

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
January 8, 2024**

APPROVED

The Town of Manlius Planning Board hybrid meeting in-person and virtual live streaming with Chairperson Valerie Beecher presiding and the following members present: Richard Rossetti, Judy Salamone and Erin Reynolds. Also, present were Attorney Jamie Sutphen and Planning Board Engineer Douglas Miller.

In-Person Attendees: Michael Fogel, Ed Keplinger, Charlie Breuer, Brian Bouchard and Bobby Linaberry

Virtual Attendees: Bobby Linaberry, Nolan Kokkaris, Warren Linhart, Erin Hanley.

The Pledge of Allegiance was recited.

Minutes

Member Salamone made a motion, seconded by Member Rossetti and carried unanimously to approve the minutes of December 11, 2023.

Time: 6:31PM - Organizational Meeting

The Town Board appointed Valerie Beecher as Chairperson of the Planning Board for a period of 1 year. She thanked the Town Board for appointing her. She also thanked Joe Lupia for all his years of service to the Town, especially the Planning Board.

Member Rossetti made a motion, seconded by Member Salamone and carried unanimously to appointment Baldwin and Sutphen Law Firm as Attorney for the Planning Board.

Member Reynolds made a motion, seconded by Member Rossetti and carried unanimously to appointment Miller Engineering as the Planning Board Engineer.

Member Salamone made a motion, seconded by Member Rossetti and carried unanimously to appointment Lisa Beeman as the Planning Board Clerk.

Member Reynolds made a motion, seconded by Member Rossetti and carried unanimously to approve The Planning Board 2024 Meeting Schedule, which states that the Board will meet on the 2nd and 4th Mondays of the Month at 6:30 PM and the Board approved the Application Filing Deadline Schedule is as follows:

All Applications are due at 12pm on the Filing Deadline Date	
Meeting Date	Filing Deadline
January 8, 2024	December 27, 2023
January 22, 2024	January 10, 2024
February 12, 2024	January 31, 2024

February 26, 2024	February 14, 2024
March 11, 2024	February 28, 2024
March 25, 2024	March 13, 2024
April 8, 2024	March 27, 2024
April 22, 2024	April 10, 2024
May 13, 2024	May 1, 2024
May 27, 2024	No Meeting (Memorial Day)
June 10, 2024	May 29, 2024
June 24, 2024	June 12, 2024
July 8, 2024	June 26, 2024
July 22, 2024	July 10, 2024
August 12, 2024	July 31, 2024
August 26, 2024	August 14, 2024
September 9, 2024	August 28, 2024
September 23, 2024	September 11, 2024
October 14, 2024	No Meeting (Columbus/Indigenous Peoples Day)
October 28, 2024	October 16, 2024
November 11, 2024	No Meeting – (Veterans Day)
November 25, 2024	November 13, 2024
December 9, 2024	November 27, 2024
December 23, 2024	December 11, 2024

Time:6:34PM - Bottar LLC – 120 Madison Street Suite 1300, Syracuse, NY 13202
Public Hearing - Site Plan - 7078 East Genesee Street, Fayetteville, NY 13066
Tax Map # 092.-01-05.0

Mike Fogal and Scott Freeman were present and spoke on behalf of the application. There will be 10 employees total, 8 employees on site and 2 employees remote. Mr. Freeman stated that they will be adding a wrought iron fence to the site to help with traffic. Attorney Sutphen asked if there was a space for vehicles to turn around if they drive into the site on accident? Mr. Freeman said no, but it is not a problem and can be fixed to add a turnaround.

Member Rossetti is not in favor of 2 monument signs on the property. Conversation ensued about the monument sign and the sign on the building.

The Board decided to table the SEQR review until the next meeting.

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

Member Rossetti made a motion, seconded by Member Reynolds and carried unanimously to Open the Public Hearing at 6:58PM.

1. Bobby Linaberry – 104 Bristol Road – concerns about access from the property on to Draycott Road (there is no plan to have access onto Draycott Road, Mr. Fogal stated);he would like to see less parking spaces and more greenspace; traffic is also a concern,

maybe install speed bumps (the Board stated that speed bumps is a Highway/Police/Town Board issue).

2. Erin Hanley – 110 Bristol Road –is concerned about adding a commercial business in her backyard; the increase in traffic and maybe installing sidewalks.
3. Mrs. Linaberry – 104 Bristol Road – is concerned about headlights shining in her living room window; can more trees be planted?; can the timers be on lights in the parking lot?

The Board would like the Applicants to consider adding more trees to block the lights (headlights, parking lot lights, etc.) from shining into adjacent properties.

Member Rossetti made a motion, seconded by Member Salamone and carried unanimously to close the Public Hearing at 7:27PM.

The Board adjourned the matter for further information.

Time:7:30PM - Fayetteville Veterinary Hospital – 8122 East Genesee St., Fayetteville, NY 13066 - Amended Site Plan – Veterinary Hospital – Same Address

Tax Map # 091.-01-01.2

Ed Keplinger was present and spoke on behalf of the Applicant. He stated that the original plan was approved in July of 2022; the building is now 4000 square feet instead of the original 5000 square foot building, the retaining wall has been eliminated and the parking lot has been reduced by 1 space.

Engineer Miller stated that the Board will need an updated SWPPP. Mr. Keplinger will update the SWPPP and resubmit.

The Board agreed that another Public Hearing does not need to be held as the changes to the plan are not significant.

The Board adjourned the matter for further information.

Time:7:55PM - Twin Ponds Housing LLC – PO Box 515, Syracuse, NY 13210
Initial Presentation – Planning Unit Development (PUD) – 5440 North Burdick Fayetteville, NY 13066 - Tax Map # 086.-02-06.1

Charlie Breuer and Brian Bouchard were present and spoke on behalf of the application.

Mr. Bouchard stated that this is a very preliminary plan. They wanted to show the Board what they thought would fit into the PUD and get Board feedback before they submit a full Site Plan. The mixed-use portion of the property will be located at the entrance to the property and will have apartments upstairs and a restaurant and or an office below. The access road will circle around the property and come back out on to North Burdick Street for emergency vehicles. Towards the back of the property is the residential portion. There will be 3 residential buildings, each containing approximately 100 units, the rear unit will be slightly smaller with approximately 96 units; the buildings will be 5 stories each with first floor garages and the upper 4 stories being apartments. There will also be 2 sets of detached enclosed garages for some of the apartments along the perimeter of the property. Across from the apartments will be a clubhouse that will house the Rental/Leasing Office along with a fitness area, a large gathering room and a meeting room. They are working on the slope issues in terms of getting to the water for water activities. There are sidewalks proposed within the development for walkability and to North Burdick Street.

Attorney Sutphen would like to see a project narrative of items, like walkability for example. She also asked about the timeline for the project. Mr. Breuer stated that they would like to start in the latter half of 2024.

Member Poltenson asked about storage space for each unit. The applicants replied that there are closet type storage areas per unit in each building and the garages can be used for storage.

Member Rossetti asked about the following:

1. Has there been a resolution with the easement across what used to be the Commercial parcel for emergency access? Mr. Breuer said yes.
2. Has the County approved curb cuts? Mr. Bouchard stated that they are working on it.
3. Has the County approved traffic lights? Mr. Bouchard stated that they are working on it as well.

Mr. Breuer stated that there will be a traffic study done and submitted to the Board upon completion.

Conversation ensued about putting two buildings at the entrance to the property where the mixed-use space is located.

Chair Beecher asked if the project was going to be done in phases. Mr. Breuer said that they are hoping for 1 phase of construction for the residential portion and maybe a second phase for the mixed-use portion.

Conversation ensued regarding walkability and connectivity of the sidewalks on the property.

The Board tabled the project for further information.

With there being no further business, Member Rossetti made a motion, seconded by Member Salamone and carried unanimously to adjourn the Regular Meeting at 8:57pm.

Respectfully submitted,
Lisa Beeman, Clerk