

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
September 23, 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: Matt Napierala, David Brittain, Pete Yohas, Stacey Kelso, Sue Oliver, Wally M (not readable) and E M (not readable)

Virtual Attendees: SAMSUNG SM-A526U and Gary Slutzky

The Pledge of Allegiance was recited.

Minutes

Member Salamone made a motion, seconded by Member Poltenson and carried unanimously to approve the minutes of September 9, 2024. Member Rossetti abstained.

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

Matt Napierala was present and spoke on behalf of the application. He gave a brief overview and an update to the project.

Chair Beecher thanked the applicant for changed the height of the trees.

Member Reynolds is of the opinion that the split face masonry wall with brick banding on it gives the overall impression of an unfinished building.

Member Shomar is in agreeance with Member Reynolds and the Comprehensive Plan should be taken into consideration for future buildings.

Member Rossetti is of the opinion that the modifications that the applicants made have been sufficient and this plan is a drastic improvement as to what is there now.

Member Rossetti made a motion, seconded by Member Poltenson and carried to approve the Site Plan, submitted by Napierala Consulting, Project # 23-2232; Dated 08-27-2024, and to include the recommendations from the Zoning Board of Appeals and to include the following pages:

1. C-1 Title Sheet

2. C-2 General Notes
3. By Others – Existing Conditions Survey
4. C-3 Site Preparation, Erosion & Sediment Control Plan
5. C-4 Layout Plan
6. C-4.1 Project Phasing Plan – Dated 09-12-2024
7. C-5 Grading Plan
8. C-6 Utility Plan
9. C-7 Landscaping Plan
10. C-8 thru C-10 Site Details

Member Reynolds is opposed and Member Shomar abstained.

Time:6:52PM - Woodland Hills Subdivision (Hoag Lane Development)

Discussion, Update and Overview – 5280 Hoag Lane, Fayetteville, NY 13066

Zoning Classification - Restricted Agricultural (RA) - Tax Map # 104.-01-39.2

Chris Danaher and Scott Freeman were present and spoke on behalf of the application. Attorney Danaher stated that the applicant would like to create a 15-Lot Subdivision. He gave an overview and brought the Board up to date on the project. An HOA will be put in place for the project.

Chair Beecher stated that the Board has received the letter from the Army Corp of Engineers.

Conversation ensued regarding drainage, green space, and a summarization of the Army Corp Letter.

The Board tabled the application for Engineering review and comments from the Highway Superintendent.

With there being no further business, Member Rossetti made a motion, seconded by Member Poltenson and carried unanimously to adjourn the Regular Meeting at 7:43pm.

Respectfully submitted,
Lisa Beeman, Clerk