

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
March 26, 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: Arnie Poltenson, Richard Rossetti, Erin Reynolds, Don Western and David A. Shomar. Also, present were Attorney Jamie Sutphen and Planning Board Engineer Douglas Miller.

Absent: Member Salamone

In-Person Attendees: Lisa Wenberg and Rachel

Virtual Attendees: SAMSUNG SM-A526U and Warren Linhart

The Pledge of Allegiance was recited.

Minutes

Member Rossetti made a motion, seconded by Member Western and carried unanimously to approve the minutes of March 11, 2024.

**Time:6:33PM - Fayetteville Veterinary Hospital – 8122 East Genesee St.,
Fayetteville, NY 13066 - Amended Site Plan – Veterinary Hospital – Same Address
Tax Map # 091.-01-01.2**

Lisa Wenberg and Rachel were present and spoke on behalf of the application.

Engineer Miller asked for an explanation on how the phasing plan will work. Ms. Wenberg stated that the intent is to keep the existing building functioning, build the septic field and then build the new building. The septic and the new building will be done first. When the new building is complete, the existing building will be torn down.

The Board would like to see a complete Phasing Plan, a complete grading plan, and more details are needed on the SWPPP.

The Board adjourned the project for further information.

**Time:7:16PM - Recommendation to Town Board to Allow and Regulate Cannabis
Dispensaries in the RT Zoning District**

Member Rossetti stated that a small committee should be made up of Town Board members and Planning Board members to go through New York State Law and compare it to what is trying to be done in the Town. Examples: State Law says these establishments can be open from 8am to 12 midnight, the question is is that acceptable in the Town or can it be modified. State law allows deliveries and drive thru windows.

There should be something written in the law about we as the Town want to do. Member Rossetti also stated that a cannabis dispensary is not defined in the Town Code. What is it? What is the proper definition? NYS has defined it, does the Town stay with that definition? He would recommend more studying of the law before any recommendation is given. He is also of the opinion that this is the opportunity to include lounges in the local law.

Member Poltenson asked why the Town Board is asking the Planning Board to comment on the RT District. This kind of operation should not be allowed in this particular area.

Member Shomar would like to see more definitions of cannabis, the dispensaries, etc. He would also like to see a clearer law and do we want the zoning to change to meet the law?

Member Reynolds stated the sale of cannabis has no business being in this zone. It should be in a Commercial Zone and should be treated with the same regulations as alcohol sales. Why would anyone think that selling items like this would be appropriate for a zone like this that allows a daycare center, a care home, teaching of music/dance. It should be sold where other things like this are being sold.

Chair Beecher and Member Western are concerned about this area being spot zoned.

Conversation ensued on how this area got to be zoned RT.

Chair Beecher stated that maybe the Planning Boards recommendation is to change the zoning to RM?

Conversation ensued regarding parking. These places expect a lot of people, is this area conducive to parking conditions?

Conversation ensued about New York State Licenses.

The Board tabled the matter for further discussion. The matter will be placed on the April 8, 2024, Agenda for a possible decision.

Time:7:49PM – Other Business

1. Chair Beecher reminded the Board of the upcoming work session with the Town Board regarding Accessory Dwelling Units (ADU) and encouraged everyone to attend.
2. Chair Beecher stated that the Woodland Hills project (Hoag Lane) is still active. She received an email stating that the Army Corp of Engineers and Fish and Wildlife will be removing some trees near the proposed basins.
3. Attorney Sutphen briefly discussed the proposed local law for the Accessory Dwelling Units. She also encouraged everyone to attend and review the proposed law before the work session.

With there being no further business, Member Rossetti made a motion, seconded by Member Poltenson and carried unanimously to adjourn the Regular Meeting at 7:57pm.

Respectfully submitted,
Lisa Beeman, Clerk