

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
November 22, 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: Craig Polhamus, Lisa Wennberg, Bob and Sharon Caron, Bob DeForest Dorin Balan and Ben Diskin via Zoom

The Pledge of Allegiance was recited.

Minutes

Member Rossetti made a motion, seconded by Member Kelly and carried unanimously to approve the minutes of November 8, 2021.

Keplinger Freeman Associates - 6320 Fly Road, East Syracuse, NY 13057
PUBLIC HEARING – Site Plan and Subdivision – New Dental Office – 8195 Cazenovia
Road, Manlius, NY 13104 - Tax Map # 114.00-01-15.10

Craig Polhamus and Lisa Wennberg presented on behalf of the Applicant.

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 Poltenson 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 Rossetti asked Engineer Miller to explain about additional retainage on the site. Engineer Miller said that there was a request by the Town Board to ask if the Applicant could increase their onsite stormwater storage. He spoke with Ed Keplinger, he said he would talk to the Applicant and get back to him; Engineer Miller is still waiting to hear back.

Member Rossetti also asked if the site was in an existing drainage district. Engineer Miller said that it appears that the site is in Drainage District #3. Member Rossetti said that if there is some additional expense, then the drainage district will pay for it, he presumes? Engineer Miller said that it is his understanding that the Town Board would pay for anything above and beyond what was proposed in the original SWPPP. Mr. Polhamus said that there is possibility for increased capacity for the onsite stormwater storage the way the system is designed as long as the client does not have to pay any increased cost, the client will entertain the request. Member Rossetti said that since the site is in a drainage district, the district would pay for any additional costs, if the Town Board wants to do that. Engineer Miller said that his understanding is that the Town Board would pay for anything above and beyond the original SWPPP, the Town would pay,

meaning no additional cost to the Applicant. For clarification, Member Rossetti said that Drainage District would pay for it, not the Town. Engineer Miller said that the way it was expressed to him was that the Town would pay for it, Attorney Sutphen agreed with Engineer Miller and said that it is her understanding that the Town would pay for it. Member Rossetti said that the Town cannot pay for private improvements. Attorney Sutphen said that the Town can pay if it is a benefit to the Town. Member Rossetti stated that the additional costs should come out of the Drainage District not the Town's General Fund.

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

Member Gilbert made a motion, seconded by Member Kelly and carried unanimously to open the Public Hearing at 6:38pm.

1. Robert Buck – Verbeck Drive – concerns about exterior lights on the building shining into his home; headlights from cars shining into his home; asked about a buffer from the lights – Ms. Wennberg said there will be a 10-foot buffer around the property with trees and vegetation; he also has drainage concerns.

Hearing nothing more from the public, Member Kelly made a motion, seconded by Member Rossetti and carried unanimously to close the Public Hearing at 6:46pm.

Member Beecher made a motion, seconded by Member Rossetti and carried unanimously to approve the Subdivision map prepared by SeGuin Land Surveying, P.L.L.C. - titled "DiCosimo Subdivision" dated 08-17-2021 – project number 21132. With the following conditions: The verbiage of the easements being reviewed/approved by the Attorney and filed simultaneously with the Site Plan and the Engineering Approval.

Member Poltenson made a motion, seconded by Member Kelly and carried unanimously to approve the Site Plan prepared by Zausmer, Frisch, Scruton and Aggarwal – titled Siter Preparation Plan for New Dental Office for DiCosimo Orthodontics, dated 08-31-2021 – project number 41064.

Kimley-Horn – 401 B Street, Suite 600, NY, NY 92101
Site Plan Amendment – Target Drive Up Expansion – 340 Towne Drive –
Tax Map # 087.-01-20.0

Ben Diskin and Dorin Balan presented virtually. Mr. Diskin stated that Target would like to convert existing parking spaces into 20 drive-up only stalls with signage and beacons.

Member Rossetti asked what the Target corporation owns, meaning can you define the parking lot better on the map. Mr. Diskin said that the property lines are not on the plan; but they can be added to the plan.

Member Beecher asked about how the row was picked to put the "new" parking spaces. Since it is a high traffic area, does it make sense to move it else where on the property? Mr. Diskin said because the rows already exist and customers are already using the spaces, it makes more sense to leave them where they are.

Engineer Miller stated that the Planning and Development Office has reached out to COR Development as a courtesy, and they have no issues with this project.

The Chairman asked the Applicant to draw the property lines drawn on the plan.

Member Kelly made a motion, seconded by Member Rossetti and carried unanimously to hold a Public Hearing on December 13, 2020 at approximately 6:35pm.

Robert Caron Homes – 7990 Blarney Stone Way, Manlius, NY 13104

Subdivision Final Approval – Hunters Ridge at Pauli Drive

Tax Map #'s 111.-08-17.1 and 111.-02-09.5

Bob and Sharon Caron and Bob DeForest spoke on behalf of the Applicants. Mr. DeForest stated that they are before the Board tonight to seek Final Approval for Section 3, 10 lots of the Hunters Ridge Subdivision. The preliminary approval for the entire subdivision was granted in 1999, the first phase was 11 lots and completed in December 2008. The second phase was completed in August 2014. They would like to extend Pauli Drive to the North to the Village of Manlius' line.

Conversation ensued regarding Design Standards of Lots and buffers from easements.

Chairman Lupia asked if the plan from 21 years ago is the same as the plan that has been submitted for this meeting. Mr. Caron said that it is exactly the same, no change.

Member Beecher asked if the Board should hold an informational Public Hearing due to the fact that there hasn't been any new development in the area in years and holding a public hearing would be beneficial to the neighbors. She also said that the traffic pattern will change. Members Poltenson and Rossetti agree.

Member Beecher made a motion seconded by Member Poltenson and carried unanimously to hold a Public Hearing on December 13, 2021, at approximately 6:40PM.

Other Business

Member Rossetti updated the Board on the Bowman Road Solar project. He stated that he has tried reaching out several ways to the Applicant, and they have not responded to his attempts. As soon as he hears something, he will let the Board know.

With there being no further business, Member Gilbert made a motion, seconded by Member Rossetti and carried unanimously to adjourn the Regular Meeting at 7:45pm.

Respectfully submitted,
Lisa Beeman, Clerk