

**TOWN OF MANLIUS  
PLANNING BOARD MINUTES  
February 24, 2020**

**APPROVED**

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

Also, Present per sign-in sheet: Town Board Member Sara Bollinger, Town Board Member Heather Waters, Ellen & Mike McGrew, Lori Bort, LaShawnda Giuffrida, Daniel Madugno, Elizabeth Bough Martin, Melinda Kopp, Marie Slater, Curtis Slater, Maryann Slater, Tom Kopp, Junmian? Zhang, Sara Bollinger, Dan & Amy DeBlois, B Meuiar?, Nick Koziol, Mark Bort, Victoria Balintfy, Shorn Mennig, All Mennig, Jason Rutkey, Madeline Bort, Kim Gaspari, Lei Tang, Shere Brown, Scott Sugar, Sue Sugar, Kevin Conway, Leah Conway, Jason Boyce, Thomas R. Schepp, Scott Fuller, Samantha Otis, Chris Demers, Sean Brown, Jason Caraher, Kristy Caraher, Karen Green, Carlie Hanson, Timothy Kelly, David Dukat, Sughash C. Das, Robert Schwanke, Kristen Rutkey, Andrew Demers, Nicholas Rhyde, Stephanie Rhyde, Leisha Dukat, Steven Kelly, Amy Barrett, Mark Barrett, Keith Saville, Christine Saville, Eric Gerace, Kim Gerace, John Beecher, Valerie Beecher, Tony L. Waddell, Kim Schwanke, Jason Klaiber, Cheryl Demers, Tom & Jessica Costa-Umina, Josh Eastman, Allison & Eric Sczerbaniewicz, Gina Godier, Christine Kelly, Paul Crescenzi, Dira Elzourkany?, Heather Waters, Brandon Jacobson

The Pledge of Allegiance was recited.

**Minutes**

Member Gilbert made a motion, seconded by Member LeRoy and carried unanimously to approve the minutes of February 10, 2020

**COR Development – 540 Towne Drive, Fayetteville, NY 13066**

**Amended Site Plan – Monument Sign - Towne Drive – Between Pizzeria Uno’s and Mary Lou Corcoran’s Building**

**Tax Map # 087.-01-20.0**

Carlie Hanson from COR Development was there to explain the project. She stated that Target has asked to install a sign to show traffic where to go. It will be a free-standing sign, 6 feet in height.

Member LeRoy made a motion, seconded by Member Kelly and carried unanimously to approve the monument sign as presented. Chairman Lupia stated that SEQR did not need to be done because this project is of minimal change to the Site Plan.

Member Mento entered the meeting at 6:38pm.

**Brolex Properties – 5912 North Burdick Street, East Syracuse, NY 13057**  
**PUBLIC HEARING - Recommendation for Zone Change – Bridle Path/Megnin**  
**Farms Apartments – Corner of Strawmount Trail and State Route 5, Chittenango,**  
**NY**

**Tax Map #'s 082.-02-02 and 082.-02-03.0**

Brandon Jacobson, Brolex Properties, briefly explained the project that requests a Zone Change for this property from its current mixed zoning status being primarily RA; with a small section of CA zoning along Genesee Street to R-5. He stated that the applicant would like to provide a mixed/commercial/residential use for the property. They would like to construct 5 3-story apartment buildings, with elevators, primarily intended to serve seniors and others who can't move into the area due to price point.

Chairman Lupia noted the significant number of written materials that have been submitted by members of the public in opposition to this project which are part of the public record.

Member Poltenson made a motion, seconded by Member Kelly and carried unanimously to open the Public Hearing at 6:40pm.

Chairman Lupia expressed that although there will be no time limit for the public to speak, he asked that members be aware of time and not be repetitious.

The following members of the public spoke, with a brief summary of each herein:

1. Cheryl Demers – 8855 Haystack Lane – concerns about traffic, stormwater, wetlands and sewers. She referred to a document she prepared which was previously submitted as part of the record.
2. Tom Umina – 8859 Haystack Lane – concerns about water issues, swales are always full, urban sprawl, and traffic concerns.
3. Tony Waddell – 8827 Quarter Horse Run – concerns about overdevelopment, urban sprawl, school overcrowding, safety and security; he would like to see houses built, not apartments.
4. Marie Slater – 5823 Strawmount Trail – traffic and safety concerns.
5. Gina Godier – 5089 Strawmount Trail – traffic and safety concerns.
6. Allison Sczerbaniewicz – 5843 Strawmount Trail – there is no data for Senior housing, traffic concerns, crime and pollution issues, and property values will dramatically decrease.
7. Shere Brown – 8856 Haystack Lane – swales are at capacity, water and runoff issues, no HOA (that they were all promised would be put in place).
8. Leisha Dukat – 5855 Strawmount Trail – concerns about losing greenspace, density,, the negative impact this project will have on property values, traffic study issues, light and noise pollution.
9. Valerie Beecher – 5799 Strawmount Trail – house will be directly impacted by this project, referred to the Planning Board Minutes and Map of 04-27-09 regarding "Lot 90 is not a buildable lot".

10. Madeline Bort – Elm Street – concerns about the police and fire department impacts, traffic concerns, water runoff issues.
11. Lori Bort – 8812 Quarter Horse Run – concerned about the safety of the children in the neighborhood with potentially more cars, school bus concerns, water issues, pictures were submitted concerning water.
12. Eric Gerace – 8849 Haystack Lane – noise pollution concern, inquired about a Town wide Comprehensive Plan.
13. Elizabeth Bough Martin, Mayor, Village of Chittenango – she is not sure that the waste water treatment plant in Chittenango can handle the capacity of the proposed complex; the developer has not approached the Village with this project so she doesn't have accurate numbers, would like more open communication in the future regarding this project and anything further proposed for the site;
14. Daniel Modugno – 5809 Strawmount Trail – noise and pollution concerns, concerns about wildlife and ticks.
15. Scott Sugar – 5827 Strawmount Trail – stated that this project will impact the school district.
16. Chris Demers – 8855 Haystack Lane – concerned about the wildlife in the area especially the turtles.
17. Tom Schepp – questions about how the property is zoned the way it is, there is a need for Senior Housing in the Town and why is there no Comprehensive Plan.
18. Lei Tang – 5854 Strawmount Trail – flooding concerns.

Many members of the Public noted that when trying to purchase their property they were told by the Developer (Oot) and/or the Home Builder (Ryan Homes) that the property of issue could not be developed. It was agricultural and/or residential land only. They purchased with this knowledge and would not have purchased if the land was zoned otherwise. Each member of the public who spoke expressed great concern over the proposed re-zoning & opposed same; many members explained the unique nature of the Megnin Farms residential area & expressed concern that the unique neighborhood of Megnin Farms would be negatively impacted.

With there being no more comments from the audience, Member Kelly made a motion, seconded by Member LeRoy and carried unanimously to close the Public Hearing at 8:14pm.

Chairman Lupia explained to the audience and the Board that there are now 2 choices in the matter of this project:

1. The Board can vote on a recommendation now or
2. The Board can ask Attorney Sutphen to draw up a resolution to include all the concerns that were heard tonight and comments that the Board may have.

Member Kelly made a motion, seconded by Member Poltenson and carried unanimously to hold off on a final determination until the Town Attorney can work on a resolution with the Board Members including issues raised this evening.

## **OTHER BUSINESS**

Chairman Lupia updated the Board on the Woodland Hills Subdivision, Hoag Lane,. He stated that the applicant has responded to the memo from Town Engineer Doug Miller with a 25-page response. He also stated that there are still many insufficient details that need to be addressed before anyone can move forward. There have also been no new drawings submitted to date.

Chairman Lupia said that Woodland Hills, Hoag Lane, will more than likely be placed on the March 9<sup>th</sup> Planning Board Agenda.

With there being no further business, Member Gilbert made a motion, seconded by Member LeRoy and carried unanimously to adjourn the Regular Meeting at 8:18 pm.

Respectfully submitted,  
Lisa Beeman, Clerk