

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
June 13, 2022**

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, Edmond Theobald and Judy Salamone. Also, present were Attorney Jamie Sutphen and Planning Board Engineer Douglas Miller.

In-Person Attendees: Guy Pitman, Ed Keplinger, Danielle Ewert, Ryan Ewert, Madison Ewert, Blake Bestul, Rod Ives, Paula Ellenberg, Barbara Emmons, Tracy Crowe, Matt Napierala, Michael Pettinato, Connie Enders, John Enders, Cynthia Crowe, Ruben Lugo, Colleen Smith, Mike Pappa

Virtual Attendees: David Tyler, Warren Linhart

The Pledge of Allegiance was recited.

Minutes

Member Rossetti made a motion, seconded by Member Poltenson and carried unanimously to approve the minutes as amended to include the resolution of May 23, 2022.

6:31PM - Guy Pitman – 6430 North Manlius Road, Kirkville 13082

**Decision - Site Plan Amendment – Add 30’x50’ Barn to existing Site Plan
6985 Collamer Road, East Syracuse, NY 13057**

Tax Map # 036.-01-04.0

Chairman Lupia stated that the Board has heard from the Onondaga County Planning Board.

Member Theobald made a motion, seconded by Member Kelly and carried unanimously to approve the Amended Site Plan for Guy Pitman dated June 8, 2022.

6:35PM - Danielle and Ryan Ewert – 8291 East Seneca Turnpike, Manlius, 13104

**Public Hearing - Zone Change Recommendation to Town Board - R1 to RA Same Address
- Tax Map # 099.-01-27.4**

Due to a potential conflict of interest, Member Rossetti recused himself.

Member Theobald made a motion, seconded by Member Salamone and carried unanimously to waive the reading of the Public Hearing notice.

Member Kelly made a motion, seconded by Member Beecher and carried unanimously to open the Public Hearing at 6:36pm.

1. Paula Ellenberg, on behalf of her mother, Barbara Emmons, 8303 East Seneca Turnpike – she is concerned about barking dogs, traffic issues and that the Pole Barn would be built directly behind her mothers’ property. Also, the Site Plan is very vague. Both are opposed to this project.

Chairman Lupia stated that the Board has received a petition signed by approximately 10 neighbors opposing this Zone Change. *(on file in the Planning and Development Office)*

2. Clerk Beeman read the following that was sent via email: Pamela Deckard, 4819 Hyde Road - Is there any recourse for me (as a neighbor), [should this business be approved,] if the noise level of these dogs proves to be a daily headache, or has a negative impact on my daily life?
3. Dr. John Enders, Compassionate Care Vet Hospital – there is already 2 businesses located on the property, does not think a 3rd business is necessary; has concerns with traffic and noise.

Hearing nothing more, Member Kelly made a motion, seconded by Member Salamone and carried unanimously to close the Public Hearing at 6:44PM.

Member Poltenson stated that he is strongly opposed to the Zone Change for the fact that some businesses are allowed in the R1, but its very selective, ones that do not generally bother the neighbors, like a psychologist. This would be a commercial operation in a residential zone, he is concerned with changing the zone to RA, for what does that open the door? Almost anything could go in the RA zone if it changed.

Member Theobald agrees with Member Poltenson. His concern is the placement of the pole barn and would moving it change the noise factor?

Member Poltenson made a motion, seconded by Member Beecher and carried unanimously to send a negative recommendation to the Town Board for the Zone Change for the following reasons:

1. Not consistent with existing adjoining properties; the uses that would be permitted in this zone are too commercial to be consistent with residential and surrounding uses.
2. Zone change could create residential disturbance for those using their properties residentially and whom expected to have residential uses
3. Full Comprehensive plan is pending - the Town Board should consider that.
4. There is residence on the lot and already a commercial use, so another would not be appropriate or possibly even allowed.

6:55 PM - Harrington Homes - 3848 Henneberry Road, Jamesville, NY 13078
Discussion - 34 Lot Subdivision & Site Plan – Harrington Homes at Brandywine
Brandywine off of Henneberry Road - Tax Map # 109.-02-07.1

Member Rossetti re-entered the meeting.

Matt Napierala was present and spoke on behalf of the Applicant.

Member Beecher asked for updates regarding the project as it is being built. Mr. Napierala said they can produce reports either on a six-month basis or a yearly basis.

Member Kelly asked who is responsible if the project runs out of water at any point. Attorney Sutphen said that the Board has spoken of this before they talked about it being a condition of the phases. Member Rossetti said then there is no liability from the Town's perspective? Attorney Sutphen said no, it would be the same as any other individual that runs out of water, it is up to the individual homeowner.

Member Beecher asked about walking trails.

Member Poltenson made a motion, seconded by Member Rossetti and carried unanimously to approve the 34-Lot Subdivision and Site Plan for Brandywine dated September 17, 2020, with the most recent revision dated March 25, 2022; project # 20-1906, with the following conditions:

1. The HOA intending to maintain the private storm water system must be formed and filed prior to the commencement of construction; final form of same to be approved by Planning Board attorney
2. The development shall be developed in 4 phases - the first phase will include the storm water infrastructure including through Phase 2
3. Must begin the work within 18 months or this approval lapses
4. Hammerhead to be included at the end of the road of each phase.
5. Prior to each phase after Phase commencing a full well report from developer as to adequacy of the water supply - to be reviewed by town Engineer or Planning Board Engineer prior to each

7:30PM - Fayetteville Veterinary Hospital – 8122 E. Genesee St., Fayetteville 13066

Discussion – Site Plan– Veterinary Hospital – Same Address

Tax Map # 091.-01-01.2

Chairman Lupia stated that the Board has heard from the Onondaga County Planning Board and they offered the following comments:

1. Per the New York State Department of Transportation, a drainage study or Stormwater Pollution Prevention Plan (SWPPP) is required to show that the proposed development would not create additional stormwater runoff into the state's drainage system. The applicant must contact the Department to determine the scope of the study. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval
2. The applicant must contact the Onondaga County Health Department's Bureau of Public Health Engineering to confirm the location of the existing sewage disposal system to ensure it will not be impacted by the proposed animal hospital and parking lot. The Department must also formally accept or approve, respectively, any existing or proposed septic system to service this property prior to, or as a condition of, municipal approval of the site plan

Ed Keplinger gave a brief overview of the project on behalf of the Applicant.

The Board asked for an updated map of the project.

Member Rossetti made a motion, seconded by Member Kelly and carried unanimously to hold a Public Hearing on July 11, 2022, at approximately 6:35PM.

7:40PM - A&E & SNY Center – Suite 38, 5781 Bridge Street, E. Syracuse, NY 13057

Initial Presentation - Site Plan – Medical Center – Behind Resort Lifestyles

Tax Map # 086.-01-03.9

Rod Ives was present on behalf of the Applicant. He stated that there will now be one building built instead of 2 buildings and it will all be built in 1 phase. The intention is to build a 40,000 square foot building with 124 parking spaces and 1 stormwater basin instead of 2.

Conversation ensued regarding the exterior and the interior of the building, grading and soils of the property, the height of the building in respect to how it will look from Avriel Drive and drainage.

Chairman Lupia asked if the Applicant could produce a model of the project, from the view of the residents on Avriel Drive, to see what they would see when this project is complete. Mr. Ives said they could produce that, it may take a while, but it can be done.

The Board tabled the matter until more information can be obtained from the Applicant.

8:16PM - Other Business

1. Pauli Drive Project – Update – Chairman Lupia stated that this project is not on the calendar because of an incomplete project. The Applicant has not provided the Board with an up to date and complete plan.
2. The Board set a Special Meeting Date of July 18, 2022, at 6:30pm regarding Comprehensive Planning, Possible Zoning Code Changes and Land Use Planning to be presented by a couple Town Board Members.
3. Duguid Road – Solar Array – Update – Conversation ensued regarding the Solar Panels. The new panels are more proficient and will not cause a significant change to the project. With that being said, Member Rossetti made a motion seconded by Member Theobald and carried unanimously to approve the use of 450 panels instead of the previously approved 430 panels.

With there being no further business, Member Rossetti made a motion, seconded by Member Theobald and carried unanimously to adjourn the Regular Meeting at 8:23PM.

Respectfully submitted,
Lisa Beeman, Clerk