

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
October 7, 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 and Don Western. Also, present were Attorney Jamie Sutphen and Planning Board Engineer Douglas Miller.

Absent: Member Shomar

In-Person Attendees: James Monaco, Cami Riley, Jennifer Graznow, Erik Schwartz, Charlette Santella, Nick and Christine Agrippino

Virtual Attendees: Sarah Stenuf, Frank Santella, Tom Poitras, Kelley, Greg Sgromo and Tom Bassett

The Pledge of Allegiance was recited.

Minutes

Member Rossetti made a motion, seconded by Member Poltenson and carried unanimously to approve the minutes of September 23, 2024.

**Time:6:31PM - Damien Cornwell - 185 West Seneca Street, Manlius, NY 13104
Public Hearing and Possible Decision– Site Plan and Special Use Permit –
Cannabis Retail - Same Address - Zoning Classification – Residential Transitional
District (RT) - Tax Map # 106.-01-07.0**

Greg Sgromo was present and spoke on behalf of the application.

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 Rossetti and carried unanimously to issue a Negative Declaration under SEQR and authorized the Chairman 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 Salamone made a motion, seconded by Member Reynolds and carried unanimously to open the Public Hearing at 6:46PM.

Hearing nothing from the Public, Member Rossetti made a motion seconded by Member Poltenson and carried unanimously to close the Public Hearing at 6:47PM.

Attorney Sutphen went through the Special Permit Criteria with the Planning Board. Will the project have an adverse effect on adjacent lands, the immediate neighborhood or on the character of the community is the ultimate question.

1. Is the community protected from traffic congestion conflicts, flooding and excessive soil erosion? Is the community protected from unnecessary noise, lighting and odors? The Board said yes, the road cut has been improved, there will be no increase in traffic. This project is improving the building by way of painting and fixing up the site.
2. Does this plan protect the community from inappropriate design and other matters of significance? The Board said yes. This project is improving the building by way of painting and fixing up the site and the project fits in the RT Zone.
3. Does the plan ensure the proposed use will be in harmony with the appropriate and orderly development of the district in which it is proposed? The Board said it is consistent.
4. Can any adverse impact be mitigated with compliance with reasonable conditions? The Board said no
5. Does the project conform with the Towns Planning objections, for example, do we need any kind of conditions with respect to operations and are there modifications to the development proposal or design guidelines that can attach reasonable conditions to minimize impacts? The Board said yes.

To be included in the Special Use Permit:

1. The hours of operation are 10am to 9pm weekdays, including Saturdays; 12pm to 8pm on Sundays.
2. SUP to expire in 7 years.
3. The license is to stay current.

Conversation ensued regarding the sign. The applicants have brought the sign into code compliance, therefore the sign will not be apart of this approval.

Member Rossetti made a motion, seconded by Member Poltenson and carried unanimously to approve the Special Use Permit for 7 years set to expire October 7, 2031.

Member Rossetti made a motion, seconded by Member Western and carried unanimously to approve the Site Plan, to include the Special Use Permit Conditions, the Zoning Board of Appeals variances, Department of Transportation approvals and parking stops, dated 07-09-2024, Prepared by Dunn & Sgromo Engineers, File No. 1321.001, Site Layout – S-1, with a revision date of 09-25-24; Site Layout S-1.1 and Details D-1.

Time:7:11PM - Eastside Westside Properties, 171 Intrepid Lane, Syracuse, NY 13205 - Initial Presentation – Site Plan and Accessory Use Permit – Children’s Therapy Practice – 7171 East Genesee Street, Fayetteville, NY 13066 – Zoning Classification – Residential Multi-Use District (RM) – Tax Map # 087.-07-050

Jennifer Granzow, Cami Reily and Erik Schwartz were present and spoke on behalf of the application. She stated that the applicants would like to open a Children’s Therapy Office in the current building. There are 11 existing parking spaces, 8 employees (not all at the same time). There will be no changes to the site, parking or footprint of the building. Office hours will be 8am to 5pm Monday through Friday.

Conversation ensued regarding the sign.

The board tabled the application for further information to include a sign with proper dimensions and a current survey depicting everything on the property.

With there being no further business, Member Rossetti made a motion, seconded by Member Poltenson and carried unanimously to adjourn the Regular Meeting at 7:33pm.

Respectfully submitted,
Lisa Beeman, Clerk