

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
January 9, 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: James T. Lawson, Ed Zemanick, Mary Zemanick, Vida & Rusty Robinson, Gloria Hirsh, Robert Zelle, Rod Ives, Charlie Breuer, James Trasher, Cheryl & Chris Demers, Janice and Scott Weatherby, Mike Papa and Carson Weingard.

Virtual Attendees: David Tyler, Cristina Tapia, John, M.rasmussen, Neil Tierson, Tom Poitras, Warren Linhart, Rob Smith, Ali Yildiz and David Neuman

The Pledge of Allegiance was recited.

Chairman Lupia introduced and welcomed new Member Erin Reynolds.

Minutes

Member Kelly made a motion, seconded by Member Rossetti and carried unanimously to approve the minutes of December 12, 2022.

Time: 6:31PM - Organizational Meeting

The Town Board appointed Joseph Lupia Chairman of the Planning Board for a period of 1 year.

Member Salamone made a motion, seconded by Member Beecher and carried unanimously to approve Baldwin, Sutphen and Frateschi Law Firm as Attorneys for the Planning Board.

Member Rossetti made a motion, seconded by Member Kelly and carried unanimously to approve Miller Engineering as the Planning Board Engineer.

Member Kelly made a motion, seconded by Member Rossetti and carried unanimously to approve Lisa Beeman as the Planning Board Clerk.

Member Salamone made a motion, seconded by Member Rossetti and carried unanimously to approve the Planning Board 2023 Meeting Schedule, which states that the Board will meet on the 2nd and 4th Mondays of the Month at 6:30 PM and the Board approved the Application Filing Deadline Schedule is as follows:

Meeting Date	Filing Deadline
January 9, 2023	December 28, 2022
January 23, 2023	January 12, 2023
February 13, 2023	February 1, 2023
February 27, 2023	February 15, 2023
March 13, 2023	March 1, 2023
March 27, 2023	March 15, 2023
April 10, 2023	March 29, 2023
April 24, 2023	April 12, 2023
May 8, 2023	April 26, 2023
May 22, 2023	May 10, 2023
June 12, 2023	May 31, 2023
June 26, 2023	June 14, 2023
July 10, 2023	June 28, 2023
July 24, 2023	July 12, 2023
August 14, 2023	July 27, 2023
August 28, 2023	August 16, 2023
September 11, 2023	August 30, 2023
September 25, 2023	September 13, 2023
October 9, 2023	No Meeting
October 23, 2023	October 11, 2023
November 13, 2023	November 1, 2023
November 27, 2023	November 15, 2023
December 11, 2023	November 29, 2023
December 25, 2023	No Meeting

Time: 6:34PM - Ron Dimon – 4911 Palmer Road, Manlius, NY 13104
Public Hearing – 2 Lot Subdivision – 4911 Palmer Road, Same Address
Tax Map # 116.-01-22.4 & 116.-01-22.2

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

Member Kelly made a motion, seconded by Member Poltenson and carried unanimously to declare the Planning Board Lead Agency for SEQR.

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 Kelly made a motion, seconded by Member Polteson and carried unanimously to issue a Negative Declaration under SEQR and authorized the Chairman to sign the

short form EAF.

Member Rossetti made a motion, seconded by Member Salamone and carried unanimously to open the Public Hearing at 6:37PM.

Hearing nothing from the public, Member Kelly made a motion, seconded by Member Rossetti and carried unanimously to close the Public Hearing at 6:38PM.

Member Rossetti made a motion, seconded by Member Kelly and carried unanimously to approve the 2-Lot Subdivision as prepared by Cottrell Land Surveyors, titled Dimon Hill Subdivision dated 1-11-22, subject to a Declaration of Easement for the driveway be presented to Legal Counsel before the Chairman signs the final map.

Time: 6:46PM - A&E & SNY Center – Suite 38, 5781 Bridge St, E Syracuse, 13057
Possible Decision - Site Plan – Med Spa – Behind Resort Lifestyles
Tax Map # 086.-01-03.9

Rod Ives and Mike Papa were present to speak on behalf of the Applicant.

Member Reynolds asked about the following items:

1. Uncaptured runoff and the steep slope of the entry could be hazardous in inclement weather. Discuss crown on entry, relocate CB's / trench drain.
2. Fall hazard at wall with no protection adjacent to end of parking by building.
3. Consider granite curbing at entry in lieu of concrete for continuity with roadway and durability. Applicant offers granite radius and entry.
4. Wall too close to north edge of parking, how does extent of wall reinforcement / disturbance relate to protection of existing trees. Applicant to submit schematic design.
5. 8" subbase for asphalt may be too little, revisit design according to geotech report.
6. How do stairs / walk / parking grades work at building entries. Applicant to submit schematic design.
7. 2:1 slopes not easily mowable. Same between building and walk. Consider groundcover or lawn alternative in addition to slope reinforcement.
8. How do HC ramps / signage / walks / Idscp work at entry. Applicant to submit schematic design.
9. The grades shown do not effectively direct runoff to catch basins.

Member Poltenson made a motion, seconded by Member Rossetti and carried unanimously to approve the Site Plan entitled A&E and SNY Center, Medical Center Drive, dated 10-25-2022 with revision dates of 10-13-22, 11-15-22 and 12-27-22; the following sheets are included in the Site Plan and approved: Title Sheet – C-1; Site Survey (by Other); General Notes – C-2; Site Preparation Plan – C-3; Layout Plan – C-4; Utility Plan – C-5; Grading Plan – C-6; Erosion Control Plan – C-7; Lighting and Landscaping Plan – C-8; Details – C-9 thru 16 and Lighting Photometric – C-17; the Building permit is to be pulled within 1 year; subject to final Legal and Engineering

comments; and the finding that the ZBA granted the requested variances related to the loading dock and trash and with the following conditions:

- The uses on the site shall be substantially as presented on the plan as the uses are critical to the parking counts approved on this plan
- The sidewalk easement to the Town shown on the plan is already part of a prior approval and continues as a condition of this approval to be improved as set forth on the plan and maintained by the applicant
- The applicant shall submit final detailed drawings that address the following items (see above list)
- The approval is conditioned upon final engineering and legal approval and approval of the details of the matters set forth in 1 -9 above

There is also no signage proposed at this time and therefore not approved at this meeting.

Time: 7:32PM - Brolex Enterprises – 5912 N Burdick Street, E. Syracuse, NY 13057
Possible Decision - Zone Change Recommendation to Town Board – RA and Commercial to R3 - Megnin Farms – Route 5 at East Genesee Street and Strawmount Trail - Tax Map #'s 082.2-01-02.0 and 082.2-01-03.0

Member Beecher recused herself.

Member Kelly stated that she is opposed to the Zone Change. Member Rossetti agreed with Member Kelly stating that the location of the property, the traffic concerns and a number of other issues. He would recommend a negative referral to the Town Board. Members Salamone and Poltenson are in agreeance. Chairman Lupia is also in agreement. He stated that the sewage is also a problem that has yet to be addressed with the Village of Chittenango Mayor.

Attorney Sutphen read the following resolution aloud:

This is a recommendation to the Town Board of Manlius from referral of the Town Board relative to the request for zone change made by the applicant for the premises from RA (primarily) and CA (Small portion) to R-3.

This Board held an informational public hearing on December 12, 2022, intending to solicit the input of the surrounding neighbors and other residents on the issue of a potential zone change. The Board also previously heard for the Village of Chittenango Mayor relative to sewer plant capacity affecting this project. The Board further received 36 letters and emails in connection with the project and received a petition signed by 138 residents. The nature of all such comments are fully set forth in the public record/minutes of the meeting and are incorporated herein by reference.

Member Rossetti made a motion, seconded by Member Kelly and carried unanimously to determine that a Zone change is not warranted for these affected parcels, and therefore recommends that the Town Board not re-zone the properties as requested by the applicant, for the following reasons as set forth below:

1. The Housing that would be permitted in the R-3 zoning designation is not compatible with the adjacent residential housing which is nearly fully built out with single family housing of an upscale nature, with well-sized lots and yards and significant buffering between properties;

- an R-3 Zoning designation would allow for a much greater density of housing than is allowed in the current zoning designation of RA;

-the housing of town house and duplex character in close proximity to the single- family homes is not desirable for this area;

2. Absent compelling reasons that would benefit the Town or community, the purchasers of the single- family residential properties in the current Mengin Farms should be able to rely upon the zoning designation of its neighboring parcels to determine what type of development may be present near their residential property. A change of a significant nature that would ensue upon a zone change, which may be incompatible with the reasonable expectations of the neighbors, should not be entertained.

3. The significant drainage and storm water issues that have been presented cannot be ignored at this juncture in permitting or denying future/more dense development that would occur through a zone change.

4. The Town Board is in the midst of a complete Comprehensive Plan for the Town and it would be imprudent to recommend a zone change for this single area until a full and comprehensive review of the various zoning districts, in light of the Comprehensive Plan are completed.

5. The issue of how sewer capacity affects this and future projects must be better reviewed, explored and understood before a zone change that increases density, is allowed.

6. There has been nothing presented, in any event, to suggest that this property would not be reasonably developable under its current zoning designation(s).

7. Traffic onto Strawmount that would result from more density should also be considered.

Time: 7:38PM - Member Beecher re-entered the meeting.

Time: 7:39PM - CVE North America, Inc. 109 W. 27th Street, New York, NY 10001
Discussion - Site Plan Amendment - Solar Array - Duguid Road, Manlius
Tax Map # 099.-01-03

Carson Weingard was present and spoke on behalf of the applicant, while Mark Rasmussen was present via Zoom and spoke on behalf of the applicant as well.

Mr. Rasmussen stated that the changes are as follows:

1. Access road will consist of a standard gravel section wherever possible.
2. in areas where the road is a standard gravel section, they have utilized vegetative filter strips or riparian buffers.
3. Road alignments have been revised to provide greater separation between the road and the panels to avoid steeper slope areas and to maintain 50' between the edge of the road and the existing watermain easement.
4. Water bars were removed to allow for easier access to the project for Operations and Maintenance purposes.
5. Access roads are no longer temporary so there is access to all portions of the project and access to equipment pads throughout the life of the project.
6. Potential grading under the panels, so it will be stabilized at the end of the project. SWPPP accounts for limits of disturbance.

The Board decided that these changes would have little to no impact on the community. Member Beecher made a motion, seconded by Member Rossetti and carried unanimously to accept the changes to the Amended Site Plan.

Time: 7:49PM - Twin Ponds Housing LLC – PO Box 515, Syracuse, NY 13205
Initial Presentation – Residential Portion - 5440 N Burdick St, Fayetteville
Tax Map # 086.-02-06.1

James Trasher and Charlie Breuer were present to speak on behalf of the applicant.

Mr. Trasher stated that they are looking at two different types of multi-family housing. Some of the apartments/town homes would have garages. Overall, they are proposing 276 units. There would be a combination of 1,2, and a limited number of 3-bedroom units.

Attorney Sutphen asked if the pond was part of the density plan? Mr. Breuer said yes. Attorney Sutphen stated that the pond cannot be included. She also asked what is the density issue? If the pond is not used, what kind of variances are needed?

Member Beecher asked why the applicants chose to do a mix of duplexes and apartments as opposed to all apartments or all duplexes? She also asked if there was a reason why parking was right up against the ponds? Is it possible to put in a community building, gazebo, park or pool? What about connections to the trails or the Erie Canal?

Chairman Lupia is of the opinion that this is a great area to develop and putting housing in this area is a great idea. The project in front of the Board, however, is too dense, there is too much being proposed. He would like to see a plan with less density. Member Rossetti agrees.

The Board has no concerns about 4-story buildings.

The Board has concerns about the following:

1. Traffic
2. Driveways and backing out of them onto the main drives within the facility
3. Where the traffic light should be

The Board asked if they could tour the site to get a better feel for the project and the area.

The Board tabled the matter until further information is received.

Time: 8:30PM - Member Rossetti asked about the recommendation to the Town Board about the Eastern Hills Bible Church (4600 Enders Road), regarding the RM Zone. He was under the impression that there was supposed to be some discussion between the Boards about the changes to the RM Zone. Attorney Sutphen stated that the Planning Board sent comments to the Town Board via the minutes, regarding the Zone Change. Chairman Lupia stated that the Planning Board did not send a recommendation for Eastern Hills Bible Church (4600 Enders Road) and that they were looking for some assistance regarding the changes to the RM Zone.

With there being no further business, Member Rossetti made a motion, seconded by Member Poltenson and carried unanimously to adjourn the Regular Meeting at 8:33PM.

Respectfully submitted,
Lisa Beeman, Clerk