

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
August 26, 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, Don Western and David A. Shomar. Also, present were Attorney Jamie Sutphen and Planning Board Engineer Douglas Miller.

Absent: Member Reynolds

In-Person Attendees: Drew Ingram, Peter Yuhas, Jim Ballantyne, Gary Buren, Brian Bouchard and Charlie Breuer

Virtual Attendees: iPhone(88)

The Pledge of Allegiance was recited.

Minutes

Member Rossetti made a motion, seconded by Member Poltenson and carried unanimously to approve the minutes of August 12, 2024.

Time: 6:31PM - Napierala Consulting – 110 Fayette Street, Manlius, NY 13104
Public Hearing - 5428 North Burdick Street – Telecommunications Building Zoning
Classification - Restricted Agricultural (RA) - Tax Map # 086.-02-05.2

Jim Ballantyne was present and spoke on behalf of the application. He gave a brief overview and 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 Poltenson 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 Rossetti made a motion, seconded by Member Poltenson and carried unanimously to waive the reading of the Public Hearing notice.

Member Shomar made a motion, seconded by Member Rossetti and carried unanimously to open the Public Hearing at 6:44PM.

Hearing nothing from the Public, Member Rossetti made a motion, seconded by Member Poltenson and carried unanimously to close the Public Hearing at 6:45PM.

Conversation ensued regarding the architecture of the building.

The Board agreed that option 2 of the submitted plans was their choice for the outside of the building.

Chair Beecher would like to see either more brick or more trees for screening.

The Board tabled the project for further information.

Time: 7:29PM - SAAB Radar Testing Facility – 7031 Schepps Corners Road, E. Syracuse 13057 - Public Hearing – 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.

Drew Ingram was present and spoke on behalf of the application. He gave a brief overview and 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 Rossetti 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 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 Salamone and carried unanimously to open the Public Hearing at 7:43PM.

Hearing nothing from the Public, Member Rossetti made a motion, seconded by Member Salamone and carried unanimously to close the Public Hearing at 7:44PM.

Member Western made a motion, seconded by Member Poltenson and carried unanimously to approve the Site Plan Amendment, submitted by Beardsley Architects & Engineers for SAAB Defense & Security USA, LLC – Radar Test Facility – New Radar Test Pad; Project # 23051; Dated 07-31-2024; to include the following pages:

1. 9021 Instrument Survey
2. C-101 Notes, Legend and Abbreviations
3. C-102 Overall Site Plan
4. C-103 Existing Conditions and Removal Plan
5. C-104 Layout Plan
6. C-105 Grading Plan
7. C-106 Utility Plan
8. C-401 Enlarged Plan and Details
9. C-501 Site Details

Time: 7:45PM – Member Shomar re-entered the meeting.

Time: 7:46PM - Twin Ponds Housing LLC – PO Box 515, Syracuse, NY 13210
Discussion & Possible Decision – 5440 North Burdick Fayetteville, NY 13066
Zoning Classification - Planned Unit Development (PUD)
Tax Map # 086.-02-06.1

Brian Bouchard and Charlie Breuer were present and spoke on behalf of the application. Mr.

Bouchard gave a brief update on the project. Chair Beecher read the SEQRA Determination and the Site Plan Resolutions aloud.

Twin Ponds SEQRA and Site Plan Resolution

August 26, 2024

This is a Decision of Planning Board of the Town of Manlius Planning Board issued pursuant to Part 617 of the Implementing Regulations pertaining to Article 8 (State Environmental Quality Review Act “SEQRA”) of the Environmental Conservation Law of the State of New York; and also a Decision for Site Plan Approval pursuant to the Code of the Town of Manlius relating to the following “Project/Action”:

The Twin Ponds Residential Community “Twin Ponds” located at 5440 North Burdick Street; Town of Manlius.

Background:

Twin Ponds is a proposal for the development of a residential community consisting of residential dwelling units, commercial/mixed use tenants and recreational/open space areas, including 309 Residential units, commercial/mixed use tenants, a clubhouse, amenity areas, construction of access road and parking areas. The Applicant/Project Sponsor is Twin Ponds HB, LLC.

This Project is a permitted use on this site, subject to Site Plan Approval of the Planning Board of the Town of Manlius “Planning Board” by virtue of the Resolution adopted on November 1, 2023 by the Town Board of the Town of Manlius which enacted a Zone change for the parcel to a Planned Unit Development (PUD) as permitted by Local Law, and the adoption of the “Twin Ponds District Plan”.

The Applicant submitted an application for this residential mixed-use development dated March 25, 2024, and The EAF prepared by the Applicant is dated March 25, 2024. There were several public meetings of the Planning Board wherein this Project has been reviewed including all Site Plans and Civil drawings, Architectural renderings and supporting documents. The plans have been reviewed and have undergone changes after input from the public, the Planning Board, DEC, Onondaga County Planning Board, other interested agencies, and including the Town Planning Board Engineer and Planning Board counsel. All correspondence and documents are part of the public record and are available at the Town of Manlius Clerk’s Office and are incorporated by reference herein. The Final Site Plans are dated 8/12/2024 and were received 8/13/2024 are stated as Revision #3, consisting of 38 Sheets, and including all site plans and drawings, landscaping and photometric plans and Architectural Plans dated June 14, 2024, and including the SWPPP dated April 2024.

SEQRA:

The Town of Manlius Planning Board (“Planning Board”) declared this Action TYPE 1 pursuant to SEQRA at a regularly held Planning Board meeting and also declared its intent to act as Lead Agency for these actions. The Full EAF which is applicable to the Action and all other information presented by the Applicant is on file with the Town of Manlius After the

declaration of lead agency, all Interested and Involved Agencies were served Notice and given 30 days within which to respond to this declaration of Lead Agency status. No agencies responded within the 30-day notice period objecting to Lead Agency status of the Planning Board. The NYS Department of Environmental Conservation (DEC) is the only agency which delivered comments, dated June 7, 2024, with their consent for the Planning Board to act as Lead Agency; and those comments are further addressed below. A public hearing was held on August 12, 2024, pursuant site plan regulations of the Town of Manlius, at which time environmental matters which are the subject of SEQRA were also entertained.

The Board reviewed the FEAf submitted by the Applicant dated March 25, 2024 , all Site Plans submitted, as well as supplement information supplied by the applicant including the following:

1. Traffic Impact Assessment dated 01/24/2024 and received 3/24/2024
2. NYS Department of Environmental Conservation dated June 7, 2024
3. Onondaga County Planning Board project review dated May 8, 2024
4. The SWPPP submitted and dated April 2024

SEQRA Findings:

The Planning Board **SEQRA Findings** are as follows:

The Planning Board examined and addressed each of the 18 potential environmental impacts as set forth in the Full Environmental Assessment Form (FEAF) Part 2. The conclusions in the FEAf Part 2 were determined after full review of the site plan, subdivision, consultation with the Full EAF Workbook, consultation and advice of the Planning Board Engineer, and Counsel. This Board has further reviewed the detailed site plans of the applicant. The Applicant and Planning Board have engaged in months long process of review of matters of storm water, grading, drainage site layout which have been reflected in the multiple iterations of the site plans which have been reviewed by this Board and are part of the record; and comments of the Board and the public, which are reflected in the public minutes of the meetings on file with the Town. The final plans as submitted and last dated 8/13/2024, will mitigate any potential environmental impacts of the Action. Accordingly, the Planning Board answers each of the Impacts in the Part 2 FEAf as “No or small impact may occur”. The executed full Part 2 SEQRA is attached hereto and made a part hereof.

In its SEQRA review there were specific areas that underwent further scrutiny wherein the Board identified specific impacts, and further identified mitigation measures to reach the conclusion of “no or small impact may occur.” Specifically:

1. FEAf Part 2 Item 3 Impact on Surface Water
2. FEAf Part 2 Item 4: Impact on groundwater; and
3. FEAf Part 2 Item 5: Impact on Flooding.

Each of the above stated matters are reflective of the issue, that, as stated in the DEC correspondence of June 7, 2024, “this project is near or within NYS Regulated Freshwater Wetland SYE-22, a Class 2 freshwater wetland”. Accordingly, delineation verified by both the

DEC and US Army Corp of Engineers is required. The applicant has provided wetland delineations according to the best available information at this time and information as to the potentially non-jurisdictional nature of the wetlands. Further the project is located within a 100-year flood plain; but not a flood way. Upon confirmation of appropriate delineation, the applicant will be required to comply with any requirements of DEC permitting, which can be addressed on this site.

Further, as stated in the DEC correspondence of June 7, 2024, Stormwater discharges from the site will require a State Pollutant Discharge Elimination System Permit (SPDES). Manlius is a MS-4 municipality, and as such the Town Planning Board Engineer will approve the SWPPP. Such a plan has been provided and reviewed by the Town Planning Board Engineer. The final approval of the plan will require that all engineering directives of the Town Planning Board Engineer and Town Engineer be complied with, as relates to the SWPPP. With appropriate DEC permitting and compliance with the SWPPP, any potential moderate to large impact will be adequately addressed.

SEQRA Conclusion:

The Planning Board of the Town Manlius has taken a hard look at all environmental issues as required by SEQRA, and hereby determines that the Action herein shall be granted a Negative SEQRA declaration, finding that the Action will cause no significant environmental impacts.

SITE PLAN APPROVAL

Site Plan Findings:

All findings and conclusions of the SEQRA decision set forth above are incorporated by reference herein. This Board makes the following additional findings:

The Applicant has presented a project that is in conformance with the spirit and intent of the Twin Ponds District Plan. This Board heard public comments which largely supported this project. The Architectural Plans approved as part of this project are a critical component of the Twin Ponds District Plan and an important part of this approval. The amenities provided for the residents which are part of the approved plans are a further important aspect of the project. The Pavilion and dock improvements are part of the approved plans herein and shall be constructed in accordance with the specifications in the Catalogues of American Landscape Structures Pavilion and Bertrand Docks as provided to this Board and are part of the record herein.

Conditions:

- A. All conditions of the SEQRA approval are incorporated by reference herein.
- B. The modifications as set forth in the OCPB referral of May 8, 2024, are accepted by this Board as follows:

1. Wastewater Services: A capacity letter from Onondaga County WEP must be delivered to the Town before a building permit is issued. The one-to-one offset mitigation plan must be confirmed by WEP.

2. Stormwater Impact: The SWPPP must be reviewed by the Onondaga County Department of Transportation.

3. Wetlands: DEC and Army Corp. must confirm wetland delineations and all Floodplain regulations must be complied with.

4. The applicant shall continue to coordinate with the Onondaga County Department of Transportation regarding the required traffic and lighting data for full build-out.

5. Open space: The applicant must continue to coordinate with the Town regarding maintenance and stewardship of open lands, ponds and amenity areas. At this time, the Applicant is responsible for all such maintenance of these areas as presented on the approved plans.

6. OCWA must confirm the availability of water service connection.

C. The location of this site, which includes challenging topography and access off North Burdick Street presented emergency access and safety concerns. These are addressed in part by the "Easement Agreement" between AC Hammer, LLC, Twin Ponds Housing, LLC and Twin Shores Properties, LLC dated 1/25/2024 and filed with the Onondaga County Clerk's Office on February 1, 2024, as Instrument number 2024-3416. Accordingly, as a condition of this approval, the easement, with respect to the "irrevocable non-exclusive easement," may not be modified, amended or terminated without the express written consent of the Town of Manlius.

D. The "Access path" on the plan for pedestrians which is set forth on the Plans and set aside for the Town of Manlius residents may be accepted by Town, however, the Town does not accept responsibility for any improvement to or from the access path or to access path, including any maintenance thereof.

E. This parcel has significant open land along Burdick Street. The applicant has advised that they have no immediate or near future plans for development of that part of the parcel. Accordingly, there is no approval, tacit or otherwise for further development of part of the parcel. Any future developments will need to be brought to this Board for further site plan approval and review for conformance with the District Plan/PUD.

F. This Board has reviewed the sign proposed for the entry of the project. The sign does not appear to be in conformance with the sign size regulations of the Town. However, the location of, appearance of and materials of the sign are approved by this Board; subject to any Zoning Board of Appeals action as may be necessary.

G. Only the Site Plan documents as approved herein are approved by this Board, as same will be stamped by the Planning Board Chairperson. Any changes, additions or deletions to the Chairperson stamped plans will require further Site Plan Approval by the Planning Board.

With the above findings and conditions, the Site Plan is approved; Final Site Plans which are dated 8/12/2024 and were received 8/13/2024 and are stated as Revision #3, consisting of 38 Sheets, and including all site plans and drawings, landscaping and photometric plans therein, and Architectural Plans dated June 14, 2024.

Member Poltenson made a motion, seconded by Member Shomar and carried unanimously to approve the SEQRA determination and issue a negative declaration.

Member Shomar made a motion, seconded by Member Western and carried unanimously to approve the Site Plan as presented.

With there being no further business, Member Rossetti made a motion, seconded by Member Poltenson and carried unanimously to adjourn the Regular Meeting at 8:20PM.

Respectfully submitted,
Lisa Beeman, Clerk