TOWN OF MANLIUS
PLANNING BOARD MINUTES
October 26, 2020

APPROVED

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

Absent: Member Frank Mento

Other persons attending the meeting: John and Joanne Verone, Tom Oot, Brandon Jacobson

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 28, 2020. Member LeRoy abstained.

John and Joanne Verone – 7376 Kirkville Road, E. Syracuse, NY 13057
PUBLIC HEARING – Accessory Use Permit & Site Plan – Massage Therapy- 7376 Kirkville Road, E. Syracuse, NY 13057
Tax Map # 055.-01-07.0 & 055.-01-08.0

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

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 LeRoy and carried unanimously to open the Public Hearing at 6:35pm.

Hearing nothing from the Public, Member Rossetti made a motion, seconded by Member Gilbert and carried unanimously to close the Public Hearing at 6:36pm.

Member Gilbert made a motion, seconded by Member Poltenson and carried unanimously to approve the Site Plan and Accessory Use Permit for a period of 7 years to expire on October 26, 2027.

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

Tom Oot was present for the applicant and made a presentation.

Tom Oot stated that they have reduced the number of lots to 6 and would like to cluster the development. They are hoping for a Senior community with 12 patio homes. He is showing the Board a Density plan only but would still like to be considered for the 278 Cluster Development. The lots will meet the R-3 Zoning requirements. There would be an HOA.

Attorney Sutphen inquired as to the status of the property relative to the flood plain, not being part of density for a cluster plan. Mr. Oot said that they do not need to use the flood plain property. They will put a restrictive covenant/deed restriction on it that it will never be developed should the cluster be approved. The final plan will have easements.

Member Poltenson asked Mr. Oot what he is looking for from the Board. Mr. Oot said that he is looking for density determination and support for the 278-cluster plan.

Chairman Lupia stated that generally the plan looks acceptable. He does, however, think that the Board is not in a position give him the density determination tonight. Town Engineer Miller agreed. He asked Mr. Oot if he would like a consensus from the Board relative to what he is trying to do. Mr. Oot said yes.

Chairman Lupia asked the Board what they thought about what Mr. Oot has proposed, 6-Lot subdivision and the units that he is intending on putting in. Member Rossetti said that he is good with the project and 12 units. Members Kelly, Gilbert, Poltenson and LeRoy are all in agreement that the concept appears acceptable.

The Board tabled the matter until the applicant brings back a plan.

Other Business

Special Use Permit Renewals

The Board received a memo from Director of Code Enforcement Randy Capriotti, stating that there have been no complaints and or violations and he recommends renewal of the Special Permits.

1. 6430 Hoag Road Cell Tower – Member Gilbert made a motion, seconded by Member Rossetti and carried unanimously to approve the Special Use Permit for a period of 7 years to expire on October 26, 2027.
2. 8201 East Seneca Turnpike Cell Tower – Discussion ensued regarding the length of time that this permit should be renewed. The original permit was given for 20 years. The Board noted that is has been their policy to renew permits for seven years and saw no reason as to why this permit should be given a longer

extension than 7 years. Member Poltenson made a motion, seconded by Member Rossetti and carried unanimously for a period of 7 years to expire on October 26, 2020.

With there being no further business, Member Gilbert made a motion, seconded by Member Rossetti, and carried unanimously to adjourn the Regular Meeting at 7:09pm.

Respectfully submitted,
Lisa Beeman, Clerk