

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
November 27, 2023**

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: Arnie Poltenson, Valerie Beecher, Judy Salamone and Erin Reynolds. Also, present were Attorney Jamie Sutphen and Planning Board Engineer Douglas Miller.

Absent: Member Rossetti and Member Kelly

In-Person Attendees: Michael Fogel, Barbara Emmons, Paula Ellenburg?, Danielle Ewert, Ryan Ewert, Tracy Crowe, Don Western, Michelle Burgess, Joe Porcello and Joe Mastroianni

Virtual Attendees: Warren Linhart and SAMSUNG SM-A526U

The Pledge of Allegiance was recited.

Minutes

Member Beecher made a motion, seconded by Member Reynolds and carried unanimously to approve the minutes of November 13, 2023.

**Time:6:31PM - Bottar LLC – 120 Madison Street Suite 1300, Syracuse, NY 13202
Initial Presentation - Site Plan - 7078 East Genesee Street, Fayetteville, NY 13066 -
Tax Map # 092.-01-05.0**

Mike Fogel and Scott Freeman were present and spoke on behalf of the Applicant. Mr. Fogel stated that the Town Board granted them a Zone Change to RM to allow a Law Office to go at this location. Mr. Freeman stated that they would like to incorporate 2 signs into the project, one on the building and a free-standing sign on Genesee Street. It is a low use facility, the code requires 29 parking spaces. The pool is of no use to the office and will be filled in. Mr. Fogel stated that office hours will be 8:30am to 5pm Monday through Friday with no weekend or evening hours.

Conversation ensued about banking parking spaces to create less pavement. Chairman Lupia stated that he has no issues with banking parking spaces.

Chairman Lupia asked about access to Draycott Road? Mr. Freeman said that there will be no access to Draycott from this property. The intent is to leave access to the property as is.

Member Beecher asked about the number of Employees? Mr. Fogel stated that he would check. She also asked about electricity, heating and if the water supply is

adequate. Member Beecher is concerned that the sign on the building may be too big and would like to see more images.

Member Reynolds asked about lighting, stated that the sign looks good, maybe change the wording.

Chairman Lupia stated that before the Public Hearing the Board would like to see the following:

1. Lighting Plans
2. Banked Parking Plans
3. Lighting of the Sign

Member Salamone made a motion, seconded by Member Reynolds and carried unanimously to hold a Public Hearing on January 8, 2024, at approximately 6:35PM

Time:6:48PM - Danielle and Ryan Ewert – 8291 East Seneca Turnpike, Manlius NY
4th Presentation – Site Plan, Subdivision and Special Use Permit
Same Address - Pawsits Doggie Daycare - Tax Map # 099.-01-27.4

Joe Mastroianni, Danielle and Ryan Ewert were present and spoke on behalf of the Application. Mr. Mastroianni stated that he spoke to his clients and they do not want to go to the Zoning Board for variances because they have dealt with the ZBA before and they felt that they were not treated fairly or justly, they do not want to go through that again. Mr. Mastroianni submitted a new plan, the building has been pulled towards the road and parking has changed.

Member Reynolds is concerned about the lighted monument sign and if it would fit into the character of the neighborhood.

Conversation ensued regarding drainage and SWPPP.

Member Salamone asked how many dogs would be at the facility? Mrs. Ewert said she wasn't sure yet, but maybe 15-20.

Chairman Lupia stated that if the applicants decided to go to the ZBA for a variance, this Board would be in favor of sending a positive recommendation to the ZBA to approve the variance.

Chairman Lupia asked the Board if they would approve the plan that was submitted tonight? He called for a roll vote and the Board voted as follows:

- Member Reynolds – No
- Member Salamone – No
- Member Poltenson – No
- Member Beecher – No
- Chairman Lupia – No

Chairman Lupia is of the opinion that the best course of action is the Zoning Board of Appeals for an Area Variance.

Member Beecher is of the opinion that the Board should approve the existing business Ryan's Landscaping) on the property before they approve anything else.

The Board would like to see an updated plan, including parking, lighting, updated dates on the plans, materials, an updated survey, etc. before sending the recommendation to the Zoning Board of Appeals.

The Board tabled the matter for further information.

Time:7:56PM - Other Business - Hunters Ridge/Pauli Drive – Removal of Project from Agenda

Chairman Lupia stated that the Board has adopted a policy that if an item has been stagnant for too long of a time period, the Chair sends a 60-day letter telling them that after 60 days with no movement, the Chair will call for a motion to dismiss due to inactivity. Chairman Lupia stated that the Developer of the application is no longer participating despite having received notice, he would entertain a motion to dismiss the application pertaining to Hunters Ridge/Pauli Drive.

Member Poltenson made a motion, seconded by Member Beecher and carried unanimously to dismiss the Hunters Ridge/Pauli Drive Application.

Chairman Lupia stated that the Board does not do this often, but when an application has been sitting with no activity for an extended period of time (more than 6 months with no activity), the Board should (and in the future) send 60-day notices to the Applicants. Any Application subject to dismissal will be required to submit new plans, new SWPPP, new fees, etc.

With there being no further business, Member Salamone made a motion, seconded by Member Poltenson and carried unanimously to adjourn the Regular Meeting at 7:58pm.

Respectfully submitted,
Lisa Beeman, Clerk