

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
May 11, 2020**

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, Mike LeRoy, Frank Mento, Arnold Poltenson and Richard Rossetti. Also, present were Attorney Jamie Sutphen and Town Engineer Douglas Miller.

Absent: Member Kelly

Other persons attending the virtual meeting: Brandon Jacobson, Tom Oot, Chris Danaher, Scott Dumas and Scott Freeman.

Chairperson Lupia explained the procedures that would be followed for the live stream meeting. The Pledge of Allegiance was recited.

Chairperson Lupia introduced new Planning Board Member Rich Rossetti.

Minutes

Member LeRoy made a motion, seconded by Member Mento and carried unanimously to approve the minutes of March 9, 2020. Members Rossetti, Poltenson and Gilbert abstained.

Brolex Properties – 5912 North Burdick Street, East Syracuse, NY 13057
Initial Presentation - Recommendation for Zone Change – Freeman Estates – 7430
Highbridge Road, Fayetteville, NY 13066
Tax Map # 101.-02-02.1

The applicant, Brandon Jacobson, stated the intent of the Board as to this site. He stated that they would like to build a Townhome community on the property. They would like to build using the Cluster plan. R-3 Zoning would assist with density, they had originally requested a change to R-5 Zoning.

Chairman Lupia asked how many acres the property is. Mr. Jacobson said 23 acres is the whole property, they are looking to use roughly 4.5 acres. There are wetland issues with all but about the 4.5 acres proposed.

Member Rossetti asked how many feet from the roadway back to the start of development is. Mr. Jacobson said approximately 800 feet at the farthest point. There is a sharp topography change where it goes into the floodplain, with a 25-foot drop that is pretty sharp. The developer intends to have walking trails on the property.

Member Gilbert asked about the current Freeman house that is on the property. Mr. Jacobson said that it will have to be removed.

Member Rossetti asked why the Board was considering an 850-foot zone change in the flood plain if the Town Code says that you cannot build in the flood plain. Mr. Jacobson said that they can build on it, they need a Letter of Map Revision (LOMA) from FEMA, but they are choosing not to build in the flood plain. Member Rossetti asked Engineer Miller if the code states that you cannot build within 25-feet of a flood plain. Engineer Miller believes that is what the code says, he will look into it. He believes that it is under the design standards for lots.

Chairman Lupia asked Engineer Miller, is it fair to say that the Board does not have sufficient information to know whether or not the cluster development is totally appropriate as proposed? Engineer Miller said yes, it is a fair assessment.

Attorney Sutphen asked the Board to consider whether the entire site is appropriate for the zoning classification that is being proposed by the Applicants. Member Rossetti said that is the question he is asking as well.

Conversation ensued regarding cluster planning and what is allowed in the current zones within the Town of Manlius.

Member Mento asked if the property already has a natural divide to it. Mr. Oot said yes.

Chairman Lupia asked Attorney Sutphen if she had drawn up a resolution regarding this project? Attorney Sutphen asked the Board if they had the chance to review the proposed resolution which had been provided to the Board in advance, and they answered in the affirmative. The resolution could be adopted as long as the Board agree that the resolution is acceptable.

Members Poltenson and LeRoy are ok with the Zone Change they are both concerned with bigger problems down the road, such as sewers, stormwater and traffic. The Board is in general agreement that the zone change requested is appropriate, but the issue of cluster subdivision is one that needs to go through another procedure separately. A zone change would be a first step. Attorney Sutphen read that resolution aloud and it is stated below.

Member Mento made a motion, seconded by Member Rossetti and carried unanimously to recommend to the Town Board that the Zone Change application of Brolex Properties for a Zone Change for the property at 7430 Highbridge Road from R-A to R-3 is appropriate for the property, and this Board recommends that the Zone change should be approved by the Town Board. The type of structures and uses that are allowed in an R-3 zone is consistent with the uses in and character of this busy corridor. The presence of significant flood plain areas on this site further makes the R-3 a suitable use for the usable areas of this property, closest to a heavily trafficked street. It is specifically noted that this Board has not reviewed the details of an apparent proposed

“cluster” development that appears on the plan presented to this Board. There is more information required and the suitability of a cluster development is not determined by the Board at this time and this Board does not recommend application of 278 Cluster development for this site at this time.

5538 North Burdick Street, LLC. – 125 E. Jefferson St., Syracuse, NY 13202
Initial Presentation- Recommendation for Zone Change
5538 North Burdick Street, Fayetteville, NY 13066
Tax Map # 086.-02-07.1

Scott Dumas, with Mike Barney Management, were present for the applicant and explained to the Board that there a group of young doctors that would like to build on this site for their practice. It is not a big national company. The land is currently under contract pending approvals. They would like to open in May 2021. They do not want to disturb the current grade and do not wish to add any more pavement than need be. 10,000 to 12,000 square feet, single level medical practice.

Christian Danaher, Attorney with Hancock Estabrook, presented an online presentation and showed the site, the zoning in the area and related materials. The Applicants propose a Zone Change from RA to RM. There is a residence currently on the property that will be removed. Mr. Danaher stated that the clients would like to have the RM zoning for the property. He explained why he thought the zoning was appropriate for the area and this was discussed amongst the Board members.

Scott, Freeman, Keplinger Freeman Associates, spoke briefly about the Site Plan for the property. 4.25-acre parcel with natural evergreen buffers on either side of the property that will remain. No flood plain, floodway or endangered species on the property. The building will be facing North Burdick Street with parking in the front of the building. There has been a traffic study and the location of the proposed driveway has adequate site distance from both directions. There will be approximately 98 parking spaces. A lighting plan will be provided at a later date. There will be a monument sign on site. The applicant wants to have the building address the creek as a natural feature. This is a matter that would be addressed at site plan approval.

Attorney Sutphen asked Board members had the chance to review the proposed resolution which had been provided to the Board in advance, and they answered in the affirmative. The proposed resolution was read aloud and is set forth in the motion below.

Member Mento made a motion, seconded by Member LeRoy, and carried unanimously to recommend to the Town Board that the Zone Change application of 5538 North Burdick St. LLC. for a zone Change for the property at 5538 North Burdick Street from R-A to R-M is appropriate for the property, and this Board recommends that the Zone change should be approved by the Town Board. The type of structures and uses that are allowed in an R-M and specifically the medical use proposed by the applicant is consistent with the uses in and character of this corridor. This recommendation is made with the understanding that this matter will return to the Planning Board for site plan

approval.

OTHER BUSINESS

With there being no further business, Member Rossetti made a motion, seconded by Member LeRoy, and carried unanimously to adjourn the Regular Meeting at 7:43 pm.

Respectfully submitted,
Lisa Beeman, Clerk