

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
September 26, 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, Richard Rossetti, Valerie Beecher, Edmond Theobald and Judy Salamone. Also, present were Attorney Jamie Sutphen and Planning Board Engineer Douglas Miller.

Absent: Member Poltenson

In-Person Attendees: Rod Ives, Carson Weinand, Cristina Tapia, Mark Rasmussin, Tony D'Ambra, Melissa?, Joe Romano, Daniel Lu, Mike Papa, David Chiang, Larry Apgar, Sonny Zhan, Hong Xu.

Virtual Attendees: Ali Yildiz, lawre, Tom Poitras, Susan Ryan, Db, DRamos, Marty D., David Tyler, J. Thomas Bassett, 315-741-7700, Shawna Teelin, Wyster Desir, Warren Linhart, Christopher Scion, Sunny, Denis Branson, MD, David Neuman, Brad, Bing Dong, Sunny Nas, Ben D.

The Pledge of Allegiance was recited.

Minutes

Member Rossetti made a motion, seconded by Member Kelly and carried unanimously to approve the minutes of September 12, 2022.

**Time: 6:31PM - Woodland Hills Subdivision (Hoag Lane Development)
201 Solar Street, Syracuse, New York 13204 - Initial Presentation - 16-Lot
Subdivision – 5290-5320 Hoag Lane, Fayetteville - Tax Map # 104.-01-39.2**

Chairman Lupia stated that a complete application was not received in time for the meeting, therefore this application has been removed from the Agenda.

Time: 6:32PM - Special Use Permit Renewals

1. Saab, Inc. (Sensis) – 7031 Schepps Corners Rd. – Tax Map # 038.-03-18.1

Member Theobald made a motion, seconded by Member Rossetti and carried unanimously to approve the Special Use Permit for a period of 7 years, to expire May 30, 2029.

2. Barbara Sturick – Selling Firewood – 5839 Bowman – Tax Map # 073.-03-03.1

Member Theobald made a motion, seconded by Member Beecher and carried unanimously to approve the Special Use Permit for a period of 7 years, to expire July 30, 2029

Time: 6:35PM - KDP Manlius NY, LLC – 449 N. Clark St., Suite 400, Chicago, IL 60654 - PUBLIC HEARING – Site Plan – Electric Car Sales and Service - 5427 North Burdick Street, Fayetteville 13066 - Tax Map #'s 086.0-1-4.2 and 086.0-1-4.3

Chairman Lupia stated that this application has been modified to be Electric Car Service only. No Sales.

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

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

1. Melissa Romano – on behalf of the Romano Dealerships at 5433 North Burdick – what type of electric vehicles are going to be serviced at the location? Chris stated that the use will be alternative energy products, including electric vehicles, solar panels, solar roof systems and any other alternative energy products. Ms. Romano asked if the facility will be a Tesla dealership? Chris said that they cannot comment on that at the moment due to a nondisclosure agreement with the user of the site. In addition to the service at the location, will there also be a gallery, a showroom? Chris said that there will likely be a small area where products will be on display. Those would include solar products. This will be a very minor area. Primary use will be extensive service with charging capabilities for the products. Ms. Romano asked at what point will the Board/Town know about what the site will be? Chairman Lupia stated that the board will make a decision on what is presented to them. He also stated that they are not required to reveal the name of the project. Chairman Lupia said that this board will only be authorizing/approving the service of vehicles, not sales. Ms. Romano asked what the 16,000 square foot addition will be used for. Chris said their involvement is just service capabilities.

Member Kelly asked if having no sales will alter the size/expansion of the proposed building? Chris said no.

Member Rossetti asked Engineer Miller if the Applicant presented a SWPPP? Engineer Miller said that they did and it is acceptable.

Member Rossetti stated that the Board is being asked to approve a plan without knowing exactly what they are going to do. Attorney Sutphen stated that the Applicant has stated what the use is and as long as the use is permitted it is allowed.

Attorney Sutphen asked about where the charging stations will be located and are they on the Site Plan? Chris said yes.

2. Joe Romano – Fayetteville – stated that when he was before the Board many years ago, he had to disclose what was going on the site and the name of the place. Why doesn't this application have to do the same?

Member Beecher and Chairman Lupia stated that the Board approved 2 restaurants with no names but the Board knew what the uses were, in the past year.

3. Tom Bassett – 7121 Barberry Lane – supports the project even with the unknowns about the project.

Hearing nothing more from the public, Member Rossetti made a motion, seconded by Member Kelly and carried unanimously to close the Public Hearing at 6:52PM.

Chairman Lupia asked Engineer Miller if the parking requirements were sufficient? Engineer Miller said yes.

Chairman Lupia stated that this application will be for service only at the location. No sales will be allowed. If the Applicants do have sales, they will have to come back to this Board for a Site Plan Amendment. Chris stated that this is a service facility only and cars and other alternative energy products will not be sold.

Member Rossetti is uncomfortable with what has been proposed, he does not understand what they are doing and doesn't understand why they need products on site if they are not selling them.

Engineer Miller stated that the charging stations were not depicted on the Site Plan.

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 Salamone 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 Theobald and carried to approve the Site Plan for KDP Manlius; map dated 08-11-2022; by Woolpert; titled KDP Manlius NY, LLC. With the following conditions:

1. The project and location is for Service of vehicles only. No sales are allowed on the premises.
2. The Applicant is to modify the Title of the drawings to reflect Service only, no sales.

Member Rossetti was opposed.

Time: 7:09PM - Peregrine Development, LLC – 217 Montgomery St, Syracuse, NY 13202 - Possible Set Public Hearing Date – Site Plan and Special Use Permit - Peregrine Assisted Living Center – Medical Center Drive, Fayetteville, NY 13066 Tax Map # 086.-01-03.7

Rod Ives and Stephen Bowman were present to speak about the Application.

Chairman Lupia asked Engineer Miller about the SWPPP. Engineer Miller stated that he has reviewed the SWPPP and the plan looks good and the stormwater will work on the site.

Chairman Lupia asked Engineer Miller if he was ok with the proposed bump out on Medical Center Drive? Engineer Miller stated that he is waiting on a letter from Gordon Stansbury in regard to the traffic pattern and the bump out. Mr. Ives said that he is still waiting on the letter and should have it within the week. He also spoke with the Highway Superintendent and he is ok with the layout.

Conversation ensued regarding walkability on the west side of the premises. Mr. Ives stated that there is currently a sidewalk on the inside of the fence and they are proposing to move the sidewalk to just inside the property line and take away the fence.

Conversation ensued about where the sidewalk goes/does not go.

Member Rossetti made a motion, seconded by Member Salamone and carried unanimously to hold a Public Hearing on October 24, 2022.

Time: 7:20PM - A&E & SNY Center – Suite 38, 5781 Bridge Street, East Syracuse, NY 13057 - Discussion - Site Plan – Med Spa – Behind Resort Lifestyles Tax Map # 086.-01-03.9

Rod Ives, Mike Papa and Anthony Rojas were present to speak about the Application.

Chairman Lupia stated that the Board is looking for a couple of things from the last meeting:

1. The new plans show “retail space” deleted
2. what is the parking plan

Mr. Ives stated that they revised the plan and are now 39,995 square feet including the medical office and 140 parking spaces on the property.

Mr. Papa stated that they will offer 17 medical services and one personnel service and that is hair replacement, mostly for cancer patients.

Member Beecher asked if surgery was performed at the facility. Mr. Papa said anytime you break the skin, it is considered surgery, so yes, because we preform Botox, laser hair removal, etc., there is surgery on site.

The Board tabled the matter until October 24, 2022, for further information.

Time: 7:35PM - CVE North America, Inc. 109 W. 27th Street, New York, NY 10001
Discussion - Site Plan Amendment - Solar Array - Duguid Road, Manlius
Tax Map # 099.-01-03

Carson Weinand and Tony D'Ambra were present and spoke on behalf of the Application. Mr. Weinand stated that the following changes are taking place:

1. will be avoiding rock out cropping's on the west side of the project by removing some of the panels.
2. add 3 separate trenches for underground wiring per National Grid
3. eliminate grass access road, making it a gravel only road
4. add above ground utility poles
5. revising equipment to match the current market conditions

Member Beecher strong supporter of solar but does not like the look of the above ground utility poles and would like to see them underground. She asked if they could be put underground. She would like to see the view from East Seneca turnpike to see what the poles are going to look like. Mr. Weinand stated that he did not have any visuals with him tonight. He also stated that the poles are a requirement of National Grid and they want the poles above ground due to safety issues. Engineer Miller believes that National Grid does allow them underground. Mr. Weinand believes that you will only see one or two poles from the road, the rest should be hidden.

Member Kelly asked where the panels are made. Mr. Weinand said Vietnam.

Having decided that this amendment to the Site plan proposes little to no change to the original plan, Member Rossetti made a motion, seconded by Member Theobald and carried unanimously to approve the amended Site Plan dated September 9, 2022, and to extend the Special Use Permit (the part about pulling Building Permit within 1 year) by 6 months.

Time: 7:56PM - Syracuse Chinese Christian Church – 8020 E Genesee Str., Fayetteville 13066 - Initial Presentation – Site Plan Amendment - Church – Same Address - Tax Map # 090.-01-06.6

Larry Apgar, Architect was present and spoke on behalf of the applicant. Mr. Apgar stated that this application is for a change of occupancy. There have been no additions to the building. There will be some exits added to the building. They are upgrading bathrooms to ADA standards and just general upgrades to the building. They will not be using the upper floor at this point.

Member Rossetti asked what the plan for the pool was. Mr. Apgar said that the pool is enclosed with a chain link fence with a locked gate and is in rough shape. It has not been open in a very long time. The church would like to keep their options open and leave the pool as is.

Member Beecher asked about the tennis courts. Mr. Apgar said they are leaving the surface as is, maybe restripe the court and the basketball court for future play areas.

Member Beecher asked if afterschool care or camps were being considering as part of the church. Mr. Apgar said no, just church purposes.

Engineer Miller had the following comments:

1. There is no landscaping on the plans
2. Roadways are narrow should widen them to 24' – The Applicant is willing to widen the road.

There is a current sign on the property. It will stay the same, just a different name. They will be using half of the sign; the sign is shared with the office building next to the property. The sign is too big, should go to ZBA for a variance. The Board cannot approve the sign until it is approved by the ZBA.

Member Beecher made a motion, seconded by Member Kelly and carried unanimously to hold a Public Hearing on October 24, 2022.

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