

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
June 10, 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. Also, present were Attorney Jamie Sutphen and Planning Board Engineer Douglas Miller.

Absent: Member Shomar

In-Person Attendees: Trevor Edkin, James & Stephanie Nixdorf, Ryan Benz, Sashank Bhatt, Ed Reid, Tammy Ballard, Peter Yuhas, John Graves, Kaleigh Graves, Matt Napierala, Anthony Rojas and Bill Cross

Virtual Attendees: Matt Donn, Matthew Donnelly, SAMSUNG SM-A526U, Warren Linhart, Mike Papa and iPad

The Pledge of Allegiance was recited.

Minutes

Member Salamone made a motion, seconded by Member Reynolds and carried unanimously to approve the minutes of May 13, 2024.

Time: 6:34PM - Eric and Natalie Donnelly - 7155 Taylor Road, E. Syracuse 13057 Zone Change - Recommendation to Town Board – CB to R3 - Tax Map # 073.-02-14.2

Matthew Donnelly spoke via Zoom on behalf of the application. Mr. Donnelly stated that he would like to change the property back to Residential with the idea of putting a single-family home on the property.

Member Rossetti asked if the property was on sewer or septic? Mr. Donnelly stated septic. Member Rossetti said that you cannot have a septic system in the R3 zone.

Member Reynolds made a motion, seconded by Member Rossetti and carried unanimously to send the following to the Town Board: The Board agrees that the property should be zoned Residential not Commercial; but the Planning Board cannot recommend R3; the applicant should work with the Planning and Development Office to come up with the proper zoning.

Time: 6:51PM - Shashank Bhatt – 4579 Southwood Heights, Jamesville, NY 13078 Zone Change - Building 3/4 - Recommendation to Town Board – RA to RM Seven Pines - 8104 Route 92, Manlius, NY 13104 - Tax Map # 112.-02-2.7

Ryan Benz was present and spoke on behalf of the application. He stated that they would like to change the Zoning of Building 3/4 to have a mixed-use building, commercial on the first floor and 7 residential apartments on the second floor. They have agreed to put up a fence to separate the properties and propose to add more trees and foliage.

Member Reynolds and Chair Beecher stated that the Board has received emails from residents stating that there are some non-conformances with this particular lot and zone change.

Member Rossetti made a motion, seconded by Member Reynolds and carried unanimously to send a positive recommendation to the Town Board for a Zone Change from RA to RM for Building 3/4.

Time: 7:15PM - James & Stephanie Nixdorf – 988 SW 19th St., Boca Raton, FL. 33486 - Initial Presentation – 2-Lot Subdivision – 7884 Salt Springs Road & Duguid - Tax Map # 096.-08-32

James and Stephanie Nixdorf were present and spoke on behalf of the application. Mr. Nixdorf stated that they would like to keep the vacant land created by the subdivision and sell the property with the current home. There are no plans to build on the vacant parcel right now.

Conversation ensued about where the property would have driveway access. The Board asked for the Highway Superintendent's opinion on a driveway cut on Duguid Road. The applicant will have to contact Onondaga County about a driveway cut on Salt Springs road for any future development.

Member Western made a motion, seconded by Member Poltenson and carried unanimously to hold a Public Hearing on July 8, 2024. At approximately 6:35pm.

Time: 7:32PM - John and Kayleigh Graves – 104 Ball Road, E. Syracuse, 13057 2nd Presentation & Update of Current Special Use Permit – Tracertech Indoor Driving Range - 6940 Schepps Corners Road, E. Syracuse, 13057 - Tax Map # 041.-01-08.1

Ed Reid was present and spoke on behalf of the application. He stated that he added the new parking layout and the mini-golf area to the plans. He also state that the plans for the sign are included in the packet.

Member Reynolds would like to see a Landscaping plan.

Member Rossetti made a motion, seconded by Member Poltenson and carried unanimously to hold a Public Hearing on July 8, 2024 at approximately 6:40pm.

Time: 7:59PM - A&E & SNY Center – Suite 38, 5781 Bridge Street, East Syracuse, NY 13057 - 2nd Presentation - Site Plan – Med Spa – Behind Resort Lifestyles - Tax Map # 086.-01-03.9

Member Salamone made a motion, seconded by Member Poltenson and carried unanimously to hold a Public Hearing on July 8th, 2024 at approximately 6:45PM.

Time: 8:06PM - Napierala Consulting – 110 Fayette Street, Manlius, NY 13104 2nd Presentation and Recommendation to Zoning Board of Appeals 5428 North Burdick Street – Telecommunications Building - Tax Map # 086.-02-05.2

Matt Napierala and Peter Yuhas were present and spoke on behalf of the application. They both gave a brief description of the changes that were made to the plan.

This Board has reviewed the referral from the Zoning Board of Appeals relative to the within project and in relation to the variances requested by the applicant on this property. The variances requested are, overall, substantial on a piece of property with extensive public visibility. Accordingly, matters of building aesthetics, placement, size and configuration, all of

which are generally within the purview of the Planning Board, are important in the Zoning Board's determination of variances requested. This Board is also aware of the public service provided by this private entity and its current existence on a relatively limiting site.

Member Rossetti made a motion, seconded by Member Polteson and carried unanimously send a positive recommendation to the Zoning Board of Appeals with the following recommendations:

1. This Board recommends that the ZBA grant a variance in front yard setback of 30 feet , so that the structure may be set back only 10 feet from the apparent ROW line; where 40 feet is required. The apparent ROW line utilized is as per the monument shown on the Boundary Survey of David J. Uhrinec PLS dated 4/24/2024. It should be noted that the applicant had originally requested a 20-foot variance, but this Board, after review of site plan issues recommend the 30-foot variance so the building and its appurtenances could be more appropriately accommodated on the site.
2. This Board recommends that the ZBA grant a side yard variance of 13 feet for the building on the north side. The Code requires a 20-foot setback and the building would be set 7 feet from the side yard.
3. The Building is proposed to be set such that in the rear of the building, it is 21 feet from the rear yard property line, at its nearest point. Accordingly, this Board recommends that the ZBA grant a rear yard variance of 19 feet as measured from the building's closest point to the rear yard as shown on the plan dated March 13, 2024. It is recommended that this variance requested carry the condition that the building must be perpendicular to the road as shown on the plan dated March 13, 2024, and the further condition that the HVAC mechanical utility pads may not exceed 8 feet from the rear building face.
4. This Board recommends that the ZBA condition the variances herein to accommodate only a single building on the site with maximum of 76 feet length of the structure facing the road frontage and being a maximum of 50 feet in width.
5. This Board recommends that the ZBA condition the variances upon the existing (old) building being removed within 12 months of the completion of construction of the building which is receiving the variance; and further that the variances do not extend to any additional building(s) on the site other than the new building proposed (or any replacement building of the new building as may be applicable per NYS law).
6. The applicant has not requested and this Board recommends that no variance be extended to the placement of the energy generator pads.
7. This Board recommends that a condition of the variances be that the height of the single building on the site may be no greater than 22 feet, provided the Planning Board determines, upon Site Plan Review, that same is architecturally compatible with the surrounding area and in conformance with the Comprehensive Plan of the Town.
8. This Board recommends that a condition of the variances be that the matter be referred to the Planning Board for full site plan review and approval and is subject to all requirements of the Planning Board to assure compatibility with the neighborhood and the Comprehensive Plan of the Town.

Time: 8:49PM – Initial Presentation and Discussion - PUD – 5912 North Burdick Street

Anthony Rojas was present and spoke on behalf of the application. He stated that the property is currently Zoned CB and they would like PUD.

The Board had the following comments:

1. The project is too dense for the property
2. Wetlands/Stormwater issues
3. The overall height of the project is too tall
4. What is the sewer capacity?
5. A proper survey is required
6. Traffic Study
7. Check with the school district about capacity
8. Is this project compatible with the existing neighborhood
9. Walkability
10. Parking

The applicant was referred to the comments from the Onondaga County Planning Board.

The Board tabled the application for further information.

With there being no further business, Member Rossetti made a motion, seconded by Member Poltenson and carried unanimously to adjourn the Regular Meeting at 9:38PM.

Respectfully submitted,
Lisa Beeman, Clerk