

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
November 26, 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, Mike LeRoy, Arnie Poltenson and Richard Rossetti. Also, present were Attorney Jamie Sutphen and Town Engineer Douglas Miller.

Absent: Member Mento

Other persons attending the virtual meeting: Stella and John Penizotto, Michael O'Neil, Greg Sgromo and John Dunkle.

The Pledge of Allegiance was recited.

Minutes

Member Kelly made a motion, seconded by Member LeRoy and carried unanimously to approve the minutes of October 26, 2020.

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

To speak on behalf of the Applicant were, Attorney Matthew O'Neil, Greg Sgromo, and Stella and John Penizotto.

There was an issue raised by member Rossetti relative to the continuing questions the Board has had about the NYSDOT approval of the right in/right out on Route 92. Specifically, that Mr. Sgromo was requested to send the approval on multiple occasions, but it was not forthcoming. Mr. Sgromo advised that the paperwork regarding conceptual approval was sent to the town today; the board has not yet seen it or had the opportunity to review. Per Mr. Sgromo, a conceptual approval was given on several occasions by the NYSDOT, but not a final approval. Final approval will be given only when Site Plan has been submitted and approved. Now that there is a use for the property, the applicant can finalize a new traffic study and then DOT can give the final approvals for the uses.

Mr. Sgromo stated that there is concurrence that a right in/ right out will be allowed on Route 92, and a driveway on Enders Road subject to any other mitigation that may be required. The DOT does not give driveway permits until they have a full understanding of what is going to go on on the site.

The letters that came to the Town today are from NYSDOT.

Ms. Penizotto advised the Board that she got the same verbal agreement from Betsy Parmley at NYSDOT last week, that conceptually they are going to approve it.

Mr. Penizotto said that when the application was sent to the DOT a few weeks ago, Ms. Parmley said that she is going to lean on the Town to get input and if there are any issues. Member Rossetti said that the Town really has no bearing on what the State does; but the Town will make a determination based on what the state wants or does not want.

Mr. Sgromo advised the Board that the Site Plan is not different than what they have seen before. There is a bank use and a high use restaurant that are interested in the site. The restaurant will have a drive through and a small patio outside for outdoor seating.

Mr. Sgromo also showed the plan which moves the entrance into the commercial site, so the traffic does not back up on Enders Road and showed the site circulation and drive-through proposal.

Member Rossetti asked if the applicant was going to submit an Amended Site Plan for the Daycare Center. Discussion ensued regarding this matter including dumpster location; traffic issues; parking spaces; drainage matters.; banked parking.

Mr. Sgromo advised the applicant is looking at splitting the bank and restaurant entrances up a little and splitting them apart that way the restaurant entrance will be across from the second entrance to the daycare center. They are looking to minimize the backups on Enders Road.

The potential back-up of traffic on Enders was further discussed and Mr. Sgromo said that they have taken the traffic issue into account and are still brainstorming on how to not let a traffic back-up occur.

Member Rossetti asked if the Applicants are in negotiations with any certain bank or restaurant for the site. Mr. Penizotto said that they are always communicating with the Town but that there is not a particular tenant; rather, these are the type of businesses that could potentially be placed there.

Member Kelly asked if they could switch the bank with the restaurant location on the site and they advised it would be difficult to answer the question at this time.

Conversation ensued regarding traffic and what measures are being looked at in order to stop traffic from driving through the site to avoid the traffic light from either direction, Enders Road or Route 92.

The Applicant would like some more time to revise the Site Plan and to think about the feedback that they received from the Board. They will turn in new plans when they are ready.

The Board advised that it will review the modification of Lot 1 along with the Site Plan for Lot 2 as they affect one another.

With there being no further business, Member Gilbert made a motion, seconded by Member Rossetti, and carried unanimously to adjourn the Regular Meeting at 7:24pm.

Respectfully submitted,
Lisa Beeman, Clerk