

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
July 13, 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, Madonna Millerschin, Jodi Hunt, Dennis Flynn, Gary Mazurkowitz, Chris Bollinger, Stella and John Penizotto, John Langley, and Greg Sgromo

The Pledge of Allegiance was recited.

Minutes

Member Kelly made a motion, seconded by Member LeRoy and carried unanimously to approve the minutes of June 22, 2020.

Andrew Day, Taft Solar LLC., 41 West Elm St., Suite C, Greenwich, CT 06830
Public Hearing – 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.

Discussion ensued regarding whether the Town Board had completed SEQR and were Lead Agency for this project. Attorney Sutphen stated that SEQR and Lead Agency were done by the Town Board for Special Permit and she would look into their determination.

Member Rossetti made a motion, seconded by Member Gilbert and carried unanimously to waive the reading of the Public Hearing Notice.

Member Rossetti made a motion, seconded by Member LeRoy and carried unanimously to open the Public Hearing at 6:35pm.

Discussion ensued regarding keeping the Public Hearing open for another meeting because the applicant gave a new map to the Town and the Board felt that the public should have more time if they wanted to comment.

Town Engineer Doug Miller stated that he spoke to the Applicant on Friday and the Applicant said that the change was minor. The change is the location of an additional inverter pad.

Member Rossetti made a motion, seconded by Member Kelly and carried unanimously to adjourn the Public Hearing until July 27, 2020 to give the public further input.

Everland Holding, 8490 Salt Springs Road, Manlius, NY 13104
Public Hearing – 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.

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

Member Kelly made a motion, seconded by Member Rossetti and carried unanimously to declare the Planning Board Lead Agency for SEQR.

Attorney Sutphen indicated for the record that the action is an Unlisted Action under SEQRA.

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. The EAF was filled out accordingly.

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

Chairman Lupia stated that this matter was referred to the Onondaga County Planning Board and they stated that no Agricultural Data Statement was received. Conversation ensued and the applicant said that he would get the proper materials to the Town as soon as possible.

Member Rossetti made a motion, seconded by Member LeRoy and carried unanimously to open the Public Hearing at 6:50pm.

Member Kelly made a motion, seconded by Member Gilbert and carried unanimously to close the Public Hearing at 6:51pm.

David, member of the public asked what the purpose of the subdivision was? Mr. Olmstead said the purpose is to keep the 15-acre property that contains the house and

4 barns on one piece of land and to eventually sell off the 85-acre parcel.

With the being said, the Board decided to table the application until July 27, 2020 so that a determination with all the proper paperwork (the Agricultural Data Statement) can be made.

5538 North Burdick Street, LLC. – 125 E. Jefferson St., Syracuse, NY 13202

Public Hearing- 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.

Chairman Lupia stated that the Zone Change was granted by the Town Board. SEQR will not be done at this time due to the fact that the Zoning Board of Appeals has not heard this project yet.

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

Member Rossetti made a motion, seconded by Member Kelly and carried unanimously to open the Public Hearing at 6:56pm.

Chairman Lupia stated that the Board has received 3 letters from residents concerning this project. They are as follows:

1. Patricia Ruggiano Schmidt, Ed.D. - Traffic issues Exist in and out of the Town Center and several other businesses. It is impossible certain times of day; It would be too Near the quarry where a future park or residential site could develop; Many live In the Erie Village, Fremont Hills, Fremont Meadows areas and it is often impossible to get onto North Burdick- traffic is heavy even now and would get much worse; We have plenty of dentists in the area, so there isn't a need; Senior citizen complexes in the area Would find driving Even more challenging.
2. Marcia Philipp - 32 Parkington Circle (Erie Village) and I have lived in Erie Village for over 30 years. Being a lover of nature, walking, hiking and wildlife, Erie Village was a perfect place for me to live. Over the years, the surroundings have become less and less of a wild natural habitat. I watched a family of wild turkeys diminish; they lived in the area of the Retirement Resort, when the land was cleared across from the Towne Center at one point, an incredible amount of bats appeared around us landing on and around our home as they were misplaced from their homes inside of trees, we started having flooding issues coming up over from the wetlands that border our walking trail and path into our lake when all was built across the way (retirement home, condos, Northeast Med.)

There will be so much noise and construction every day in our once peaceful corner of the world as there was when Northeast Medical Center was built as well as the Retirement Resort. Now there will be more traffic to what is already an issue; I feel like soon, all the once treed and wooded area will be gone – wondering why the town feels like they have to make the Fayetteville Village into an Erie Boulevard; I know my letter won't amount to much in the scheme of things but, I feel better that I've shared my concerns as many of the residents share the same concerns.

3. John Rose, 10 Parkington Circle - I am writing to express my opposition to the proposed site project at 5538 N. Burdick St. For the following reasons: **Over development and Environmental Issues.** This project will contribute to an increased carbon footprint. While this plot is presently unkempt and aesthetically unattractive, this area could easily be transformed into a beautiful green naturescape if maintained. I frequently bicycle along the Pools Brook Road which has several maintained open green spaces which contribute to the beauty of this area. Why not here? Green and empty spaces contribute to the beauty of Fayetteville; **Safety concerns.** A. This is already a heavily trafficked area. It is challenging at different times of the day getting out of Fayetteville Towne Centre onto N. Burdick as well as getting onto N. Burdick from Erie Village and other access roads. The demographic of this area is a high concentration of seniors. B. N Burdick St is often used by joggers, walkers, and cyclists. More traffic makes these activities less safe. A commercial ingress/egress on the NW side of N. Burdick will contribute to hazardous travel; **Over saturation of dentist offices.** According to Google there are no less that 30 dentists within 2.5 miles from Erie Village in the Fayetteville area.
4. Mary Teske, Fayetteville - I am concerned about the new dental building proposed for Burdick Street and being able to see it while walking along the Erie Canal just east of Burdick Street. As of now when I am on the Canal between Dewitt and Canastota I am not able to see any similar types of commercial buildings. If you decide to pass this project and you are able to see this building from Canal I would suggest that as part of the approval process the owners plant a border of **VERY** mature landscaping so as not to see the dental building as people walk along the Canal. The Canal is a rich resource in our community, much loved and used. I would hate to see this building in my view as I walk along the Canal.

Chairman Lupia stated that the Town Zoning laws requires 59 parking spaces and the Applicants intent is to put in 95 parking spaces. The determination from the Onondaga County Planning Board states that they are also concerned with the number of parking

spaces, resulting in a decrease of pervious soil and drainage issues. Recommend the Planning Board deal with the issue and try and reduce the number of parking spaces.

Conversation ensued regarding the look of the building and how it does not look like a residential building in the RM Zone.

Member Gilbert made a motion, seconded by Member Poltenson and carried unanimously to send this application to the Zoning Board of Appeals for a positive recommendation for Parking in the front of the building. RM Zoning does not allow for parking in the front of the building. Chairman Lupia voted no because he does not believe that parking in the RM Zone should be allowed in the front of the building.

Chairman Lupia explained to the Board that the Town Board had passed a resolution regarding the Planning Board handling all Special Use Permits at their last meeting.

Falck Renewables, One Bridge Street, Suite 11, Irvington, NY 10533
Special Permit and Site Plan – Solar Array
5062 North Eagle Village Road, Manlius, NY 13104
Tax Map # 098.-01-15.0

Member LeRoy made a motion seconded by Member Rossetti and carried unanimously to hold a Public Hearing for Special Permit and Site Plan on July 27, 2020 at approximately 6:35PM.

Falck Renewables, One Bridge Street, Suite 11, Irvington, NY 10533
Special Permit & Site Plan – Solar Array
8507 Green Lakes Road, Fayetteville, NY 13066
Tax Map # 082.-02-15.1

Member LeRoy made motion seconded by Member Gilbert and carried unanimously to hold a Public Hearing for Special Permit and Site Plan on July 27, 2020 at approximately 6:40pm.

Dennis Flynn – 7418 Kirkville Road, E. Syracuse, NY 13057
Special Permit & Site Plan - Dog Boarding –
7418 Kirkville Road, E. Syracuse, NY 13057
Tax Map # 055.-01-10.2

Dennis Flynn, Applicant, discussed that he would like to Board dogs at his home. The current garage (22x32) on the property will board the dogs and there will be a fenced (20-30 feet back) in area out back for the dogs to run. There will be approximately 0-10 dogs at the home.

The Board adjourned this matter until July 27, 2020. They would like updated signed and stamped survey.

Sarah Williams - Village Groomer- 3370 Oran Gulf Road, Manlius, NY 13104
Special Permit & Site Plan – Dog Grooming and Daycare –
8064 East Genesee Street, Fayetteville, NY 13066

Tax Map # 090.-01-10.2

Gary Mazurkowitz was present for the Applicant.

The Board asked Mr. Mazurkowitz to get the survey stamped and signed by the Architect.

Member Poltenson made a motion, seconded by Member LeRoy and carried to hold a Public Hearing on July 27, 2020 at approximately 6:45pm. Member Rossetti voted no because the applicants survey was not stamped by an Architect therefore the Board did not have a complete application. We need to be consistent; the Board told the last Applicant he had to get an updated survey before we should set a date for a Public Hearing.

Chris Bollinger – 7137 East Genesee Street, Fayetteville, NY 13066

Site Plan Amendment – Roofed Porch and Deck

7137 E. Genesee St. Fayetteville, NY 13066

Tax Map # 085.-07-11.0

Chris Bollinger, Applicant stated that the porch on the front of the office building is in disrepair and needs to be replaced. They would like to put a new deck and a roofed porch with a ramp.

Attorney Sutphen told the Board that this application will be in front of the Zoning Board of Appeals on July 16 because of setback issues.

The Board adjourned this matter until July 27, 2020, pending approval from the Zoning Board of Appeals.

JS Penizotto – 116 Colony Park Drive, Liverpool, NY 13088

Initial Presentation – Zone Change Recommendation

4581 Enders Road, Manlius, NY 13104

Tax Map #114.-01-13.1

John Langely, Attorney, Stella and John Penizotto, Applicant and Greg Sgromo, Engineer were there to represent the Applicants.

Mrs. Penizotto stated that they would like a Zone Change from RM to CA.

Attorney Langley stated that they were referred to the Planning Board from the Town Board and would like a Zone Change for the property at 4581 Enders Road from RM to CA.

Mr. Sgromo stated that he submitted a traffic study that was done in 2017 when they were considering a gas station and high volume of traffic for the property. The traffic study would still hold today.

Attorney Sutphen explained to the Board that Commercial District CA, some of the things that are allowed, for discussions purposes, all structures and uses permitted in

an R3 and the Neighborhood Shopping District as well as the following: Hotels, Any retail business or personal service carried on in enclosed buildings and such manufacturing which is incidental to the preparation of products to be sold on the premises to the ultimate consumer; Banks, including drive-through services; Retail establishments with associated drive-through services; Indoor theaters; Restaurants serving patrons indoors, Such indoor restaurants may serve patrons outdoors upon the issuance of a special use permit; Outdoor sales on a small scale, as determined by the Town Board, shall be permitted only upon the issuance of a special use permit. This Zoning is slightly less restrictive than CB, which was requested before. CB Zoning has warehouses, commercial repair garages, and drive-in establishments.

The Board adjourned this application until July 27, 2020 pending more information.

OTHER BUSINESS

Attorney Sutphen spoke in regard to the Woodland Hills Subdivision (Hoag Lane). A letter was circulated from Attorney Sutphen and we are scheduling them to be on the Agenda for July 27.

There were documents received on July 1, 2020 from the Applicant and Town Engineer Miller and his team is in the process of reviewing that information. The Board should have everything that the Applicants would like the Planning Board to consider.

Engineer Miller said that the new submission is very voluminous, the SWPPP is over 700 pages, there are over 120 pages of comments, every drawing has been changed, there are at least 4 new drawings; the drawing count is up to 33 as opposed to the 24 that have been looked at before; there is information that is being reviewed regarding the damn. Miller Engineers is requesting \$6500 in additional engineering fees to review the project.

With there being no further business, Member Gilbert made a motion, seconded by Member Rossetti, and carried unanimously to adjourn the Regular Meeting at 8:48pm.

Respectfully submitted,
Lisa Beeman, Clerk