

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
July 11, 2022**

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, Edmond Theobald and Judy Salamone. Also, present were Attorney Jamie Sutphen and Planning Board Engineer Douglas Miller.

In-Person Attendees: Fietta, Neuman, J. Charters and Tom Cerio

Virtual Attendees: Don Gates

The Pledge of Allegiance was recited.

A moment of silence was held for Barbara Smith, former Planning Board Clerk. Barb was the clerk for the Planning Board for 11 years and worked in the Planning and Development Office for 14+ years. She will be greatly missed.

Minutes

Member Rossetti made a motion, seconded by Member Kelly and carried unanimously to approve the minutes of June 27, 2022. Member Salamone abstained.

6:32PM - Fayetteville Veterinary Hospital – 8122 E. Genesee St., Fayetteville, NY

PUBLIC HEARING – Site Plan– Veterinary Hospital – Same Address

Tax Map # 091.-01-01.2

Ed Keplinger was present to speak on behalf of the Applicant.

Attorney Sutphen reviewed the 11 questions in Part 2 of the EAF with the Board and the Board agreed unanimously that the action would have no, or a small impact on the environment.

Member Beecher made a motion, seconded by Member Poltenson and carried unanimously to issue a Negative Declaration under SEQR and authorized the Chairman to sign the short form EAF.

Member Theobald made a motion, seconded by Member Beecher and carried unanimously to waive the reading of the Public Hearing notice.

Member Salamone made a motion, seconded by Member Kelly and carried unanimously to open the Public Hearing at 6:34PM.

Hearing nothing from the public, Member Kelly made a motion, seconded by Member Rossetti and carried unanimously to close the Public Hearing at 6:35PM.

Member Poltenson asked about the trees being all deciduous and if evergreens were ever considered in the plan. Mr. Keplinger said that they would consider evergreen trees and asked where they should go. Member Poltenson said the parking lot. Mr. Keplinger said that they could plant them between the parking lot and the road.

Member Kelly made a motion, seconded by Member Rossetti and carried unanimously to approve the Site Plan for the Fayetteville Veterinary Hospital dated 05-22-22 with a revised date of 06-27-2022.

**6:43PM - Shashank Bhatt – 4579 Southwood Heights Drive, Jamesville, NY 13078
Recommendation to Town Board for Zone Change (CA & RA to RM) – Seven Pines
Project – 8104, 8108, 8112 & 8116 Manlius-Cazenovia Road -
Tax Map #'s 112.-02-2.7, 112.-02-06.0, 112.-02-07.0 and 112.-02-2.9**

No one was present to speak about the project.

Attorney Sutphen asked if everyone had looked at the RM district. She reviewed what is allowed in the RM Zone.

Conversation ensued regarding the parking lot and lot coverage.

Since no one was present to speak on behalf of the project, the Board adjourned the project until the Applicant can provide further information.

**7:00PM - Twin Shores Properties, LLC – 1333 13th Street, East Moline, IL 61244
Initial Presentation – Twin Shores – Fietta Properties – North Burdick Street
Tax Map #'s 086.-02-02.1, 086.-02-03.0, 086.-02-04.1, 086.-02-05.1, 086.-02-05.3 and 086.-
02-06.1**

Tom Cerio was present and spoke on behalf of the Applicant. Mr. Cerio explained that the submitted drawings are for reference only and are not for construction. 128 acres in which 45-50 acres will be developed, leaving about 70 acres for conservation. Approximately 300 housing units sprinkled throughout with a coffee shop, a fast-food restaurant and an entertainment facility. All with the appropriate signage. There will be 3 access points to the property. They will not be seeking a PILOT for this project. They are proposing to add sidewalks on North Burdick Street from the north end to the south end of the project.

Conversation ensued regarding lot lines, zoning, traffic study, SWPPP and parking issues. The Board is concerned with the apartments not being allowed in the current zoning. They suggested that R-5 may be a more suitable zone.

The Board adjourned the project until the Applicants can provide further information.

With there being no further business, Member Rossetti made a motion, seconded by Member Theobald and carried unanimously to adjourn the Regular Meeting at 7:22pm.

Respectfully submitted,
Lisa Beeman, Clerk