in the proposed local law needs more specific scrutiny; the terms used are not accurate in the industry and there are errors and omissions in the wording and definitions;
- The referenced data in this proposed legislation are a) incomplete ; b) inappropriate; c) not specific enough for our locale.
- The driving impetus for this legislation is unclear ; why does the NYS building code not enough to address this issue.
- The uniformity of enforcement is a concern.
- The overall invasion of privacy vs. the necessity needs to be better defined and reasoned.
- What is actually “hazardous” needs better definition.
- The service of “notice’ and communication is problematic; inconsistency in the plan of communication of a purported allegation is problematic.

7:27PM - Other Business

1. Member Rossetti – at the previous meeting on June 12 the Board voted to approve an Amendment to Local Law Chapter 127-26 - Subdivision – which says where Public Water is available to a properly divided lot, each existing lot or lot to be created, shall be required to tie directly into the water line provided by the Onondaga County Water Authority. Attorney Sutphen stated that OCWA said that they would not allow it, so they asked the municipality to make it a part of the local code. Member Rossetti stated that he did not see the Local Law prior to the meeting/vote and is therefore opposed to the Amendment to the Local Law. He would like clarification from the Town Board Attorney regarding the amendment, specifically where public water is available to a properly subdivided lot.

Conversation ensued regarding the Local Law and the Amendment to the Code.

Member Rossetti made a motion, seconded Poltenson to issue a negative recommendation to the previously recommended Amendment to Local Law – Chapter 127-26 – Subdivision, specifically where public water is available to a properly subdivided lot.

Ayes: Member Kelly and Member Salamone.

Nays: Chairman Lupia, Member Reynolds and Member Beecher.

Members Reynolds, Beecher and Chairman Lupia all affirmed their previous positive recommendation.

2. Member Reynolds would like the Board to come up with or update the current Design Standards for the Site Plan review process.

Conversation ensued regarding design standards.

Member Reynolds made a motion, seconded by member Rossetti and carried unanimously to send a recommendation to the Town Board to form a committee for design standards.

With there being no further business, Member Rossetti made a motion, seconded by Member Salamone and carried unanimously to adjourn the Regular Meeting at 7:48pm.

Respectfully submitted,
Lisa Beeman, Clerk