

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
June 26, 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, Valerie Beecher. Also, present were Attorney Jamie Sutphen and Planning Board Engineer Douglas Miller.

Absent: Members Salamone and Rossetti.

Member Reynolds attended the meeting virtually.

In-Person Attendees: Simon Solomon, Denis Vislu? Roger Morey, Jack Gramlich, Trevor Edkin, Tom Bassett, James Knittel, Roseann Loreface, Cynthia Durham, John Barr, Allen Olmstead, Sara Bollinger, Karen Ayoub, Jane Rice and David Brittain.

Virtual Attendees: Chuck White, CNY Land Trust, das, Ilana Weaver, dandsburns@yahoo.com and Alice

The Pledge of Allegiance was recited.

Minutes

Member Kelly made a motion, seconded by Member Beecher and carried unanimously to approve the minutes of June 12, 2023.

Time:6:32PM: Hogan Drs. LLC – 4579 Southwood Heights Drive, Jamesville, NY 13078 - Public Hearing - Site Plan & 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

Attorney Sutphen reviewed the 11 questions in Part 2 of the EAF with the Board and the Board agreed unanimously that the action would have no, or a small impact on the environment.

Member Beecher made a motion, seconded by Member Polteson and carried unanimously to issue a Negative Declaration under SEQR and authorized the Chairman to sign the short form EAF.

Member Beecher made a motion, seconded by Member Poltenson 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 6:35PM.

1. Trevor Edkin – 4674 Whetstone Road – thanked the applicant for meeting with him and the neighbors about the project. They were in opposition, but now with the applicant putting up a fence to protect the houses, they have no opposition and are good with the project.

Member Kelly made a motion, seconded by Member Beecher and carried unanimously to close the Public Hearing at 6:37PM.

Member Kelly made a motion, seconded by Member Beecher and carried unanimously to approve the Site Plan and Accessory Use Permits for Residential Use for Hogan Drs., LLC - 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 – prepared by in Architects – dated March 10, 2023, with a revision date of June 12, 2023, Sheet Number: L001.

Time: 6:41PM: Eastern Hills Bible Church – 8277 Cazenovia Road, Manlius, NY 13104 - Public Hearing – Site Plan Amendment – Same Address Tax Map # 117.2-01-37.1

Attorney Sutphen reviewed the 11 questions in Part 2 of the EAF with the Board and the Board agreed unanimously that the action would have no, or a small impact on the environment.

Member Poltenson made a motion, seconded by Member Beecher and carried unanimously to issue a Negative Declaration under SEQR and authorized the Chairman to sign the short form EAF.

Member Beecher made a motion, seconded by Member Poltenson 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 6:45PM.

Member Kelly made a motion, seconded by Member Beecher and carried unanimously to close the Public Hearing at 6:46PM.

Member Kelly made a motion, seconded by Member Beecher and carried unanimously to approve the Site Plan Amendment for Eastern Hills Bible Church – Prepared by Robert Strong Apgar, Architecture and Engineering – dated May 9, 2023 (this date being when the plans were submitted to the Planning Board) – project # 2207 - to include the following sheets:

1. S-1 Site Plan
2. S-3 Grading Plan
3. S3.1 Grading Plan
4. Survey
5. L100 Partial Site Plan – New
6. A100 Partial First Floor Plan – New and Code Compliance

7. A103 Exterior Elevations

Time:6:46PM: Tully's Good Times – 1 Technology Place, East Syracuse, NY 13057
Public Hearing – Addition to the existing Tully's – Towne Center
Tax Map # 087.-01-21.1

Attorney Sutphen reviewed the 11 questions in Part 2 of the EAF with the Board and the Board agreed unanimously that the action would have no, or a small impact on the environment.

Member Kelly made a motion, seconded by Member Polteson and carried unanimously to issue a Negative Declaration under SEQR and authorized the Chairman to sign the short form EAF.

Member Beecher made a motion, seconded by Member Poltenson 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 6:51PM.

Member Kelly made a motion, seconded by Member Beecher and carried unanimously to close the Public Hearing at 6:52PM.

Member Beecher made a motion, seconded by Member Poltenson and carried unanimously to approve the Site Plan Amendment for the existing Tully's restaurant in the Towne Center – prepared by Schopfer Architects LLP – dated April 24, 2023, with a revision date of June 13, 2023 – job no: 2008-A – to include the following sheets:

1. L1.1 Site Plan – Demolition
2. L1.2 Site Plan – Proposed
3. A2.1 Exterior Elevations, Site Planting Plan and Details

Time:6:53PM: Woodland Hills Subdivision (Hoag Lane Development)
201 Solar Street, Syracuse, New York 13204
4th Presentation - 16-Lot Subdivision – 5280 Hoag Lane, Fayetteville
Tax Map # 104.-01-39.2

Chris Danaher, Scott Freeman were present and spoke on behalf of the application. Mr. Danaher introduced Julia Braunmueller, Certified Professional Wetland Scientist. She stated that she reviewed the previous study from 2019, she visited the site and concurs with their delineation. She stated that this is not a wetland it is a water course, a source of flowing water throughout the site.

Mr. Danaher would like Planning Board Engineer Doug Miller to start the review of the project. Mr. Freeman stated that he would drop off an updated set of plans to the Planning Office.

The Board tabled the application pending Engineering review.

Time:7:38PM: CNY Land Trust – 7 Fennell St., 2nd Floor, Skaneateles, NY 13152
Initial Presentation – Site Plan Amendment – 7213 Woodchuck Hill Road
Tax Map # 101.-01-01.0

Simon Solomon, Jane Rice and Andrew Ramsgard were present and spoke on behalf of the application.

Mr. Solomon stated that they would like to invest in the property on Woodchuck Hill for their offices.

Chairman Lupia stated that no survey was submitted for this project. He also stated that the last time a project was brought up for this piece of land, parking was an issue. He would like to see a Site Plan with the parking delineated on it so that it will not become an issue down the road. Mr. Ramsgard stated that they have a survey from the 70's but not one in the last 5 years. The cost of a survey is around \$3500 and they do not currently have the money to have one done, however, if the project is approved, they will be able to get the grant money and be able to have the survey done.

Member Reynolds asked about a lighting plan. Mr. Solomon said that they have no intention of adding any lighting to the property.

Chairman Lupia will speak with Attorney Sutphen to determine if the map that was submitted will be sufficient enough for the project to continue.

The Board tabled the application until further information is received.

Time:8:18PM: Special Use Permit Renewal – 8080 Saintsville Road

Chairman Lupia stated that this renewal is for a name change only, everything else is still the same. He also stated that the Board received a memo from the Code Enforcement Officer stating that there have been no changes to the property and current violations.

Member Beecher made a motion, seconded by Member Poltenson and carried unanimously to approve the Special Use Permit Renewal for a period of 7 years to expire June 8, 2030.

Time:8:19PM: Deputy Supervisor Bollinger – Discussion – Design Standard Guidelines

Deputy Supervisor Bollinger stated that the Comprehensive Plan is wrapping up with a Public Hearing on Wednesday. She stated that the next step in the planning process is a Zoning Code Review to make sure what is in the Zoning Code matches with her recommendations within the Comprehensive Plan; one of the items they are looking at is to change the style of the Town Zoning from a use-oriented zoning to a form based (the code wouldn't care what the inside looked like, but the outside would be uniform) code. At this point, she believes that it will be only for Commercial properties. She would like the Boards overall opinion and if the Board has examples, what design standard guidelines mean to the Board, things that the Board would want to see codified in the

zoning ordinance.

Member Reynolds asked in which zones would the style be used for? Deputy Supervisor Bollinger stated that they would kind of redo the current zones of Transitional and RM to a medium level of zone and then there would be Commercial. Member Reynolds asked if this would extend to materials for site and planting pallettes. Deputy Supervisor Bollinger said yes.

Conversation ensued regarding design standard guidelines.

With there being no further business, Member Poltenson made a motion, seconded by Member Beecher and carried unanimously to adjourn the Regular Meeting at 8:38pm.

Respectfully submitted,
Lisa Beeman, Clerk