

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

APPROVED

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

In-Person Attendees: Danielle and Ryan Ewert, Greg Sgromo, Ed Reid, Kaleigh Graves, Alicia Spevak, Tammy Ballard, Joe Durand, Mike Papa, Paula Ellenberg, Barbara Emmons, Dirk Oudemool, Shane O'Connor, Anthony Pope. Tracy Crowe, Matt Napierala, Anthony Rojas, and Pete Yumas

Virtual Attendees: Warren Linhart, Diane Grygiel, SAMSUNG SM-A526U

The Pledge of Allegiance was recited.

Minutes

The minutes for July 8, 2024, were tabled until August 12, 2024.

Time:6:31PM – Wa-Noa Golf Course – Approval of Current Special Use Permit – 6940 Schepps Corners Rd, East Syracuse, NY 13057 (Tax Map # 041.-01-08.1)

Chair Beecher explained to the applicants that due to the nature of the two Special Use Permits being different the Board decided to do them as separate Special Use Permits but to get them on the same timeline. The timeline would be a 7-year Special Use Permit. Chair Beecher advised that per the Town Codes Enforcement Officer there have been no complaints on operations under the current Special Use Permit.

A Motion was made by Member Western, Seconded by Member Rossetti and carried unanimously, to approve the Special Use permit for Wa-Noa Golf Course at 690 Schepps Corners Rd, East Syracuse Tax Map #041.-01-08.1 for a period of 7 years to expire July 22, 2031.

Time:6:31PM – Tracertech Indoor Driving Range – Approval of Site Plans and Special Use Permit – 6940 Schepps Corners Rd, East Syracuse, NY 13057 (Tax Map # 041.-01-07.0)

Ed Reed, engineer of the project, advised that he would be addressing the concern with the sign later in the week. Chair Beecher advised that the sign would not be included in the approval of the site plans and would need to be approved separately. Town Engineer, Doug Miller, spoke with Mr. Reed regarding some minor concerns. Mr. Miller was not concerned and ok with moving forward.

Attorney Frateschi reminded the Board of the Special Use Permit Criteria questions with the Planning Board and stated that this is only a primary discussion. Will the project have an adverse effect on adjacent lands, the immediate neighborhood or on the character of the community is the ultimate question.

- a) In this plan, is the Community protected from traffic congestion and conflicts, flooding, and excessive soil erosion, unnecessary noise, lighting and odors, wasteful energy use and other forms of pollution?

The recreational use of a golf course has existed on this site for some time, so the Board is able to observe the actual impact of such use. The expansion of this use to the indoor "Tracer-Tech" facility is a similar use. This Board has carefully reviewed the proposed plan and has determined that no traffic congestion or excess noise lighting or odor will be emanated from this use. Very little external lighting will be present at the site.

There was concern raised at the public hearing as to possible flooding concerns in this area. This Board is assured that the Planning Board engineer, working with the qualified professional engineer of the Applicant has reviewed all storm water issues associated with this site and that this use and construction on the site will not cause flooding concerns and will comport with all SWPPP requirements.

A motion was made by Member Reynolds, seconded by Member Shomar, to adopt the findings of the above question.

- b) Does this plan protect the community from inappropriate design and other matters of scenic and aesthetic significance?

This Board has reviewed the architectural design presented and other aesthetic features of this proposed site. Even after improvements, the site continues to have significant open space and wooded area, including part of a golf course. The improvements are well designed and compatible with the site and surrounding area and do not negatively affect scenic or aesthetic matters in this area.

A motion was made by Member Rossetti, seconded by Member Poltenson and carried unanimously, to adopt the findings of the above question.

- c) Does the plan ensure that the proposed use will be in harmony with the appropriate and orderly development of the district in which it is proposed?

This use is permitted in this RA zoning district, with a Special Permit, and is further an extension of the longstanding recreational use of this site and presents an orderly development of this site.

A motion was made by Member Shomar, seconded by Member Salamone and carried unanimously, to adopt the findings of the above question.

Considering the within findings, this Board finds that the project as proposed will not have an adverse effect on adjacent, lands, the immediate neighborhood or the character of the community, and the Special Permit for the premises to be used as an indoor golf facility and restaurant is therefore granted with the following conditions:

1. The Special Permit shall be granted to the Owner, 6940 Schepps Corners Road LLC, for the Use proposed and shall be valid for a term of seven (7) years to expire July 22, 2031.
2. No modifications to the site not specifically approved as part of Site Plan approval can be made on the site.
3. The Conditions of the OCPB referrals of March 27, 2024, are conditions of this approval.

A motion was made by Member Rossetti, seconded by Member Western, to approve the Special Use Permit for Tracertech located at 6940 Schepps Corners Road, East Syracuse Tax Map #041.-01-07.0 for a period of 7 years to expire July 22, 2031.

Each and every finding on SEQRA as determined on July 8, 2024, and the Special Permit heretofore set forth in this resolution are incorporated by reference; The Site Plan last dated June 27, 2024, is hereby approved with the condition that signage for the site is not approved. The sign package presented was not in conformity with the sign ordinance of the Town and the applicant has stated that they will withdraw that sign and present a conforming monument sign. Any requested sign must come back to the Planning Board for final approval.

A Motion was made by Member Rossetti, seconded by Member Poltenson and carried unanimously, to approve the site plan dated June 27, 2024, for Tracertech located at 6940 Schepps Corners Road, East Syracuse Tax Map #041.-01-07.0.

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

Joe Durand, TDK Engineering, Anthony Rojas, and Shane O'Connor were present and spoke on behalf of the application. They reviewed the updates that were approved for fire access by the Code Enforcement Officer and Fayetteville Fire Chief.

The Board raised concerns with the addition of stairs for fire department access. Some concerns that were raised was general public having access, lighting, rails and not being completed to the sidewalk. The Board asked that the next submission be all in one package and not separate pieces. Plans to include but not limited to the signs removal, land update, and formally submit stairs in the plan.

The Board tabled the project for further information.

Time: 7:23PM – Osher Management, LLC – 7207 East Genesee Street, Fayetteville, NY – Accessory Use Permit Renewal – Same Address – Tax Map # 086.-02-05.2

Alicia Spevak was present and spoke on behalf of the application. Ms. Spevak advised the square footage of the buildings was approximately 10,000 square footage and that there would be no other changes to the property. Ms. Spevak stated that the use of the second building would not change and would remain a professional building.

A motion was made by Member Poltenson, seconded by Member Rossetti and carried unanimously, to approve the Accessory Use Permit Renewal for Osher Management, LLC located at 7207 East Genesee St, Fayetteville, NY Tax Map #086.-02-05.2 for a period of 7 years to expire on July 22, 2031.

Time: 7:25 PM -Napierala Consulting - 110 Fayette Street, Manlius, NY 13104 - 3rd Presentation - Site Plan and Special Use Permit - 5428 North Burdick Street - Telecommunications Building - Zoning Classification - Restricted Agricultural (RA) - 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. There was a lengthy discussion with the Board regarding the design of the building.

A motion was made by Member Rossetti, and seconded by Member Poltenson and carried unanimously, to set a date for a public hearing on August 26, 2024, at 6:30PM.

Time: 8:05 PM - Danielle & Ryan Ewert - 8291 East Seneca Turnpike, Manlius NY 13104 - 6th Presentation - Subdivision, Site Plan and Special Use Permit - Pawsits Doggy Daycare - Same Address - Zoning Classification - Restricted Agricultural (RA) - Tax Map # 099.-01-27.4

Due to potential conflict of interest, Member Rossetti and Attorney Frateschi recused themselves at 8:05 PM.

Greg Sgromo, Danielle and Ryan Ewert were present and spoke on behalf of the application. Chair Beecher advised the applicants that Attorney Sutphen stated that the landscaping portion could not be approved due to not being an accessory use to the Pawsits Doggy Daycare. Mr. Sgromo will obtain clarification from Attorney Sutphen.

The Board was pleased with the progress that has been made to the project.

It was decided to table the application for a future meeting once clarification was received from Attorney Sutphen.

Member Rossetti and Attorney Frateschi both re-entered the meeting.

With there being no further business, Member Rossetti made a motion, seconded by Member Salamone and carried unanimously to adjourn the Regular Meeting at 8:24pm.

Respectfully submitted,
Carrie Grevelding,
Town Clerk