

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
September 28, 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, Arnie Poltenson and Richard Rossetti. Also, present were Attorney Joseph Frateschi and Town Engineer Douglas Miller.

Absent: Mike LeRoy and Frank Mento

Other persons attending the meeting: Councilor Sara Bollinger, John and Joanne Verone, Tom Oot, Brandon Jacobson, Mark Harrington, Neal Zinsmeyer and Michael Petinatto

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 14, 2020.

Commercial Zoning Code Revision – Town Councilor Sara Bollinger

Councilor Bollinger explained the Zoning Code revisions that are being considered by the Town Board. The Town Board would like the Planning Board to weigh in on the revisions. Each Board member had received the proposed changes in advance. The proposed changes are for Commercial Zoning and are intended to streamline the Code and make it more internally consistent. Each code was written at different times with different Attorneys. Now each district has the same 3 elements in the Code: “purpose and intent”; “design principles” and “permitted uses”. The thought behind the process is to make it easier for someone planning a business to be able to look at the chart and see where that particular business may fit. It will also make it easier for the Codes Officer in instructing applicants and also code enforcement.

Chairman Lupia asked the Board what they would like relayed to the Town Board on this proposal. The Board unanimously agreed that this is a good plan, and they are all in favor and that should be relayed as the opinion of the Planning Board.

John and Joanne Verone – 7376 Kirkville Road, E. Syracuse, NY 13057

**Initial Presentation – Accessory Use Permit & Site Plan – Massage Therapy-
7376 Kirkville Road, E. Syracuse, NY 13057**

Tax Map # 055.-01-07.0 & 055.-01-08.0

Joanne Verone spoke in regard to this application. She said that her and her husband, John, are both licensed massage therapists and are semi-retired. They have turned a room in the home into a massage therapy room. They explained the history of their business and how it evolved into occasion in- home massage services for a few clients.

Chairman Lupia asked about hours of operation. Mrs. Verone said by appointment only, usually 9am-5pm, for about 1 hour per session. No walk-ins, no advertisement, no signs on the property.

Member Gilbert asked about evening hours? Mrs. Verone said no evening hours. Member Gilbert asked if they intend to have future clients? Mrs. Verone said no.

Member Rossetti asked if the room had a private entrance? Mrs. Verone said yes.

Member Rossetti made a motion, seconded by Member Gilbert and carried unanimously to hold a Public Hearing on October 26, 2020 at approximately 6:35pm.

Brolex Properties – 5912 North Burdick Street, East Syracuse, NY 13057
Initial Presentation – 8 Lot Subdivision & Site Plan – Freeman Estates –
7430 Highbridge Road, Fayetteville, NY 13066
Tax Map # 101.-02-02.1

Tom Oot spoke on behalf of the Applicant. Mr. Oot stated that for this presentation, they drew a conforming map with the maximum number of lots they could get in the R-3 Zone for duplex homes. It is the developer's intent to leave the back portion (the flood plain) of the property forever wild.

Attorney Sutphen asked if the Applicant was buying the whole piece of property? Mr. Oot said yes, the whole piece. This plan is intended to be the total number of "conventional" lots that could fit on the site, and not the cluster plan

Mr. Oot said the existing house will be demolished. They did not show the Board a full build out plan because there are too many open issues that still need to be figured out.

Mr. Oot asked the following questions:

1. What is the maximum density for the lots?
2. Will this board allow the 278-cluster plan?

Based on the presented plan, it would allow for a maximum of 16 duplexes or 8 attached single family homes.

Member Rossetti asked if they did not create an HOA and make the road public instead of private, how would it change the subdivision? Mr. Oot said that they would have to build the road to Town specs. They would really like to keep the road private, have a gated community. There was significant discussion on the issue of the road.

Attorney Sutphen said that the Board needs to see some kind of Engineering work before the Board can evaluate the "conventional plan". There needs to be enough information to evaluate whether this conventional plan/ this number of lots is buildable on the whole site. Only after that can the Board evaluate the issue of a Cluster Subdivision.

Chairman Lupia said that the Board needs elevations to determine the slopes and where the buffers are going to be.

Member Rossetti would like to see the building envelopes/footprints shown on the current conventional plan.

The applicant will work on the conventional plan with more detail, in anticipation of an ultimate discussion on Cluster. The matter was tabled.

Harrington Homes - 3848 Henneberry Road, Jamesville, NY 13078

Initial Presentation – 34 Lot Subdivision & Site Plan – Harrington Homes at Brandywine - Brandywine off of Henneberry Road

Tax Map # 109.-02-07.1

Neal Zinsmeyer, Mark Harrington and Michael Petinatto spoke on behalf of the Applicant. Mr. Zinsmeyer stated that they would like to build Brandywine Phase 2, Harrington Homes now owns the property, and they would like to build a 34-Lot Single Family Home Subdivision in the R-1 Zone. They will tie into the existing sewer on Brandywine and a majority of the homes will have a well, no public water, public sewer, private water. This was a concept presentation.

Member Gilbert asked if there will be 1 well for the entire development? Mr. Zinsmeyer said no there will be 1 individual well per lot.

Member Rossetti asked why the detention basins are spread over 4-5 lots, he does not think that it is a good idea and is concerned. Where are the easements to get to the drainage basins. He would also like to see the building envelopes for the lots.

Chairman Lupia is concerned with the drainage/elevation issues going downhill into the already existing houses on Brandywine.

Engineer Miller stated that the Developer in Phase 1 had many issues along that stretch of road and the easement did not work.

Member Poltenson asked if gas generators were going to be offered with the houses since power outages are frequent and the people on wells will not have electricity if the power goes out. Mr. Harrington said that they will be optional with a home purchase.

The applicant will take the comments of the Board in refining the plan and making a complete submission. The matter was tabled.

With there being no further business, Member Gilbert made a motion, seconded by Member Rossetti, and carried unanimously to adjourn the Regular Meeting at 7:45pm.

Respectfully submitted,
Lisa Beeman, Clerk