

**TOWN OF MANLIUS  
PLANNING BOARD MINUTES  
March 22, 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, Richard Rossetti and Valerie Beecher. Also, present were Attorney Jamie Sutphen and Town Engineer Douglas Miller.

Also, Present: Tom Oot, Christian Hill, Melanie Nicotra

The Pledge of Allegiance was recited.

**Minutes**

Member Rossetti made a motion seconded by Member LeRoy and carried unanimously to approve the minutes of February 22, 2021.

Member Kelly made a motion seconded by Member Rossetti and carried unanimously to approve the minutes of March 8, 2021.

**Brolex Properties – 5912 North Burdick Street, East Syracuse, NY 13057**  
**Subdivision and Site Plan – Freeman Estates – 12 Lots – 7430 Highbridge Road,**  
**Fayetteville, NY 13066**  
**Tax Map # 101.-02-02.1**

Chairman Lupia stated that at the last meeting the Board was looking for the elevations for the conventional plan. He stated that the plan has been submitted and asked Town Engineer Miller if he approved of the plan. Engineer Miller said yes.

Tom Oot, Application told the Board that the current survey includes the 12 units with the 278 clustering, which is being proposed. The Addresses are included as well along with the street name of Freeman Court.

Attorney Sutphen read the draft resolution aloud. After review of the application and plan of applicant, this Board finds that in accordance with Section 278 of the NY Town Law, State of New York, the applicant has presented a plan which shows that a conventional subdivision plan for this property in the R-3 zone would accommodate up to 12 conforming building lots (and one additional non-buildable lot). Accordingly, the applicant may move forward with a proposed cluster subdivision plan (per Section 278 of the Town Law and Section 127-12 of the Town of Manlius Code) for a proposed cluster subdivision plan showing a maximum of 12 buildable lots.

Member Gilbert made a motion, seconded by Member Rossetti to approve the following resolution: After review of the application and plan of applicant, this Board finds that in

accordance with Section 278 of the NY Town Law, State of New York, the applicant has presented a plan which shows that a conventional subdivision plan for this property in the R-3 zone would accommodate up to 12 conforming building lots (and one additional non-buildable lot). Accordingly, the applicant may move forward with a proposed cluster subdivision plan (per Section 278 of the Town Law and Section 127-12 of the Town of Manlius Code) for a proposed cluster subdivision plan showing a maximum of 12 buildable lots.

The motion carried unanimously.

Conversation ensued regarding HOA's, covenants, deed restrictions and declarations.

Member Kelly made a motion, seconded by Member Rossetti and carried unanimously to declare this as an Unlisted Action for SEQRA. A motion was also made by Member Kelly, seconded by Member Rossetti and carried unanimously to hold a Public Hearing on April 12, 2021 at approximately 6:35pm for a subdivision application for proposed Cluster Development.

**Napierala Consulting, 110 Fayette Street, Manlius, NY 13104**  
**Initial Presentation – Site Plan – Proposed Storage Facility - 7030 Manlius Center Rd, East Syracuse, NY 13057**  
**Tax Map #'s 062.-04-6.1 & 062.-04-6.2**

Christian Hill, Representing the Applicant, presented the Board with a slideshow and explained the project. They are proposing a self-storage facility. They received a Zone Change (CB) from the Town Board at their last meeting. The 2 lots are in the process of being combined. There will be 6 single story buildings, the front building will house the office and will be climate controlled, the remainder of the buildings will be drive up, not climate controlled. There will be a monument sign out front. An access gate with a keypad will be installed at the entrance to the property. Screening will be planted. There will be no lights on poles at the site, the lights will be mounted on the buildings. Mr. Hill stated that they have received comments from the New York State Department of Transportation (NYSDOT), and they suggested moving the entrance to the facility to the other side of the property due to the potential issues with the intersection at Eisenhower. The current proposed driveway will be closed off and grass and plantings will take its place.

Chairman Lupia asked Engineer Miller if he had the opportunity to review the SWPPP. Engineer Miller said not in great detail but at first glance it looks like it is in good shape. He has been working with Mr. Hill and he will get a memo to the Board for review.

Member Gilbert made a motion, seconded by Member Rossetti and carried unanimously to declare this as an Unlisted Action for SEQRA. A motion was also made by Member Gilbert, seconded by Member Rossetti and carried unanimously to hold a Public Hearing on April 12, 2021 at approximately 6:40pm for a proposed self-storage facility.

**Melanie Nicotra – 7075 North Manlius Road, Kirkville, NY 13082**

**Initial Presentation – Site Plan – Greenhouse – 7550 Collamer Road, East Syracuse, NY 13057**

**Tax Map # 038.-03-18.4**

Melanie Nicotra, Applicant, told the Board that she would like to build a greenhouse so she can sell her plants. She also sells produce at the corner. She will remove the current produce wagon and sell the produce at the Greenhouse. She stated that it will be a non-permanent structure that will be made out of pipes and a plastic covering. The building will be heated, as needed, with a small heater.

Chairman Lupia asked what the greenhouse was going to sit on, concrete, pavement? Ms. Nicotra said it will be crushed stone.

Member Kelly asked how the Applicant was going to get water to the site? Ms. Nicotra said she is considering OCWA for city water or just putting in a well, she has not decided yet. There will also be no restrooms on site, just a port-a-potty.

Chairman Lupia asked Engineer Miller if a SWPPP would be needed. Engineer Miller said probably not, she is using crushed stone and less than an acre of land is being disturbed.

Member Rossetti made a motion, seconded by Member LeRoy and carried unanimously to declare this as an Unlisted Action for SEQRA. A motion was also made by Member Rossetti, seconded by Member LeRoy and carried unanimously to hold a Public Hearing on April 12, 2021 at approximately 6:45pm for a proposed Greenhouse.

**Special Permit Renewal – Compassionate Care Vet Hospital – Dr. John and Connie Enders – 8277 & 8275 East Seneca Turnpike, Manlius, NY 13104**

The Board received a memo from Director of Code Enforcement Randy Capriotti, stating that there have been no complaints and or violations and he recommends renewal of the Special Permit.

Member Kelly made a motion, seconded by Member Beecher and carried unanimously to approve the Special Use Permit for a period of 7 years to expire on March 26, 2028.

### **Other Business**

With there being no further business, Member Gilbert made a motion, seconded by Member Rossetti and carried unanimously to adjourn the Regular Meeting at 7:39 pm.

Respectfully submitted,  
Lisa Beeman, Clerk