

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
July 26, 2021**

APPROVED

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

Also, Present: Rob Taylor, Wendy Wilson and Jason Catalino

The Pledge of Allegiance was recited.

Minutes

Member Rossetti made a motion, seconded by Member Kelly and carried unanimously to approve the minutes of July 12, 2021. Chairman Lupia abstained.

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

Chairman Lupia stated that the Onondaga County Planning Board sent their recommendations for the project, they are as follows:

1. The Town must condition approval of the subdivision on Onondaga County Health Department's Bureau of Public Health Engineering approval of sewage disposal plans for Lot 2.
2. The proposed lot and two-family house development must minimize exposure to damage from natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect drainage patterns in or near the floodplain.
3. The applicant must contact the NYS Department of Environmental Conservation and US Army Corps of Engineers to confirm the presence of state and/or federal wetlands and the 100-foot state wetland buffer on the site. The Town is advised to ensure any necessary permits for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers are obtained prior to, or as a condition of, municipal approval of the subdivision.
4. The Town must require a revised subdivision plan that shows floodplain and floodway areas, confirmed wetlands and buffers, existing and proposed buildings and access, the location of existing and proposed sewage disposal systems and wells, and the distances between each.

Member Gilbert made a motion, seconded by Member Poltenson and carried unanimously to approve the 2-Lot Subdivision as presented with the conditions as recommended by the Onondaga County Planning Board.

Andy Taylor, 6033 Minoa Road, Kirkville, NY 13082

Initial Presentation – 2 – Lot Subdivision – 6033 Minoa Road, Kirkville 13082

Tax Map # 068.-03-06.1

Charlie Taylor and Meghan Visser spoke on behalf of the Applicant. They stated that they would like to subdivide the land to build a Single-Family home on Lot 1, 5.2 acres.

Chairman Lupia stated that this subdivision would require 200' of road frontage and the map is only showing 130', a variance of 70' would be necessary. He asked if they had considered building the house on the southside of the property. Mr. Taylor said the gas lines stop at his parents' property and they would have to use propane, they would prefer the gas. He was told ahead of time that a road frontage variance would probably be required.

Member Rossetti asked the applicant if they could place the footprint/building envelope of the home on the subdivision map so the Board could make sure they wouldn't need any other variances.

Member Rossetti made a motion, seconded by Member Poltenson and carried unanimously to send a positive recommendation to the Zoning Board of Appeals regarding the Road Frontage. Town Code is 200' of road frontage, the applicant is asking for 130'.

Falck Renewables, One Bridge Street, Suite 11, Irvington, NY 10533

Amendment to Special Permit and Site Plan – Solar Array

5062 North Eagle Village Road, Manlius, NY 13104

Tax Map # 098.-01-15.0

Chairman Lupia stated that the Applicant contacted the Town earlier in the day and they have decided not to make any changes, therefore they asked the application to be withdrawn.

Route 5 Development Company – 540 Towne Drive, Fayetteville, NY 13066

Public Hearing – Lot 15 Restaurant Building – 406 Towne Drive, Fayetteville, 13066 Tax Map # 087.-01-15.2.

Chairman Lupia stated that the Applicant had contacted the Town and stated that they think they may have a few changes to the plan that may or may not affect the Site Plan. They requested to adjourn the Public Hearing to the next meeting.

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

Member Gilbert made a motion, seconded by Member Rossetti and carried unanimously to Open the Public Hearing at 6:57pm.

1. Rob Taylor - 102 Fayette Drive – he is concerned about the following:
 - a. Making left hand turns out of Fayette Manor with the potential for extra traffic with this project
 - b. Would like more walkability to Towne Center
 - c. Asked if there has been an accident study done, would like one done before project is approved
 - d. Asked about the changes to Lyndon Corners and if this Board thought about those changes; Chairman Lupia said that is in the Town of DeWitt and this Board has not heard about those changes; additionally Planning Board Engineer Miller said that there is a SEQR Document at the Town Clerks office regarding those changes if he would like to review them.

Chairman Lupia asked Mr. Taylor if anyone from the development has reached out to the State regarding a traffic study for that development? Mr. Taylor said yes, and he was told that if he is not with the Town of Manlius, he can not acquire about it.

2. Wendy Wilson – 106 Fayette Circle – concerned about the following:
 - a. Traffic/Accident concerns at Towne Center
 - b. Animal concerns
 - c. Snow Removal
3. Jason Catalino – 300 Fayette Drive – concerned about the following:
 - a. Traffic concerns
 - b. Wants to know what else the Town can do to help alleviate the issues coming out of Fayette Manor.
 - c. Would like to support the suggestion by the County to put sidewalks on the outskirts of Town Center.

Member Rossetti made a motion seconded by Member Gilbert and carried unanimously to adjourn the Public Hearing to a date to be determined based upon if the Applicant changes the plans.

Other Business

With there being no further business, Member Gilbert made a motion, seconded by Member Rossetti and carried unanimously to adjourn the Regular Meeting at 7:39 pm.

Respectfully submitted,
Lisa Beeman, Clerk