

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
July 12, 2021**

APPROVED

The Town of Manlius Planning Board hybrid meeting in-person and virtual live streaming with Acting Chairperson Fred Gilbert presiding and the following members present: Ann Kelly, Mike LeRoy, Arnie Poltenson, Richard Rossetti and Valerie Beecher. Also, present were Attorney Jamie Sutphen and Planning Board Engineer Douglas Miller.

Absent: Chairman Lupia

Also, Present: Michelle & Sigmund Keller, Rob Taylor, Carlie Hanson and Kate Johnson, Andy Hart and Amy Dake presented virtually.

The Pledge of Allegiance was recited.

Minutes

Member Rossetti made a motion, seconded by Member Poltenson and carried unanimously to approve the minutes of June 28, 2021. Member Kelly abstained.

Nedzad Salkic, 5961 North Burdick Street, East Syracuse, NY 13057
PUBLIC HEARING – 2-Lot Subdivision – North Manlius Road, Kirkville 13082
Tax Map # 70.-1-8.1

Member Rossetti made a motion, seconded by Member Beecher and carried unanimously to waive the reading of the Public Hearing notice.

Member LeRoy made a motion, seconded by Member Kelly and carried unanimously to Open the Public Hearing at 6:35PM.

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

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.

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

Acting Chairman Gilbert stated that the Board could not take any action tonight due to the fact that they have not heard from the Onondaga County Planning Board yet. The Board tabled the matter until July 26, 2021.

Route 5 Development Company – 540 Towne Drive, Fayetteville, NY 13066
Set Date for Public Hearing – Lot 15 Restaurant Building – 406 Towne Drive,
Fayetteville, 13066 Tax Map # 087.-01-15.2.

Kate Johnson and Carlie Hanson presented in person and Andy Hart and Amy Dake presented Virtually.

Mr. Hart stated that there are sidewalks to the North and sidewalks to the TOPS building and east towards KeyBank.

Member Beecher asked about the connection to McDonalds. Ms. Hanson said that the existing route is to go to TOPS and around the ring road. Member Beecher does not know what the safest option is but maybe there is a common crossing/walkability from the new site. Conversation ensued regarding walkable paths to McDonalds and other places in Towne Center. Is there a way to do the crosswalks internally. Member Beecher would like the crosswalks clearer for people to understand.

Mr. Hart said that they will have to remove some of the more mature trees because of the new site layout and will replant trees (deciduous) and shrubs. Lightning will be similar to the lighting that already exists within Towne Center.

Member Beecher is concerned with the screening of the project. She asked what the other members thought. Acting Chairman Gilbert said he thinks that it will blend it well with Town Center. Member Rossetti does not think that the screening will be a problem. Member Kelly likes what is currently there and what the plan entails.

Member Rossetti made a motion, seconded by Member Kelly and carried unanimously to set a date of July 26, 2021, at approximately 6:35pm.

Sigmund & Michelle Keller- 7323 Snowball Run, E. Syracuse, NY 13057
Initial Presentation – 2-Lot Subdivision – 7268 E. Richmond Road, E. Syracuse
13057 Tax Map # 065.-01-37.0

Mr. Keller presented the project to the Board. He stated that they would like to build a Single-Family home on the property.

Attorney Sutphen stated that there are several variances that will be needed for this subdivision.

- a. Lot Area for Lot 1 should be 16,000 square feet – the subdivision map shows 10,010 square feet.
- b. There are also 2 front yards according to the Town Code – Lot 1 the road frontage on Kendall should be 100 feet and the proposed subdivision shows 77 feet. on Richmond its ok, but on Lot 2 – Kendall is ok, but Richmond should be 100 feet and the proposed subdivision map shows 70 feet of road frontage.
- c. The house on Lot 1 would also require a side yard setback because it is too close to the property line. There is also a front yard setback variance required on Richmond and Kendall because it is too close to the property line.

Mr. Keller said the existing house on Lot 1 should not need any variances because it is already there. Member Rossetti stated that once you subdivide a parcel it is subject to being brought to the current code.

Attorney Sutphen stated that this Board cannot approve this plan the way that it has been submitted, it would have to go to the Zoning Board of Appeals (ZBA). Lot 1 alone would require 6 variances and Lot 2 would require at least 1 variance.

Member Rossetti said that the Applicant can make both lots 16,000 square feet, the 2 lots can be made to have 100 feet of road frontage on Richmond, not on Kendall. The lot line can also be moved so no variance would be required on Lot 1 for the deck.

Acting Chairman Gilbert stated that the Applicant should go to the Planning Office and meet with Engineer Miller to try and work out the variance issues.

Other Business

With there being no further business, Member Rossetti made a motion, seconded by Member LeRoy and carried unanimously to adjourn the Regular Meeting at 7:13 pm.

Respectfully submitted,
Lisa Beeman, Clerk