

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
April 24, 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 Knittel, Trevor Edkin and Ryan Benz

Virtual Attendees: Dave Tyler

The Pledge of Allegiance was recited.

Minutes

Member Rossetti made a motion, seconded by Member Salamone and carried unanimously to approve the minutes of April 10, 2023.

Time:6:30PM - Hogan Drs. LLC – 4579 Southwood Heights Drive, Jamesville, NY 13078 - Site Plan & Special Use Permits for Retail Sales & Accessory Use Permits for Apartments for Residential Use – Seven Pines – 8104 - 8110 Cazenovia Road - Tax Map #'s 112.-02-2.7, 112.-02-06.0, 112.-02-07.0 and 112.-02-2.9

James Knittel, IN Architects, was present and spoke on behalf of the Applicant. He stated that 3 of the properties, 3A, 2B and 3B have been changed to the RM zoning classification, Lot 4B is still Zoned RA, there will be no work done on that lot, it will remain an office building for now. Lot 3A currently has office tenants and there will be no work done on that building. Lot 1A is not owned by the Applicant so there is no work planned for that lot. Three 1-bedroom apartments are being proposed in the existing buildings on Lots 2B and 3B. They meet the lot coverage, they have easements in place, no exterior work will be done, short of painting. The landscaping will be maintained, but not changed. Parking will not change.

Member Reynolds would like to see photometrics for the site, she is concerned about drainage and the stability of the slope, the downed trees are also a concern.

Member Poltenson asked if there was anything architecturally to mitigate the sound between the apartments and the businesses. Mr. Knittel stated that they would typically put a sound board in whether it's a new carpet or LVT. The office buildings currently have acoustic ceilings, that helps with the sound.

Member Rossetti is concerned about parking, as to where the residential people vs. the commercial people will park, will there be assigned parking spots? Mr. Knittel stated that that will be a building management issue and he has no plan for that right now.

Member Beecher is concerned about the residential parking behind the building and the headlights shining into the houses in the neighborhood behind the property and is there any more screening planned. Mr. Knittel said there are no plans to add any additional screening right now.

Chairman Lupia stated that the following items need to be addressed before the Board can proceed:

1. Clarification of the Easements
2. Lighting and Landscaping Plans
3. Dumpster locations on the Site Plan
4. Outdoor activities for the residents? (benches, etc.)
5. The contours of the property should be laid out.

The Board stated that a Special Use Permit will not be required for the site because there will be no retail sales at the location, but Accessory Use Permits will be required for the Apartments.

The Board tabled the matter for further information.

Time:6:59PM – Member Beecher left the meeting.

Time:6:59PM - Accessory Use Permit Renewals

Chairman Lupia stated that all the Accessory Use Permit Renewal applications have been reviewed by the Code Enforcement Officer and are found to have no violations or complaints.

1. **Dr. Heath Winkler – 8051 Cazenovia Road – Dental Office**
Member Rossetti made a motion, seconded by Member Kelly and carried unanimously to approve the Accessory Use Permit for a period of 7 years to expire on April 25, 2030.
2. **Allen & Jill Olmstead – 8645 E. Seneca Turnpike – Real Estate Office**
Member Kelly made a motion, seconded by Member Rossetti and carried unanimously to approve the Accessory Use Permit for a period of 7 years to expire on April 25, 2030.
3. **Mark Oberferst – 7085 East Genesee Street – Dental Office**
Member Salamone made a motion, seconded by Member Poltenson and carried unanimously to approve the Accessory Use Permit for a period of 7 years to expire on April 25, 2030.
4. **Thomas Hosmer – 7101 East Genesee Street – Violins**
Member Poltenson made a motion, seconded by Member Rossetti and carried unanimously to approve the Accessory Use Permit for a period of 7 years to expire on April 25, 2030.

With there being no further business, Member Rossetti made a motion, seconded by Member Poltenson and carried unanimously to adjourn the Regular Meeting at 7:02pm.

Respectfully submitted,
Lisa Beeman, Clerk