

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
May 13, 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, Judy Salamone, Erin Reynolds, Don Western and David A. Shomar. Also, present were Attorney Jamie Sutphen and Planning Board Engineer Douglas Miller.

In-Person Attendees: Karrie Catalino, Clare Miller, Charlie Breuer, James Trasher and Matt Napierala

Virtual Attendees: Jim Fahy, lakes, Adam, Gary Buren and SAMSUNG -SM-A5264

The Pledge of Allegiance was recited.

Minutes

Member Rossetti made a motion, seconded by Member Reynolds and carried unanimously to approve the minutes of April 22, 2024. Chair Beecher and Member Salamone abstained.

Time:6:31PM - Special Use Permit Renewal - Bell Atlantic Mobile Systems, LLC – 6397 Fremont Road - Tax Map # 053.-01-21.1

Member Western made a motion, seconded by Member Poltenson and carried unanimously to approve the Special Use Permit Renewal for 7 years to expire May 13, 2031.

**Time:6:33PM - Twin Ponds Housing LLC – PO Box 515, Syracuse, NY 13210
3rd Presentation – Planning Unit Development (PUD)
5440 North Burdick Fayetteville, NY 13066 - Tax Map # 086.-02-06.1**

James Trasher, CHA, was present and spoke on behalf of the application. Charlie Breuer was also present. Mr. Trasher stated that there will be 5 pocket parks throughout the property, they are also considering a dog park. Conversation ensued regarding the possible dog park, location, etc.

Mr. Trasher stated that the mixed-use portion of the project will contain approximately 5000 square feet of 1st floor Commercial space and 7 Residential units on the 2nd level, the buildings will include walkways and approximately 38 parking spaces.

Jim Fahy, Architect, spoke via zoom. He stated that the 2 buildings are essentially 28 x 28 “pods” connected by an open walkway. One building is 1568 square feet of ground floor mercantile/office/restaurant; there will be 2 apartments that are above that space. The second building will have approximately 2300 square feet of ground floor

commercial space with 3 apartments on the second level. Access to the apartments will be from the parking lots.

Attorney Sutphen stated that drive-thru's are not allowed in this Zone. The drive-thru will be removed from the plan.

Conversation ensued regarding sidewalks.

Jim Fahy spoke again regarding the Elevations and the color schemes. The Board agreed that elevation 2 and color scheme 1 are appropriate for the site.

Member Reynolds would like to see a more detailed planting plan.

Member Western asked the Applicant to update the dates on the plans to reflect the current changes.

The Board tabled the project for further information.

Time:7:45PM - Napierala Consulting – 110 Fayette Street, Manlius, NY 13104
Initial Presentation and Recommendation to Zoning Board of Appeals
5428 North Burdick Street – Telecommunications Building
Tax Map # 086.-02-05.2

Matt Napierala was present and spoke on behalf of the application. He stated Spectrum needs to expand the services to the area and a new building needs to be built to accommodate that. After the new building is up, the old one will come down. He is asking for a recommendation to the ZBA for front, rear and side yard variances.

The Board stated that the following items are needed before a recommendation to the Zoning Board of Appeals:

1. Move the HVAC Units to a different location: the Board does not like them on the side of the building
2. Phasing Plan
3. Architectural Renderings
4. A Screening Plan
5. A Sidewalk Plan
6. Review the Comprehensive Plan to make sure it fits in the corridor
7. Fence to be looked at and possibly removed
8. A Planting Plan
9. Elevations Plan

The Board tabled the project for further information.

Time:8:49PM - Discussion - General Code Review

Attorney Sutphen discussed what the Zoning Board of Appeals comments were, they are as follows: the definition of Family, non-conforming use and non-conforming structure (the code needs some more clarification), and Alternate Members for ZBA.

Time:8:53PM – Member Rossetti left the meeting

The Planning Board discussed their findings and the following is a list of items for the General Code Review:

1. The definition of Family
2. Non-conforming Use
3. Treat ADU's differently
4. Manger should be Manager (Chapter 21)
5. Best Value (Chapter 25 – quantitative should be qualitative)
6. ZBA should have alternate members

With there being no further business, Member Shomar made a motion, seconded by Member Salamone and carried unanimously to adjourn the Regular Meeting at 9:01pm.

Respectfully submitted,
Lisa Beeman, Clerk