

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
December 12, 2022**

APPROVED

The Town of Manlius Planning Board hybrid meeting in-person and virtual live streaming was held at the East Syracuse-Minoa High School Auditorium with Chairperson Joseph Lupia presiding and the following members present: Ann Kelly, Arnie Poltenson, Richard Rossetti, Valerie Beecher, and Judy Salamone. Also, present were Attorney Jamie Sutphen and Planning Board Engineer Douglas Miller.

Absent: Member Theobald

In-Person Attendees: Dana Gherasoiu, Ilian? Gherasoiu, Gloria Hirsch, Tammy Hirsch, Mike Murray, Rosemarie Baldwin, James T. Lawson, Martha E. Lawson, Brandon Jacobson, Kevin Conway, John J. Facciatti, Lawrence Raful, Mary Zemanick, Gail Tianello, Jeff Tianello, Janice Weatherby, Scott Weatherby, Eric Christensen, Jade Reynolds, Paul & Janet Coon, Paul Crescenzi, Kenneth Greeve?, Jessica Costosar? Umina, Victoria Balintfy, Christine Saville, Michael Bigelow, Cathy Arena, Colleen Baldwin, Eric peters, Michael Trachsler, Steve Simon, Angela Schwanke, Jon Pilipznk?, Alison & Eric Sczerbaniewicz, Don & Maureen Dinero, Daniel & Jennifer Modugno, Vicki & Rusty Robison, Maria & Bill Desmond, Jacqueline Dorchester, Judson Hale, Jim Baldwin, Naren Peddibhotla, Carol Condon, Michele Taylor-Smith, Robert Smith, Ed Zemanick, Amy Bonus, Mike Redivivo, Cheryl Demers, Chris Demers, Andrew Demers, LaShawnda Giuffrida, Christopher Guiffrida, Kristy & Jason Caraher, Christine Kelly, Sharon Kane, Josh Eastman, Stephanie Eastmen, Eric Gerace, John Beecher, Lei Tary, Lydia Tang, Amy Barrett and Mark Barrett.

Virtual Attendees: Erin T., Tom Poitras, William Nicholson, NMarkle, John Deer, Kathleen Schrader, John and Todd

The Pledge of Allegiance was recited.

Minutes

Member Rossetti made a motion, seconded by Member Salamone and carried unanimously to approve the minutes of November 28, 2022.

Time: 6:31PM - Brolex Enterprises – 5912 North Burdick Street, E. Syracuse, NY 13057 – PUBLIC HEARING - Zone Change Recommendation to Town Board – RA and Commercial to R3 Megnin Farms – Route 5 at East Genesee Street and Strawmount Trail - Tax Map #'s 082.2-01-02.0 and 082.2-01-03.0

Member Beecher recused herself.

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

Member Kelly made a motion, seconded by Member Salamone and carried unanimously to open the Public Hearing at 6:32PM.

Chairman Lupia stated that the Board has received and read numerous letters from the public regarding this project. The Board has also received a petition signed by 138 residents; a legal letter (7 pages), enumerating existing issues with the existing development (many allegations are serious in nature). The Board has also heard from Mayor Elizabeth Martin of the Village of Chittenango – she spoke about the sewer discharge at the Poolsbrook lift station.

The Board received a letter in support of the project from Daniel Megnin, Denver, Colorado.

The Board received letters and emails in opposition to the project from: Tim Bailey, Kristopher & Victoria Balintfy - 5828 Strawmount Trail, The Barretts – 5875 Strawmount Trail, John Beecher – 5799 Strawmount Trail, John & Colleen Bonura – 1010 Whisper Ridge Dr., Lori Bort – 8812 Quarter Horse Run, Kristy Caraher – 5805 Strawmount Trail, Paul Cesp – 2020 Whisper Ridge Road, Cezur Cisu – 4012 Brick Kiln, Amy & Dan DeBlois – 8850 Haystack Lane, Cheryl & Chris Demers – 8855 Haystack Lane – 3 letters (17 page detailed report and analysis), Maureen Dinero – 1409 Brick Kiln, Joshua Eastman – Megnin Farms, Sally Eddy – 1924 North Ridge Drive, Diaa Elzourkany – 5813 Strawmount Trail, Giuffridaa Family – Megnin Farms, Gloria Hirsch – 3072 Wheatfield Drive, Steven Kelly – 5886 Strawmount Trail, Kristner & Jon Pilipczuk – 5722 Harness Hook Lane, Todd Konifka – 8843 Quarter Horse Run, Jacqueline & Manuel Lamas – 1933 North Ridge Drive, Daniel Mogundo – Megnin Farms, Nareen Peddibhotla – 5879 Strawmount Trail, Eric Peters – 3016 Wheatfield, Jade Reynolds – 5820 Strawmount Trail, - R. Robinson – Poolsbrook, Christine & Keith Saville – 8877 Horsey Lane, Andrew Schwanke – 5726 Harness Hook Lane, Angela Schwanke – 5726 Harness Hook Lane, Ed Smith – 2000 Whisper Ridge Road, Robert Schwanke – 5816 Strawmount Trail, Royale Scuderi, Michael Trachsler – 8811 Quarter Horse Run, Thomas Umina – 8859 Haystack, Scott Weatherby – 2245 Gidraan Drive, Chittenango, and Claudia & Bill Weiss – Whisper Ridge.

1. Brandon Jacobson – Developer – stated that they would like to build 46 townhomes and are seeking a Zone change from RA and Commercial to R3 to do so.
2. Tom Oot – President of the Home Builders Association – this project is a good idea, will bring more people to the area because of Micron
3. Cheryl Demers – Haystack Lane – numerous concerns regarding the project; *please see the attached presentation*
4. Chris Demers – Haystack Lane – numerous concerns regarding the project; *please see the attached presentation*
5. Tom Umina – Haystack Lane – concerned about flooding on his property

6. Larry Raful – President of Austin Meadows Homeowners Association – wants help with the hole in the Austin Meadows Development; he would like the developer to finish the work that he has started in other developments before he begins any new project.
7. Colleen Baldwin – Village of Chittenango Sewer Commissioner – is concerned because no one has approached the Village of Chittenango to talk about this project and what the sewer plant can and cannot handle; the sewer plant is very near capacity; would like to save what capacity is left for the Village of Chittenango residents.
8. Eric Gerace – Haystack Lane – is concerned about traffic and the safety of the current residents.

Hearing nothing more from the public, Member Poltenson made a motion, seconded by Member Salamone and carried unanimously to close the Public Hearing at 7:41PM.

The Board adjourned the application until January 9th for a decision on the Zone Change recommendation to the Town Board.

With there being no further business, Member Rossetti made a motion, seconded by Member Salamone and carried unanimously to adjourn the Regular Meeting at 7:42pm.

Respectfully submitted,
Lisa Beeman, Clerk