

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
April 22, 2024**

APPROVED

The Town of Manlius Planning Board hybrid meeting in-person and virtual live streaming with Acting Chair Arnie Poltenson presiding and the following members present: Richard Rossetti, Erin Reynolds, Don Western and David A. Shomar. Also, present were Attorney Jamie Sutphen and Planning Board Engineer Douglas Miller.

Absent: Chair Beecher and Member Salamone

In-Person Attendees: Joe Durand, Shane O'Connor, Len Montreal, Regina Montreal, Bob and Sharon Caron, Mike Papa

Virtual Attendees: Beverly Everding, Janet Mallon, SAMSUNG SM-A526U, Warren Linhart and Don Gates

The Pledge of Allegiance was recited.

Minutes

Member Rossetti made a motion, seconded by Member Western and carried unanimously to approve the minutes of April 8, 2024. Member Poltenson abstained.

Time:6:31PM - Fayetteville Veterinary Hospital – 8122 East Genesee St., Fayetteville, NY 13066 - Possible Decision - Amended Site Plan – Veterinary Hospital – Same Address - Tax Map # 091.-01-01.2

Ed Keplinger was present and spoke on behalf of the application. He gave a brief overview of the updated plans.

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 Reynolds made a motion, seconded by Member Western and carried unanimously to issue a Negative Declaration under SEQR and authorized the Chair to sign the short form EAF.

Member Shomar made a motion, seconded by Member Reynolds and carried unanimously to approve the Site Plan for Fayetteville Veterinary Hospital, dated April 10, 2024, with several revision dates with the latest being March 19, 2024; project # 17012; prepared by Keplinger Freeman Associates. Approved pages are as follows:

1. L0 – Cover Sheet
2. A101 – Floor Plan
3. A200 – Renderings

4. A201 – Building Elevations
5. A203 – Building Elevations
6. A420 – Enlarged Plans & Exterior Details
7. L101 – Site Preparation Plan
8. L103 – Phasing Plan
9. L201 – Grading, Drainage and Utility Plan
10. L301 – Layout Plan
11. L302 – Planting Plan
12. L401 – Erosion Control Plan
13. L402 – NYSDOT Work Notes
14. L403 – Maintenance & Protection of Traffic Plan
15. L404 – Work Zone Traffic Control Plan
16. L501 – Details
17. L502 – Details
18. L601 – Site Photometric Plan

**Time:6:37PM - A&E & SNY Center – Suite 38, 5781 Bridge Street, East Syracuse,
Initial Presentation - Site Plan – Med Spa – Behind Resort Lifestyles -
Tax Map # 086.-01-03.9**

Joe Durand, TDK Engineering, and Shane O'Connor were present and spoke on behalf of the application. He stated that the owner would like to shrink the overall floor plan, there will be no lower level. With this new plan, they have updated the drainage, stormwater, earthwork, etc.

Acting Chair Poltenson asked that the next submission be all in one package and not separate pieces. Member Western asked for a summary page, that is dated, for the next submission as well. Mr. Durand said no problem.

Mr. Durand stated that there will be no blasting on this site. Engineer Miller stated that for projects like this, some blasting may be required, just let the Board know if that happens and when the Senior Living Facility was built there was a major gas lines on site, be aware of that, not sure if it has been abandoned or there are 2 gas lines.

The Board tabled the project for further information.

**Time:7:11PM - Robert Caron Homes – 7990 Blarney Stone Way, Manlius, NY
Final Approval – Austin Meadows – Phase 5A – Austin Meadows Drive South -
Tax Map # 113.2-04-03.1**

Attorney Sutphen stated that this project was before the board a few years ago, at that time, the Board, Attorney and Engineer decided that the plan was in substantial conformity and the map was approved. The plan was brought in and the Chair signed it because the plan was still in substantial conformity. Now the applicant would like to Phase the project, 5A and 5B.

Member Shomar made a motion, seconded by Member Rossetti and carried unanimously to approve Austin Meadows Phase 5A, Austin Meadows South, dated

March 12, 2018, with a revision date of April 7, 2024, Project # 18030; the plan is still in substantial compliance with the original plan. Only Phase 5A is approved, the applicants will have to come back to the Planning Board for Final approval of Phase 5B.

Time: 7:24PM - General Code Review

Acting Chair Poltenson gave the Board an overview of the General Code Review and what the Town is looking to do. He asked that the Board submitted their questions, comments and concerns to Attorney Sutphen and Chair Beecher before the next meeting so the Board can have a discussion and get the questions, comments and or concerns to the Town Board.

With there being no further business, Member Western made a motion, seconded by Member Shomar and carried unanimously to adjourn the Regular Meeting at 7:28pm.

Respectfully submitted,
Lisa Beeman,
Planning Board Clerk