

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
June 22, 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, Ann Kelly, Mike LeRoy, Arnie Poltenson and Richard Rossetti. Also, present were Attorney Jamie Sutphen and Town Engineer Douglas Miller.

Absent: Member Mento

Other persons attending the virtual meeting: Drazen Gasic, Andrew Day, Don Hoefler, Allen Olmstead, Chris Danaher, Scott Dumas, Scott Freeman and Madonna Millerschin

The Pledge of Allegiance was recited.

Minutes

Member Rossetti made a motion, seconded by Member LeRoy and carried unanimously to approve the minutes of June 8, 2020. Member Poltenson abstained.

Andrew Day, Taft Solar LLC., 41 West Elm St., Suite C, Greenwich, CT 06830
Initial Presentation – Site Plan – Solar Array
6966 Taft Road, East Syracuse, NY 13057
Tax Map # 034.-01-20.1

Present for the applicant were Drazen Gasic, LaBella Associates and Andrew Day. There was initial presentation regarding the information that was requested by Town Engineer Miller, the SWPPP report, the Ulta Decommissioning report, the US Fish and Wildlife Endangered Species Letter, SHIPO consultation letter, the FAA application letter and clearance. All have been received by the Town Engineer.

Chairman Lupia asked Town Engineer Miller if he was satisfied with the information he received and if he thought there was enough information to schedule a Public Hearing. Engineer Miller said that he has all of the information and he is comfortable with the Board setting a date for a Public Hearing.

Attorney Sutphen stated that the Board had received the Onondaga County Planning Board referral and there were no modifications but there were a number of comments and at the Public Hearing the Board could address them.

After discussion thereon. Member LeRoy made a motion, seconded by Member Rossetti and carried unanimously to hold a Public Hearing on July 13, 2020 at approximately 6:35pm.

Everland Holding, 8490 Salt Springs Road, Manlius, NY 13104
Initial Presentation – 2-Lot Subdivision – 8490 Salt Springs Road, Manlius 13104
Tax Map # 100.-01-11.1

Allen Olmstead was present for the applicant. The proposed subdivision was shared on the zoom screen. Mr. Olmstead advised that the Applicant has 100 acres on Salt Springs Road and he would like to divide the property: the house and barns on approximately with 15 acres creating one parcel and the remaining 85 acres will be a separate parcel.

After discussion thereon, Member Kelly made a motion, seconded by Member LeRoy and carried unanimously to hold a Public Hearing on July 13, 2020 at approximately 6:45pm.

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

Chris Danaher, Scott Dumas, Scott Freeman and Madonna Millershin were present for the applicant and spoke in reference to the project.

Mr. Danaher stated that the property received a Zone Change from the Town Board.

Mr. Freeman spoke about the Site Plan. He stated that the hedge rows on either side of the property will remain as is. The access way to the Site has been approved by Onondaga County. The traffic study was sent to Engineer Miller before the meeting. The lighting plan is being worked on. Conversation ensued regarding the placement of the Fire Hydrant. They have added an access walk to get to the lower level mechanical room.

Ms. Millershin spoke about the building architecture. They will be using a metal roof and two-toned colors (durable material maybe shades of gray and tan) on the building itself. The building will be a Type 2 combustible construction therefore sprinklers are not required.

Member Rossetti asked where the mechanical room will be. Ms. Millershin said they will be on the lower level of the building.

Member Rossetti asked about the sprinkler system in the building. Ms. Millershin said that there does not have to be a sprinkler system because they are using a steel frame construction with non-combustible materials and because of that they do not need a sprinkler system.

Member Poltenson asked if you could see the building from the canal. Ms. Millershin said no.

Chairman Lupia asked about parking, there are 98, are that many really needed? Mr. Freeman said that is what the dentists would like. Conversation ensued regarding the parking.

Chairman Lupia asked Engineer Miller if he had enough information for the Board to be able to schedule a Public Hearing? Engineer Miller said yes there is enough information to schedule a Public Hearing.

After discussion thereon, Member Kelly made a motion, seconded by Member Rossetti and carried unanimously to hold a Public Hearing on July 13, 2020 at approximately 6:40pm.

OTHER BUSINESS

Chairman Lupia stated that the application by Craig Nichols, Green Lakes Lanes has been pulled from the Board for an unspecified time. He will let us know when he is ready to be put on the Agenda again.

Chairman Lupia also told the Board that the Town Board is currently considering a resolution to refer Special Permit Applications to the Planning Board directly. The Town Board would like the Planning Board to consider Special Permits and Site plans together so that the applicants don't have to bounce from one board to another several times.

With there being no further business, Member Gilbert made a motion, seconded by Member LeRoy, and carried unanimously to adjourn the Regular Meeting at 8:00pm.

Respectfully submitted,
Lisa Beeman, Clerk