TOWN OF MANLIUS
PLANNING BOARD MINUTES
January 27, 2020

APPROVED

The Town of Manlius Planning Board met in the Town Hall at 6:30 PM with Chairman Joseph Lupia presiding and the following Members were present: Fred Gilbert, Ann Kelly, Mike LeRoy, and Arnie Poltenson. Also, present were Attorney Jamie Sutphen and Town Engineer Douglas Miller.

Also, Present: Mike and Ellen McGrew, Nick Corbishley, Kira Gridley, Matt Napierala, Jason Klaiber, John Deer, Tim Knauss, Joe Woodworth, Vita DeMarchi, Chris Beck.

The Pledge of Allegiance was recited.

Minutes

Member Kelly made a motion, seconded by Member LeRoy and carried unanimously to approve the minutes of January 6, 2020

Nicholas Corbishley & Kira Gridley, 93 Collidge Road, N. Syracuse, NY 13212
2-Lot Subdivision – 5700 Townsend Road, Fayetteville, NY 13066
Tax Map # 091.-02-26.1

Mr. Corbishley and Ms. Gridley presented their application stating that that they would like to subdivide a parcel off of the larger parcel the land so they can eventually build a single-family home.

Member Gilbert made a motion, seconded by Member LeRoy and carried unanimously to declare the Planning Board Lead Agency for SEQR and that this is a Type II Unlisted Action.

Member Gilbert made a motion, seconded by Member Kelly and carried unanimously to hold a Public Hearing on February 10, 2020 at approximately 6:35pm.

WJC Works, LLC – 112 Pickard Drive, Syracuse, NY 13211
Site Plan – 6985 Collamer Road, East Syracuse, NY 13057
Tax Map # 036.-01-04.0

Joe Woodworth, Applicant, presented its application for site plan in connection with use of the current building for his business, CNY Racing. There will be no structural changes and the parking will stay as is, employees will park outback. The business consists of clothing and merchandise production, for things like screen printing and embroidering. They are a retail outlet for running events.

Conversation ensued regarding whether the existing parking spaces on the site were sufficient for the use. There was discussion about the various uses within the building including, retail, office, warehouse. It was determined that the attorney and Directory of Planning would gather more information on the uses as it is feasible that the existing

parking count would be sufficient and/or some parking may be put in reserve as there is ample space on the site for more parking. The Board discussed that it would make a referral to the ZBA in the event it could not be determined that the parking issue could be resolved at the Planning Board level.

Member Gilbert made a motion, seconded by Member Poltenson and carried unanimously to send this application to the Zoning Board of Appeals for a parking count variance. This would be necessary only if the issue of parking could not be resolved prior to the next ZBA meeting.

Attorney Sutphen and the Planning Director will meet with the Applicant at the Town Hall the next day to review the parking spaces in light of the uses and to determine if, in fact, a ZBA variance would be required. Attorney Sutphen will also further research the Code in this regard.

Member Gilbert made a motion, seconded by Member Poltenson and carried unanimously to hold a Public Hearing on the site plan application on February 10, 2020 at approximately 6:40pm.

3Gi – Central New York Inland Port, Vacant rural property to the south of Kirkville Road between Girden Rd. and Fremont Rd.
Recommendation for Zone Change
Tax Map #'s 054.-01-28.1, 054.-01-06.1, 054.-01-04.1 & 054.-01-2.1

Eckardt "Chris Beck", Applicant and Matt Napierala presented the proposed project and the request for a zone change which had been referred to the
Planning Board from the Town Board.

Mr. Beck explained his request for a Zone change from RA to Industrial. He would like the Zone change for the property so he can continue with what he explained was Phase 1 of the project. He stated that the Town Board has heard the request and he has modified his zone change request to provide for a buffer between the houses along Kirkville Rd. and the property. No zone change would be requested on the property fronting on Kirkville Rd.

There was a representation that traffic would be reduced on Fremont Road by the project because it would feed into the site. Chairman Lupia asked how the traffic would be reduced because he doesn't see where Mr. Beck has access through the CSX property or to the site from Girden Rd.

Mr. Napierala, Engineer, stated that they would expect cooperation with CSX and the ability to get to either Girden Rd. or directly to Kirkville Road. Mr. Napierala discussed the railyard and the traffic patterns for the project.

Mr. Napierala said that the first step of the project is to get a Zone Change, they would like to go from RA to IND, Industrial. There is approximately 100+ acres involved in the

project. Mr. Napierala further explained to the Planning Board what areas will be buffered. Mr. Napierala explained the issue of tanks owned by CSX which would need to be removed to provide access to the rail yard said that there is an abandoned oil tank field by CSX that is no longer used. The Phase 1 of the project which would be a 2-acre container yard; 300 storage containers, stacked 3 high was explained

Chairman Lupia expressed concern about the Zone Change without a firm commitment from CSX on the access point. Mr. Beck said there is no commitment from CSX on purchase or letter of intent or anything regarding this. Mr. Beck stated that as of a conversation today, CSX will not give them access because the property is too valuable. Mr. Beck said that they do not want the property, they only want access into the yard.

Chairman Lupia asked Mr. Napierala about a right of way relative to crossing the National Grid property and if he would be willing to provide the paperwork to the Town Attorney for her review. Mr. Napierala said he would forward the paperwork to Attorney Sutphen. Member Poltenson asked what the timeframe was going to be between Phases 1A and 1B? There was discussion that until 1B is done, there will still be a lot of traffic on Fremont Road.

Chairman Lupia feels that getting input from the Public before the Zone Change recommendation is appropriate if the Board thinks so. This was discussed among the Board, but there was no motion to call for a public hearing at the Planning Board as the Town Board will undertake the public hearing.

Chairman Lupia asked Town Board Member John Deer, if he could explain to the Board what the Town Board is thinking regarding this project. Councilor Deer said that with the Board being fairly new, they are looking to the Planning Board for advice on the matter and guidance on procedure.

Member LeRoy made a motion, seconded by Member Gilbert and carried unanimously to table this application until February 10, 2020. Mr. Beck expressed that he has been working on this project for many years and he may not wait until the February 10th meeting, he may be done with the matter. Mr. Lupia advised that the matter would stay on the agenda pending hearing anything further from Mr. Beck about not proceeding.

OTHER BUSINESS

With there being no further business, Member Gilbert made a motion, seconded by Member Poltenson and carried unanimously to adjourn the Regular Meeting at 8:27 pm.

Respectfully submitted,
Lisa Beeman, Clerk