

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
January 25, 2021**

APPROVED

The Town of Manlius Planning Board convened with the members live streaming from their homes and in accordance with the Executive Order of the Governor to assure compliance with the Open meetings Law. Chairperson Joseph Lupia presided, and the following Members were present: Fred Gilbert, Ann Kelly, Mike LeRoy, Arnie Poltenson and Richard Rossetti. Also, present were Attorney Jamie Sutphen and Town Engineer Douglas Miller.

Also, Present: Robert Switala, Brian Madigan, Kelly Sullivan, Tom Douglas, Scott Freeman, Matt Napierala, Christian Hill, Charlie Lockwood

The Pledge of Allegiance was recited.

Minutes

Member Kelly made a motion, seconded by Member Rossetti and carried unanimously to approve the minutes of January 11, 2021.

Woodland Hills Subdivision (Hoag Lane Development)

201 Solar Street, Syracuse, New York 13204

Set Date for Public Hearing - 21-Lot Subdivision –

5290-5320 Hoag Lane, Fayetteville, NY 13066

Tax Map # 104.-01-39.2

Member Rossetti made a motion seconded by Member Poltenson and carried unanimously to hold a Virtual Public Hearing on February 22, 2021 at approximately 6:35PM.

Wildcat Renewables, LLC – 879 Sanchez Street, San Francisco, CA 94114

Set Date for Public Hearing – Site Plan and Special Use Permit –

Solar Array – 7390 Kirkville Road, East Syracuse, NY 13057

Tax Map # 055.-01-10.1

Chairman Lupia asked for reassurance that the project will not be built on the back portion of the property. Mr. Madigan said that the back portion of the property will not be developed. There will also be a 7-foot fence around the project per code.

Member Kelly made a motion seconded by Member LeRoy and carried unanimously to hold a Virtual Public Hearing on February 8, 2021 at approximately 6:35pm.

Napierala Consulting, 110 Fayette Street, Manlius, NY 13104

Zone Change Recommendation to Town Board - CA to CB

7030 Manlius Center Rd, 13057 – Proposed Self Storage Facility -

Tax Map #'s 062.-04-6.1 & 062.-04-6.2

Matt Napierala, Christian Hill and Charlie Lockwood spoke on behalf of the Applicant, G&T Properties. Mr. Hill told the Board that the property consists of 2 tax parcels and that they have been in contact with Code Officer Randy Capriotti and will consolidate (lot line adjustment) the parcels if this project moves forward. He stated that the Applicant would like to build a Self-Storage Facility with an in-door climate-controlled building at the front of the property, an office in the same building and a gate at the entrance to the property for security. Landscape buffers and screening will be added to the project as well.

Member Rossetti asked for pictures of what the other “out” buildings would look like. Mr. Lockwood said that he used to own the B&C self-storage down the street and the storage units will be similar to those.

Member Rossetti asked Mr. Napierala about the previous zoning on the property. Mr. Napierala said that they would have to look into the zoning.

Attorney Sutphen reviewed the new Commercial Zoning Code with the Board. She stated that there is a difference between indoor and outdoor storage. The front building is indoor storage, and it is allowed in this zone. Member Rossetti asked why they need the zone change if the project will fit in the current zoning? Attorney Sutphen said that they want the outdoor storage. Conversation ensued regarding the definitions of indoor and outdoor storage. There was discussion regarding the findings and determinations that would need to be made in connection with a zone change to CB. This Board is recommending only. There was discussion regarding the Planning Board waiting until the next meeting to review and gather information before making a recommendation.

Member Rossetti made a motion, seconded by Member Polteson, which was carried, to adjourn the matter to receive further information delay a recommendation until the February 8, 2021 meeting.

Special Permit Renewal

Graveyard Auto - Grace Adams – 8132 Saintsville Road, Kirkville, NY 13082.

It was reported that Codes Enforcement Officer noted there had been issues or complaints relative to the existing Special Permit. Member Gilbert made a motion, seconded by Member Rossetti and carried unanimously to approve the Special Use Permit for Grace Adams for a period of 7 years, set to expire April 25, 2026. This 7-year renewal is effective beginning April 25, 2019 which is the date when the permit should have been renewed after its initial expiration.

Other Business

At the January 11, 2021 meeting the Board held a Public Hearing for 7115 East Genesee Street, CNY Premiere Homes for a Site Plan and Accessory Use Permit. While the Board approved the project, a time limit on the Accessory Use permit was not established.

Member LeRoy made a motion, seconded by Member Rossetti and carried unanimously to approve the Accessory Use Permit for CNY Premier Homes located at 7115 E. Genesee Street, Fayetteville, NY for a time period of 7 years to expire on January 11, 2028.

With there being no further business, Member Gilbert made a motion, seconded by Member Poltenson and carried unanimously to adjourn the Regular Meeting at 7:15 pm.

Respectfully submitted,
Lisa Beeman, Clerk