

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
July 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: 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: Tammy Ballard, Nick & Linda Massa, Joe Durand, Shane O'Connor, Gabrielle Eure, Ron Bort, Nick & Christine Agrippino, Thomas Trytek, Mike Papa, George Holz, Virginia Norberg, Stephanie & James Nixdorf, Linda DeWald, Brenda Vella, John Graves, Ed Reid, Chanele & Errol McKenzie, David & Ann Mullin, Kaleigh Graves and ???? Thompson?

Virtual Attendees: Anthony Rojas, Mary Croglio, SAMUNSUNG SM-A526U, Warren Linhart and Iphone Frank

The Pledge of Allegiance was recited.

Minutes

Member Rossetti made a motion, seconded by Member Poltenson and carried unanimously to approve the minutes of June 24, 2024. Member Salamone abstained.

Time:6:32PM - Jason Thomas - Arad Evans Inn – 7206 East Genesee St, Fayetteville, 13066 - Special Use Permit Renewal – Same Address
Zoning Classification Commercial District (CA) - Tax Map # 092.-06-04.1

Member Western made a motion, seconded by Member Reynolds and carried unanimously to renew the Special Use for Permit for an outdoor seating area in the CA zoning district for a period of 7 years to expire on June 24, 2031.

Time:6:34PM - James & Stephanie Nixdorf – 988 SW 19th St., Boca Raton, FL, 33486 - Public Hearing – 2-Lot Subdivision – 7884 Salt Springs Road & Duguid
Zoning Classification – Restricted Agricultural (RA) - Tax Map # 096.-08-32

Chair Beecher stated that the board received a memo from Highway Superintendent Rob Cushing stating that he would not allow a driveway cut on Duguid Road.

The Board decided to wait on SEQR until they hear from the NYSDOT.

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

Member Rossetti made a motion, seconded by Member Shomar and carried unanimously to open the Public Hearing at 6:35PM.

1. George Holz – 5179 Duguid Road – concerned that the property lines are not correct.
2. David Mullins – 5185 Duguid Road – concerned about access to the property, traffic issues and the property lines not being correct.

Member Rossetti made a motion, seconded by Member Reynolds and carried unanimously to keep the Public Hearing open until July 22. The matter was adjourned because the Board wants to hear from the NYSDOT regarding a driveway cut on Salt Springs Rd.

Time:7:00PM - John and Kayleigh Graves – 104 Ball Road, E. Syracuse, 13057
Public Hearing – Site Plan & Update of Current Special Use Permit
Tracertech Indoor Driving Range - 6940 Schepps Corners Road, 13057
Zoning Classification – Restricted Agricultural (RA) - Tax Map # 041.-01-08.1

Ed Reid was present and spoke on behalf of the application. John Graves was also present.

Chair Beecher stated that the Board has received correspondence from the Minoa Fire Chief and they have no issues with the project.

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 Polteson and carried unanimously to issue a Negative Declaration under SEQR and authorized the Chair to sign the short form EAF.

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

Mr. Reid gave a brief update on the project.

Member Reynolds made a motion, seconded by Member Shomar and carried unanimously to open the Public Hearing at 7:07PM.

1. Brenda Vella – 6883 Minoa-Bridgeport Road – concerned about flooding.
2. Linda DeWald – 7528 Collamer Road – concerned about flooding.

Hearing nothing more from the public, Member Rossetti made a motion, seconded by Member Shomar and carried unanimously to close the Public Hearing at 7:21PM.

The Board tabled the project until July 22 for Engineering review and the resolution for the Special Use Permit.

Time: 7:22PM - A&E & SNY Center – Suite 38, 5781 Bridge Street, East Syracuse, NY 13057 - Public Hearing - Site Plan – Med Spa – Behind Resort Lifestyles Zoning Classification – Neighborhood Shopping (NS) - Tax Map # 086.-01-03.9

Joe Durand and Mike Papa were present and spoke on behalf of the application.

Member Reynolds is concerned about the architecture and the plantings for the property. She is also concerned about water quality.

Conversation ensued regarding signage.

Mr. Durand gave an update on the project.

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 Western made a motion, seconded by Member Rossetti and carried unanimously to declare the Planning Board Lead Agency for SEQR.

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

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

Member Reynolds made a motion, seconded by Member Shomar and carried unanimously to open the Public Hearing at 7:56PM.

1. Nick Massa – 101 Stargaze Circle – has concerns about the parking lot, the lighting, construction debris, traffic, and is there going to be blasting?
2. Linda Massa – 101 Stargaze Circle – concerned about where the entrances are to the property.

Hearing nothing more from the public, Member Poltenson made a motion, seconded by Member Rossetti and carried unanimously to close the Public Hearing at 8:13PM.

The Board tabled the application for further information from the Applicant.

Time: 8:17PM - Shadi & Jessica Aouad – 7147 East Genesee Street, Fayetteville, NY 13066 - 2nd Presentation – Site Plan and Accessory Use Permit – Mental Health Counseling Same Address - Zoning Classification – Residential Multiple-Use District (RM) - Tax Map # 085.-06-09.0

Due to a potential conflict of interest, Attorney Sutphen recused herself.

Gabrielle Eure, representing C&S Engineers, was present and spoke on behalf of the

application. She stated that they are looking for additional parking spaces and approval of the Site Plan for the Mental Health Facility.

The Board would like to see the following items submitted for the next meeting:

1. Lot Coverage
2. Drainage
3. Parking
4. The Board referred the Applicant to the Site Plan requirements on the Town of Manlius website.

The Board tabled the project for further information.

Time:8:32PM - Damien Cornwell - 185 West Seneca Street, Manlius, NY 13104
Initial Presentation – Site Plan and Special Use Permit – Cannabis Retail
Same Address - Zoning Classification – Residential Transitional District (RT)
Tax Map # 106.-01-07.0

Greg Sgromo and Damien Cornwell were present and spoke on behalf of the application. Mr. Sgromo described the Site Plan layout.

Mr. Cornwell stated that the hours of operation will be 10am to 9pm Monday through Saturday and 12pm to 8pm on Sunday. He also described the interior of the building and how the process works once inside the building.

The Board would like to see the following items addressed:

1. Parking – Employee (2-3 employees) and Customer (may need a variance)
2. Drainage (SWPPP)
3. Lot Coverage in the RT Zone is 35% (may need a variance)
4. DOT Approval – Right of Way Issues
5. Landscaping Plan
6. Lighting Plan
7. Signage

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 9:12PM.

Respectfully submitted,
Lisa Beeman, Clerk