

Town of Manlius
Planning Board Agenda
November 23, 2020
6:30PM

1. Pledge Of Allegiance
2. Approval Of Minutes - October 26, 2020

Documents:

[OCTOBER 26, 2020.PDF](#)

3. JS Penizotto - 116 Colony Park Drive, Liverpool, NY 13088 - Initial Presentation - Site Plan - 4581 Enders Road, Manlius, NY 13104 - Tax Map # 114.-01-13.1

Documents:

[4581 ENDERS ROAD - INITIAL APPEARANCE APPLICATION.PDF](#)
[4581 ENDERS ROAD - SIGNED SHORT EAF.PDF](#)
[4581 ENDERS ROAD - SITE PLAN1.PDF](#)
[4581 ENDERS ROAD - SURVEY REDUCED.PDF](#)
[4581 ENDERS ROAD - TRANSMITTAL COVER LETTER.PDF](#)

4. Other Business
5. Adjournment

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
October 26, 2020**

DRAFT

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

DRAFT

INITIAL APPEARANCE APPLICATION

Planning board - initial

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Site Plan - 4581 Enders Road			
Project Location (describe, and attach a location map): 4581 Enders Road			
Brief Description of Proposed Action: Redevelopment of Lot 1 of Penizotto Subdivision as Commercial use with associated parking			
Name of Applicant or Sponsor: J.S. Penizotto Real Estate, Inc.		Telephone: 315-453-9064 E-Mail: spenizotto@att.net	
Address: 116 Colony Park Drive			
City/PO: Liverpool		State: NY	Zip Code: 13088
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO ☒
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			YES ☐
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			1.78 acres 1.62 acres 4.35 acres
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☐ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☒ Other(Specify): Fire House ☐ Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO ☐ ☐	YES ☒ ☒	N/A ☐ ☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO ☐	YES ☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO ☒	YES ☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO ☒ ☐ ☒	YES ☐ ☒ ☐	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO ☐	YES ☒	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO ☐	YES ☒	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO ☐	YES ☒	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO ☒ ☒	YES ☐ ☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO ☒ ☒	YES ☐ ☐	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☒ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☐	☒
Existing drainage system along Route 92		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
Stormwater Detention System	☐	☒
49. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	☒	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>JOHN PENIZOTTO - J.S. PENIZOTTO R.E.</u> Date: <u>11/3/20</u> Signature: <u>[Signature]</u> Title: <u>PRESIDENT</u>		

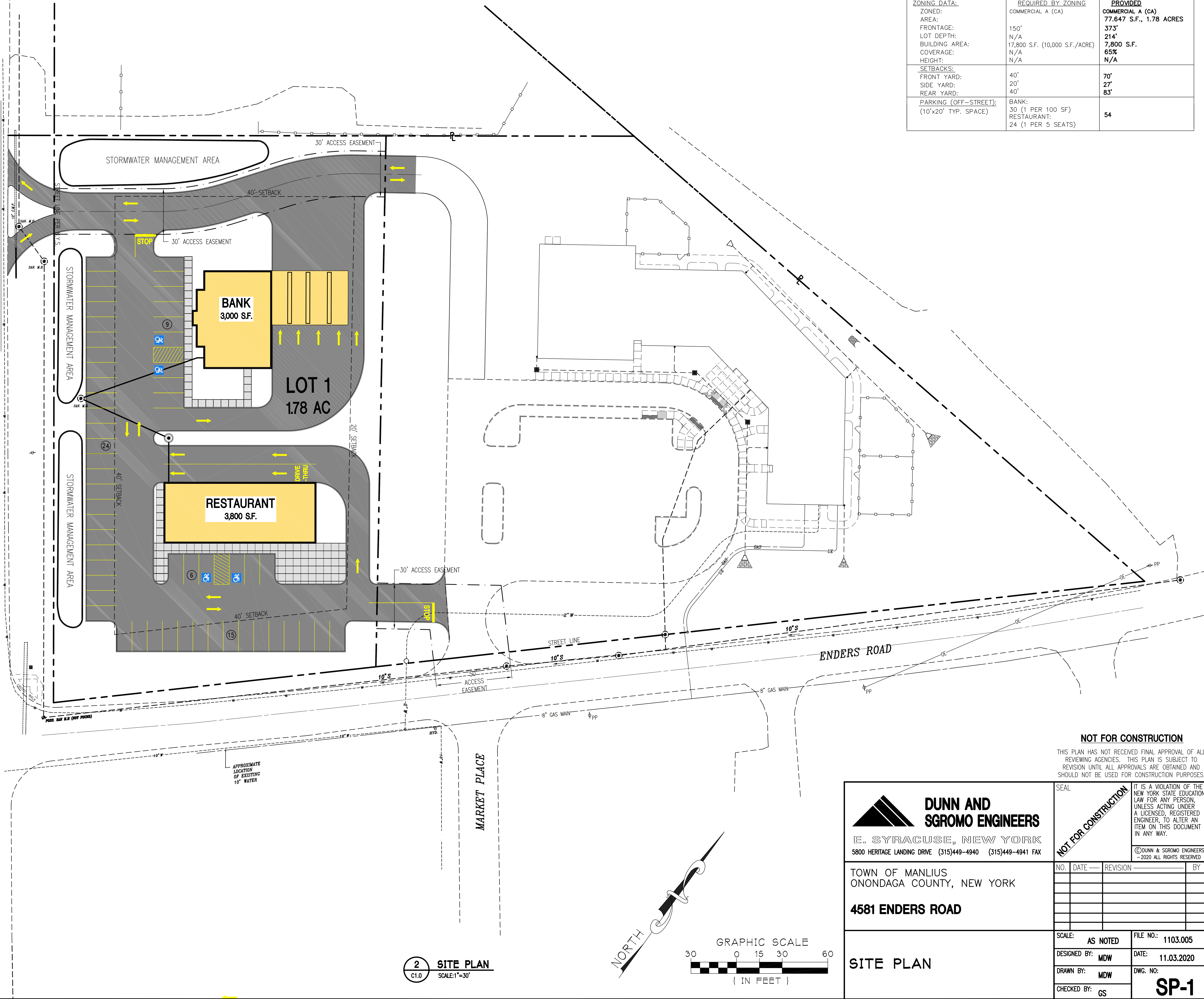
LEGEND

EXISTING	PROPOSED
STORM SEWER	STORM SEWER
WATER MAIN	WATER MAIN
SANITARY SEWER MAIN	SANITARY SEWER MAIN
ELECTRIC, TELEPHONE & TELEVISION	ELECTRIC, TELEPHONE & TELEVISION
BUILDING SETBACK LINES	BUILDING SETBACK LINES
LIGHT POLE	LIGHT POLE
UTILITY POLE	UTILITY POLE
ROAD SIGN	ROAD SIGN
CATCH BASIN	CATCH BASIN
MANHOLE	MANHOLE
HYDRANT	HYDRANT
BUILDING	BUILDING
ASPHALT	ASPHALT
CONCRETE SIDEWALK	CONCRETE SIDEWALK

SUMMARY OF REQUIRED STANDARDS/ ORDINANCES		
TOWN OF MANLIUS, ONONDAGA CO., NY		
ZONING DATA:	REQUIRED BY ZONING	PROVIDED
ZONED:	COMMERCIAL A (CA)	COMMERCIAL A (CA)
AREA:		77,647 S.F., 1.78 ACRES
FRONTAGE:	150'	373'
LOT DEPTH:	N/A	214'
BUILDING AREA:	17,800 S.F. (10,000 S.F./ACRE)	7,800 S.F.
COVERAGE:	N/A	65%
HEIGHT:	N/A	N/A
SETBACKS:		
FRONT YARD:	40'	70'
SIDE YARD:	20'	27'
REAR YARD:	40'	83'
PARKING (OFF-STREET):	BANK:	
(10'x20' TYP. SPACE)	30 (1 PER 100 SF)	
	RESTAURANT:	
	24 (1 PER 5 SEATS)	54

MANLIUS - RT. 92

MANLIUS - CAZENOVIA RD.



NOT FOR CONSTRUCTION

THIS PLAN HAS NOT RECEIVED FINAL APPROVAL OF ALL REVIEWING AGENCIES. THIS PLAN IS SUBJECT TO REVISION UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.



DUNN AND SGRO ENGINEERS
E. SYRACUSE, NEW YORK
5800 HERITAGE LANDING DRIVE (315)449-4940 (315)449-4941 FAX

TOWN OF MANLIUS
ONONDAGA COUNTY, NEW YORK

4581 ENDERS ROAD

SITE PLAN

SEAL

NOT FOR CONSTRUCTION

IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER A LICENSED, REGISTERED ENGINEER, TO ALTER AN ITEM ON THIS DOCUMENT IN ANY WAY.

©DUNN & SGRO ENGINEERS
2020 ALL RIGHTS RESERVED

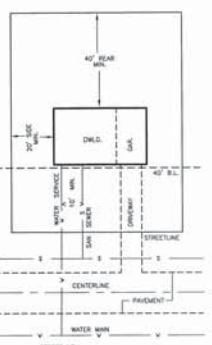
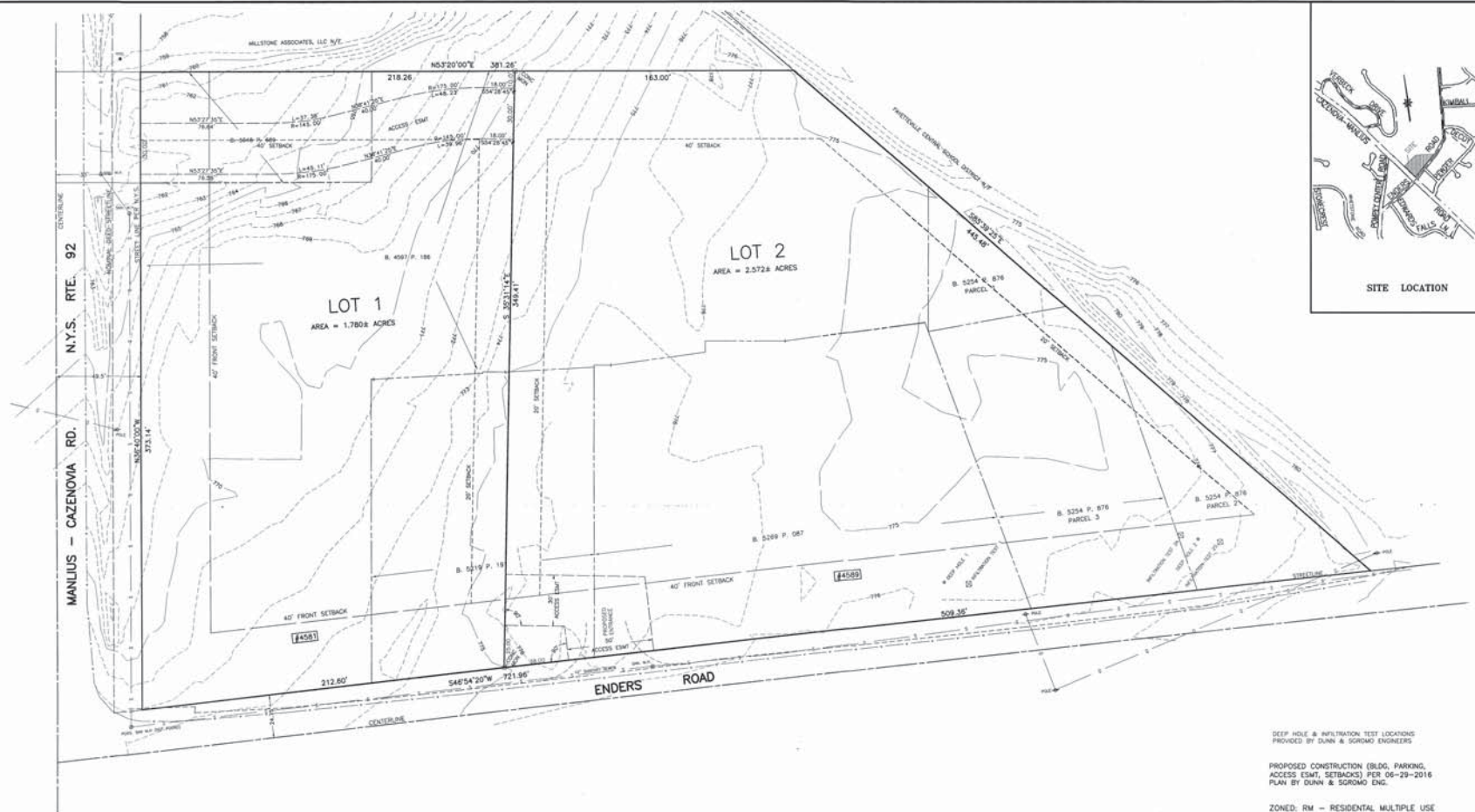
NO.	DATE	REVISION	BY

SCALE:	AS NOTED	FILE NO.:	1103.005
DESIGNED BY:	MDW	DATE:	11.03.2020
DRAWN BY:	MDW	DWG. NO.:	SP-1
CHECKED BY:	GS		

3/23/2016 1:34 PM ARCADIS/URS/URS



SITE LOCATION



TYPICAL LOT LAYOUT
NO SCALE

DEEP HOLE & INFILTRATION TEST LOCATIONS
PROVIDED BY QUINN & SORIANO ENGINEERS

PROPOSED CONSTRUCTION (BLDG, PARKING,
ACCESS ESMT, SETBACKS) PER 06-29-2016
PLAN BY QUINN & SORIANO ENG.

ZONED: RM - RESIDENTIAL MULTIPLE USE

EXISTING BUILDINGS/IMPROVEMENTS NOT SHOWN.

CONTOURS AT 1 FOOT INTERVALS ARE A
SUBJECTIVE INTERPRETATION OF TOPOGRAPHY
BASED ON AN INTERPOLATION OF ACTUAL
ELEVATION SHOTS RELATES TO NAVD83 DATUM

TOTAL AREA = 4.352± ACRES



GRAPHIC SCALE - FEET

0000000000 PENZOTTO WARD (BACULEY) ©2011/11/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100

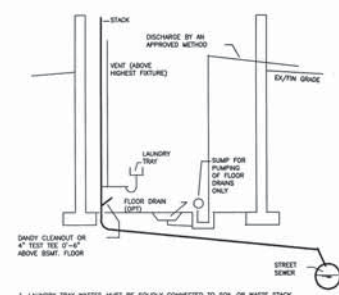
I HEREBY APPROVE THIS TRACT MAP.

JOHN S. PENZOTTO
J.S. PENZOTTO REAL ESTATE, INC.
8888 CRYSTALWOOD DRIVE
LIVERPOOL, NY 13088

THE UNDERSIGNED CERTIFIES THAT
THIS MAP WAS MADE FROM AN
ACTUAL SURVEY ON 10-27-1987
AND WITHOUT SURVEYER'S NEGLIGENCE.



FINAL PLAN			
PENZOTTO SUBDIVISION PART OF LOT 98 - TOWN OF MANLIUS ONONDAGA COUNTY, N. Y.			
DATE: 11-19-2015	FILE: ROLL 114-1-13, BIN-2YY	SCALE: 1" = 30'	B/P:
REVISIONS			
8-12-2016	ADDRESS, TOWN	4-7-14-2016	BLD, PKG, SETBK, ESMT
2-3-16-2016	CONTOURS, UTIL	5-8-10-2016	SOIL TEST LOCATIONS
3-3-28-2016	LOT SIZE	6-9-21-2016	ACCESS ESMT
		7-10-14-2016	REMOVE PP FEATURES
COTTRELL LAND SURVEYORS, P.C. 7308 JAMESVILLE ROAD MANLIUS, N.Y. 13104 PHONE (315) 682-8121			



1. LAUNDRY TRAY WASTES MUST BE SOLIDLY CONNECTED TO SOIL OR WASTE STACK.
2. SUMP FOR FOOTINGS AND FLOOR DRAINING MUST BE GRAVITY DISCHARGE BY AN APPROVED METHOD DETERMINED BY THE GOVERNING AUTHORITY REGULATING SURFACE DRAINAGE.
3. BASEMENT FLOOR TO BE FINISHED TOWARD THE FLOOR DRAIN OR SUMP.

PROPOSED "TYPICAL PLUMBING LAYOUT"
(WET SEWER CONNECTION)

SUBDIVISION OF LAND

PLANNING BOARD CHAIRPERSON
TOWN OF MANLIUS

COUNTY HEALTH DEPARTMENT APPROVAL

#12323 - 2/9/2017

Transmittal

DUNN & SGROMO ENGINEERS, PLLC

5800 HERITAGE LANDING DRIVE, EAST SYRACUSE, NEW YORK 13057
Telephone (315) 449-4940 Facsimile (315) 449-4941

To: Town of Manlius
301 Brooklea Drive
Manlius, NY 13066

Date: November 3, 2020
File No.: 1103.005
Attention: _____

Re: Site Plan - 4581 Enders Road

____ Pick Up
____ US Mail
X Hand Deliver

COPIES	DATE	DESCRIPTION	ACTION
12	11/3/20	Planning Board Initial Appearance Application	
1		Check for \$300 Initial Appearance Application	
12	Latest revision 12/2/16	Survey – Cottrell Land Surveyors, P.C.	
12	11/3/20	SP-1 - Site Plan	

Action Codes: R - Reviewed N - Reviewed As Noted I - For Your Information
 S - Resubmit J - Rejected A- For Your Approval

REMARKS:

Very truly yours,

cc: J.S. Penizotto Real Estate, Inc.
John Langey, Esq.

Gregory Sgromo, P.E.