

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
August 12, 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: Nick & Christine Agrippino, Tom Trytek, Denys Thompson, Virginia Norberg, Mary Thompson, Cathy Hough, Robert Hough, Heather Waters, Mike Papa, Damien Cornwell, Elyse Papa, Shane O'Connor, Joe Durand, Kevin Schmah?, Jared Shepard, Tom Bassett, Mark Olson, Andrew Ingram, George Holz, Brian Bouchard, Kelly Fumarola, Bill Cappelletti, Eleanor Hanne, Allen Olmstead

Virtual Attendees: Stephani Nixdorf, SAMSUNG SM_A526U, Charlie Breuer and Tom Poitras

The Pledge of Allegiance was recited.

Engineer Doug Miller gave a brief history of past Member Les McDermott, who passed away in July and a moment of silence was held. Mr. McDermott was a member of both the Town of Manlius Planning Board and Zoning Board of Appeals for 23+ years.

Minutes

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

Member Rossetti made a motion, seconded by Member Poltenson and carried unanimously to approve the minutes of July 22, 2024.

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

Chair Beecher stated that the Public Hearing was still open and asked if anyone in the audience had anything else to say regarding the project.

1. George Holz – spoke at the previous meeting and now states that he has no issues with the project.

Hearing nothing more from the Public, Member Rossetti made a motion, seconded by Member Shomar and carried unanimously to close the Public Hearing.

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

Member Reynolds made a motion, seconded by Member Shomar and carried unanimously to approve the 2-Lot Subdivision, submitted by James and Stephanie Nixdorf; Nixdorf Farm Subdivision, ID – 96-8-32; Dated 01-24-2024.

Time: 6:41PM - Twin Ponds Housing LLC – PO Box 515, Syracuse, NY 13210
Public Hearing – 5440 North Burdick Fayetteville, NY 13066
Zoning Classification - Planned Unit Development (PUD)
Tax Map # 086.-02-06.1

Brian Bouchard was present and spoke on behalf of the application. Charlie Breuer was present via Zoom. Mr. Bouchard gave a brief update on the project.

The Board decided to hold off on SEQR until the Public Hearing was over in order to incorporate any resident feedback.

Member Salamone made a motion, seconded by Member Shomar 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 6:58PM.

1. Mark Olson – Onondaga County Legislator and Former Village of Fayetteville Mayor – stated that the Town is in need of housing units; people will be able to stay in the community and not have to move away for more affordable housing; this project fits well in the community
2. George Holz – 5179 Duguid Road – asked if the infrastructure is capable of handling this type of project; what is the Fire Department access like; can the school system handle the influx of students; has there been a study?
3. Cathy Hough – Fayetteville Resident – Sidewalks are important and should be part of this project; would like the Board to consider a bike Lane.
4. Kathy Fumarola – Fayetteville Resident – this is a great project; the area needs more housing
5. Heather Waters – Former Town of Manlius Board Member – thinks the project is great
6. Eleanor Hanne – Edgemere Lane – this project is great for when the older population wants to retire; there is access to medical professionals right across the street; thinks the project is great.

7. Jared Shepard – 212 Diane Circle – CEO Center State – believes that the Town needs to develop projects like this; the Town's Comp plan is laid out perfectly and is in full support of this project
8. Tom Bassett – Town Resident – is in full support of the project

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

Mr. Bouchard answered questions from the Public.

Member Poltenson spoke about the school system and the cost of the apartments.

The Board tabled the application for further information.

Time: 7:31PM - A&E & SNY Center – Suite 38, 5781 Bridge Street, East Syracuse, NY 13057 - Site Plan – Med Spa – Behind Resort Lifestyles

Zoning Classification – Neighborhood Shopping (NS) - Tax Map # 086.-01-03.9

Joe Durand was present and spoke on behalf of the Application. He gave a brief update on the project.

Chair Beecher stated that previously mentioned stairs (on Medical Center Drive) proposed at the last meeting were no longer required.

Chair Beecher read aloud the proposed resolution. It read as follows:

1. This Applicant was previously before this Board with a project for this site, with similar use to as presented herein. The prior plan was granted site plan approval, with conditions, on January 9, 2023. That plan was never implemented by the applicant. The plan presented herein is scaled down from the prior site plan, makes significant modifications to the prior plan, site and building; so, this Board has reviewed this as a new project.
2. This Board held a public hearing the Site Plan on July 8, 2024. and all members of the public present were heard as reflected in the minutes of that meeting.
3. This Board declared itself lead agency for this project and reviewed all criterion in the Part 2 EAF and took a hard look at the project and issued a negative SEQRA declaration for the Project on July 8, 2024.
4. OCPB referrals of May 8, 2024, noted the following modifications, which this Board accepts as part of the approval resolutions herein: The applicant is required to coordinate North Burdick Street access plans with the Onondaga County Department of Transportation. To further meet

Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and traffic data to the Department for review.

5. Variances were previously granted by the ZBA in connection with the loading dock and trash placement, and those variances and any conditions there to remain in full force and effect.
6. This Board has worked with the applicant over several months' time to assure the site meets all site plan criterion and the site, parking configuration and accesses meet all code requirements
7. Fire access was reviewed by the Fire Department and after significant discussion thereon, the Fire Department approved the project on 7/19/2024 with a request for some modifications. The Planning Board has considered the comments of the Fire Department and this Board has accepted same with the exception of the modification to the stairs, in as much as the stairs are not appropriate for the overall site plan and access issues and the absence of same will not affect public safety.
8. The building is now a one floor building (it was previously multiple floors) and is architecturally compatible with this area.

Conditions:

1. The applicant has represented that this is a single tenant building, with various aspects of his aesthetic practice located therein. Accordingly, this approval, and in particular the parking counts as approved herein relates to a single tenant structure only, and any modifications thereto will require site plan review.
2. No signs are approved as part of this plan; any request for building signage will require the applicant to return to the Planning Board for approval.
3. The following conditions of engineering must be completed by the applicant and reviewed and accepted by the Planning Board engineer and legal review prior to building permit being issued for the improvements.
 - a. Confirm coordination of easements with others (National Grid, AT&T, OCWA, WEP etc.)
 - b. Overflow at intersection of Medical Center Drive and Avriel Drive requires coordination with Town of Manlius Highway Superintendent, connection to closed system may be desirable.
 - c. Provide detail on 3 subsurface stormwater systems w/ manufacturers data in SWPPP & drawings
 - d. Provide detail on long term operation of entire onsite stormwater system as part of the SWPPP
 - e. Provide calculations and over compliance with Water Quality component details
 - f. Plans to be revised to remove the staircase as per the resolution herein.

Member Shomar made a motion, seconded by Member Poltenson and carried unanimously to approve, pending Legal and Engineering review, the A&E & SNY Center (MedSpa), Medical Center Drive, Behind Resort Lifestyles; submitted by TDK Engineers; Project # 2023060; Dated July 31, 2024, with the following pages:

1. SP-1 – Site Plan
2. ES-1 – Erosion & Sediment Control
3. ES-2 – Erosion & Sediment Control Details
4. ES-3 – Erosion & Sediment Control Details
5. GD-1 – Grading & Drainage Systems Plan
6. GD-2 – Grading & Drainage Systems Plan
7. GD-3 – Paving, Grading & Drainage Details & Specifications
8. GD-4 - Paving, Grading & Drainage Details & Specifications
9. GD-5 – Paving, Grading & Drainage Details
10. GD-6- Paving, Grading & Drainage Partial Plans and Sections
11. GD-7 – Paving, Grading & Drainage Details
12. GD-8 – Paving, Grading & Drainage Details
13. GD-9 – Paving, Grading & Drainage Details
14. GD-10 – Driveway Profile and Cross-Sections
15. UP-1 – Utility Plan
16. UP-2- Utility Details
17. UP-3 – Utility Profile and Specifications
18. PL-1 – Photometric Lighting Plan
19. PL-2 - Photometric Lighting Details and Specifications
20. LS-1 – Landscaping Plan
21. LS-2 – Landscaping Details
22. RW-1 – Retaining Walls Partial Plan
23. RW-2 – Retaining Walls Sections
24. RW-3 – Retaining Wall Partial Plan and Sections
25. RW-4 – Retaining Wall Sections
26. FP-1 – Fire Protection Assessment Plan
27. Fire Truck aerial Ladder Access Assessment Elevation

Time: 7:51PM - Damien Cornwell - 185 West Seneca Street, Manlius, NY 13104
2nd 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 Cornwall were present and spoke on behalf of the application. They gave an update on the project.

Chair Beecher stated that the Handicap accessible space will need a variance and if the Board is inclined to do so, will make a recommendation to the Zoning Board of Appeals. She also stated that lot coverage will also need a variance.

Conversation ensued regarding the accessible parking space and the sidewalk.

Conversation ensued regarding the sign. The Board stated that the sign would not be a part of this application.

The Board tabled the application for further information and recommendation to the Zoning Board of Appeals.

Time: 8:27PM - SAAB Radar Testing Facility – 7031 Schepps Corners Road, E. Syracuse 13057 - Initial Presentation – Site Plan Amendment – Same Address
Zoning Classification - Restricted Agricultural (RA)
Tax Map # 038.-03-18.1

Due to a potential conflict of interest, Member Shomar recused himself.

Engineer Miller stated that he would like to work with Mr. Ingram regarding updating the stormwater.

Drew Ingram was present and spoke on behalf of the Application. Mr. Ingram gave a brief overview of the project stating that SAAB/Sensis focuses on developing sensor systems throughout the United States. They would like to install radar testing pads.

Member Reynolds made a motion, seconded by Member Rossetti and carried unanimously to hold a Public Hearing on August 26, 2024, at approximately 6:35PM.

Time: 8:54PM – Member Shomar re-entered the meeting.

With there being no further business, Member Rossetti made a motion, seconded by Member Beecher and carried unanimously to adjourn the Regular Meeting at 8:54PM.

Respectfully submitted,
Lisa Beeman, Clerk