

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
December 13, 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, Richard Rossetti and Valerie Beecher. Also, present were Attorney Jamie Sutphen and Planning Board Engineer Douglas Miller.

Absent: Members LeRoy and Poltenson

Also, Present: Bob and Sharon Caron, Bob DeForest, Ben Diskin via Zoom, Eric & Anne Krouse, Matt Napierala, William Adams, Joe & Stephanie Porcello, Melissa Rogers, Mei Liu, Larry Chismark, Paul Stewart, Christine Varley, B. Gander?, Dan Silky, Meredith Kronenberg, Mark & Laurie Panto, Vldyul Krishnan, Stacey Kelso, Cory Karanik, Michelle Burgess, Christine Myint?, Jane You Zhary, Dave Nyle and Brian Menor.

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 22, 2021.

William T. Adams – 7145 Ferstler Road, Kirkville, NY 13082

Set Date for Public Hearing – 2 Lot Subdivision – 7063 Ferstler Road, Kirkville, 13082 Tax Map # 042.-01-21.1

Chairman Lupia stated that the Applicant went to the ZBA for the variances that the Planning Board said were needed. The ZBA granted those variances.

Member Kelly made a motion, seconded by Member Rossetti and carried unanimously to hold a Public Hearing on December 27, 2021, at approximately 6:35PM.

Harrington Homes - 3848 Henneberry Road, Jamesville, NY 13078

Set Date for Public Hearing - 34 Lot Subdivision & Site Plan – Harrington Homes at Brandywine - Brandywine off of Henneberry Road

Tax Map # 109.-02-07.1

Matt Napierala spoke on behalf of the Applicant.

Chairman Lupia is concerned with the water supply. He stated that the Board has been given the documentation that says the Applicant is able to produce 5 gallons of water per minute. He believes that there should be proof that 5 gallons per minute can be provided to the entire 34-Lot Subdivision. Mr. Napierala asked David Stoner, Hydrogeologist, to talk about the wells.

Chairman Lupia asked Mr. Napierala if this was going to be a phased approach subdivision. Mr. Harrington said yes, and that they cannot sell a house until the wells are drilled and have been approved by the Department of Health.

Member Rossetti asked about the sewers and if they have been approved yet. Mr. Napierala said that they have been in contact with OCWEP and there is plenty of capacity, the issue with sewers is that they are connected to Limestone Creek Sanitary Sewer system, but it has nothing to do with the connections in the low areas. The County is looking for offset charges to improve upon outdated infrastructure.

Conversation ensued regarding the water follow, gallons per minute, etc.

Member Rossetti made a motion, seconded by Member Gilbert and carried unanimously to hold a Public Hearing on January 10, 2022, at approximately 6:35PM.

Kimley-Horn – 401 B Street, Suite 600, NY, NY 92101
Public Hearing - Site Plan Amendment – Target Drive Up Expansion – 340 Towne Drive, Fayetteville, NY 13066
Tax Map # 087.-01-20.0

Ben Diskin was present via Zoom to speak on behalf of the Applicant.

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

Member Kelly made a motion, seconded by Member Rossetti and carried unanimously to open the Public Hearing at 6:56pm.

Hearing nothing more from the public, Member Kelly made a motion, seconded by Member Rossetti and carried unanimously to close the Public Hearing at 6:57pm

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

Member Rossetti made a motion, seconded by Member Gilbert and carried unanimously to approve the Site Plan map prepared by Tracy J. Letzring, Engineer. - titled "Target" dated 09-23-2021 – project number T-1476. 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.

Robert Caron Homes – 7990 Blarney Stone Way, Manlius, NY 13104
Public Hearing - Subdivision Final Approval – Hunters Ridge/Pauli Drive
Tax Map #'s 111.-08-17.1 and 111.-02-09.5

Bob and Sharon Caron and Matt Napierala were present to discuss the project.

Chairman Lupia stated that this project has been previously approved by the Planning Board in 1999. When the project was presented to the Board again for Final approval, the Board decided that because of the delay in the timeframe was so long, a Public Hearing was needed.

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

Chairman Lupia stated that the Board has heard from many members of the community regarding this project and all letters/correspondence has been distributed to the Board. The names that follow are a list of residents that sent letters to the Board:

1. Joanna Banta – 4419 Twin Pines Drive
2. Larissa Brenner – 7979 Everglades Drive
3. Stephen Byer – 7757 Rolling Ridge Drive
4. Chad & Michelle Burgess – 4535 Hunters Ridge Drive
5. Brian & Ashley Gunderson – 7790 Rolling Ridge Drive
6. Min Hu & Zhao Chen – 7815 Rolling Ridge Drive
7. Sien Hu & Yuegao Huang – 4568 Conewood Trail
8. Tom Lischak – 7761 Rolling Ridge Drive – thank you for the 19 photos showing drainage
9. Vidyul Krishnan & Bala Krishnan Murthy – 4539 Pauli Drive
10. Seth & Meredith Kronenberg – 7771 Rolling Ridge Drive
11. Renee McCaffrey – 7770 Rolling Ridge Drive
12. Laurie & Mark Panto – 4565 Pauli Drive
13. Julie Polka – 7774 Rolling Ridge Drive
14. Joseph & Stephanie Porcello – 7814 Rolling Ridge Drive
15. Joseph Resti & Hillary Damon – 7787 Rolling Ridge Drive
16. Daniel & Margaret Silky – 7753 Rolling Ridge Drive
17. Jeffrey Stein – 4505 Spruce Ridge Drive
18. Jim & Karen Tarala – 4534 Pauli Drive
19. Emily Valentino – 4527 Pauli Drive
20. Vinod Varki & Ester Roskam – 7794 Rolling Ridge Drive
21. Patrick & Christine Varley – 7765 Rolling Ridge Drive – thank you for Engineering 2004

Member Rossetti made a motion, seconded by Member Gilbert and carried unanimously to open the Public Hearing at 7:15pm.

1. Larry Chismark – Rod and Gun Club – wants the public to know that the Rod & Gun club is still an active club in the area of the proposed development.

2. Joe Porcello – 7814 Rolling Ridge Drive – Concerned about drainage, including standing water for days; would like to see a new Engineering study; concerned about more thru traffic in the neighborhood; would like to see a new Traffic Study.
3. Lori Panto – 4565 Pauli Drive – concerned about drainage; how the new development is going to connect to the new system and the environmental outcome.
4. Brian Menor – 4531 Pauli Drive – concerned about the drainage basin in his backyard and the flooding that may occur.
5. Jacqui Eng – 7766 Rolling Ridge Drive – (via Zoom) – drainage concerns
6. Stacy O'Connor – 4457 Red Spruce Lane – concerned with environmental issues; endangered bats; Stormwater discharge issues; drainage & flooding concerns; concerned about removal of the trees and clearing of the land; Traffic is big issue; concerned about all the vacant homes in the area and the vacant lots.
7. Dan Silkey – 7753 Rolling Ridge Drive – concerned about the potential of increased traffic in the neighborhood; would like to see a traffic study.
8. Melissa Rogers – 4561 Conewood Trail – flooding concerns; traffic and drainage concerns.
9. Michelle Burgess – 4535 Hunters Ridge – concerned about the animals in the current environment and the clearing of the trees.

Hearing nothing more from the public, Member Rossetti made a motion, seconded by Member Kelly and carried unanimously to close the Public Hearing at 7:46pm.

Member Kelly made a motion, seconded by Member Beecher and carried unanimously to request a new Traffic Study.

The Board would also like to see an updated SWPPP.

Chairman Lupia stated that the matter will be adjourned until further materials are received.

Special Permit Renewal – Cell Tower – 5428 North Burdick St, Fayetteville, 13066

The Board received a memo from the Planning and Development Department, stating that there have been no complaints and or violations and they recommend a renewal of the Special Permit.

Member Gilbert made a motion, seconded by Member Kelly and carried unanimously to approve the Special Use Permit for a period of 7 years to expire on October 23, 2027.

Special Permit Renewal – Cell Tower – 6953 Collamer Road, E. Syracuse, 13057

The Board received a memo from the Planning and Development Department, stating that there have been no complaints and or violations and they recommend a renewal of the Special Permit.

Member Rossetti made a motion, seconded by Member Gilbert and carried unanimously to approve the Special Use Permit for a period of 7 years to expire on September 14, 2027.

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 7:52pm.

Respectfully submitted,
Lisa Beeman, Clerk