

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
July 24, 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, Richard Rossetti, Valerie Beecher, Judy Salamone and Erin Reynolds. Also, present were Attorney Jamie Sutphen and Planning Board Engineer Douglas Miller.

In-Person Attendees: Cynthia Durham, David Brittan, Tom Bassett, John Barr, Berne Schneider, Denis Swisco?, Andrew Ramsguard.

Virtual Attendees: CNY Land Trust and Samsung SM-A526U

The Pledge of Allegiance was recited.

Minutes

Member Reynolds made a motion, seconded by Member Beecher and carried unanimously to approve the minutes of July 10, 2023. Members Rossetti and Salamone abstained.

Time:6:32PM - CNY Land Trust – 7 Fennell St., 2nd Floor, Skaneateles, NY 13152

Discussion – Site Plan Amendment – 7213 Woodchuck Hill Road

Tax Map # 101.-01-01.0

Chairman Lupia stated that the drawings that were turned in look like the project involves a 2-lot subdivision, in fact it does not. A subdivision is not part of this project.

Andrew Ramsguard was present and spoke on behalf of the Application. He spoke about parking on the property, the silt fences and the interior renovations.

Conversation ensued about handicap access. Member Rossetti stated that he would like to see asphalt. Mr. Ramsgaurd said that they do not have the money for asphalt and that they are going by what the Town of Manlius Code says.

Chairman Lupia stated that the Planning Board Clerk reached out to the Fayetteville Fire Chief for his thoughts on the project. Chief Hildreth stated that the project looks good to them, they will have a long lay (firehose wise) to get to the building but that will be their problem.

Chairman Lupia stated that if the Site Plan gets approved the following restrictions will be placed:

1. There will be no tents or temporary structures for Special Events without obtaining a Special Use Permit;
2. Based upon the Site Plan and the vehicle parking as submitted – the parking shall not block the ingress or egress of traffic along the roadway with a maximum of 20 vehicles.

Conversation ensued regarding the depth of the material used to construct the driveway/parking lot. The Applicant agreed to 10 inches. The Board is in agreement with 10 inches.

Attorney Sutphen suggested that the following be placed on the final map:

“That this property is intended to remain in its natural state; no changes are to be made to the property and anything that happens on this property in the future must come before the Planning Board for approvals.”

Member Rossetti made a motion, seconded by Member Beecher and carried unanimously to hold a Public Hearing on August 28, 2023, at approximately 6:35pm.

Time:6:57PM - Woodland Hills Subdivision (Hoag Lane Development)
Declaring Type for SEQR ONLY - 16-Lot Subdivision – 5280 Hoag Lane
Tax Map # 104.-01-39.2

Attorney Sutphen stated that this is an Unlisted, Type II action and that she will send notices to all interested parties.

Member Beecher made a motion, seconded by Member Poltenson and carried unanimously to declare this project as an Unlisted, Type II Action and the Planning Board is Lead Agency.

With there being no further business, Member Rossetti made a motion, seconded by Member Beecher and carried unanimously to adjourn the Regular Meeting at 6:59PM.

Respectfully submitted,
Lisa Beeman, Clerk