

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
December 9, 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 (via Zoom). Also, present were Attorney Jamie Sutphen and Planning Board Engineer Douglas Miller.

Virtual Attendees: Jessica Truman Aouad, Warren Linhart, SAMSUNG SM-A526U and Tom Poitras

In-Person Attendees: Barbara Emmons, Paula Ellenberg, Dirk Oudermoul, Danielle & Ryan Ewert, Trevor Edkin, Jennifer Graznow, Cam Riley, E. Schwartz, James Monaco, Ed Reid, Tracey Crowe and Scott Hale.

The Pledge of Allegiance was recited.

Minutes

Member Salamone made a motion, seconded by Member Rossetti and carried unanimously to approve the minutes of November 25, 2024.

Time:6:32PM - Eastside Westside Properties, 171 Intrepid Lane, Syracuse, NY 13205 - Public Hearing – 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 Graznow was present and gave the Board a brief 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 Western 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 Reynolds and carried unanimously to waive the reading of the Public Hearing notice.

Member Reynolds made a motion, seconded by Member Poltenson and carried unanimously to open the Public Hearing at 6:38PM.

1. James Monaco – Marietta – is in full support of the project but is concerned about the Planning Board restricting traffic from making a left-hand turn from the property. He is on favor of no restrictions on the property.

Hearing nothing from the Public, Member Rossetti made a motion seconded by Member Poltenson and carried unanimously to close the Public Hearing at 6:42PM.

Member Rossetti is opposed to the Planning Board putting a restriction on no left-hand turns out of the property and conversation ensued.

Member Rossetti made a motion, seconded by Member Poltenson and carried to approve the Site Plan dated 10-23-24 Prepared by Dunn & Sgromo Engineers; File Number 1324.001; labeled existing Site Plan with the condition of the Do Not Enter sign be removed and there are no restrictions on the driveway to East Genesee Street.

Member Rossetti made a motion, seconded by Member Poltenson and carried to approve the Accessory Use Permit for a period of 7 years to expire on December 9, 2031.

Time:6:57PM - Danielle & Ryan Ewert - 8291 East Seneca Turnpike, Manlius NY 13104 - Subdivision, Site Plan and Special Use Permit - Pawsits Doggy Daycare - Same Address - Zoning Classification - Restricted Agricultural (RA) - Tax Map # 099.-01-27.4

Greg Sgromo was present and gave the board an update on application. He stated that they will need a variance for one of the permanent sheds on the property and the need for a variance for the existing garage as well. The existing garage will be used for indoor play for the dogs.

Chair Beecher spoke to the Code Officer about his concerns with fire access. She recommended that Mr. Sgromo speak to the Code Officer for more information.

The Board tabled the Application.

Time:7:20PM - Peck Road Solar – Extend Special Use Permit

The Applicant was not present for the meeting.

The Board asked for the following information with respect to the extension of the Special Use Permit:

1. The Applicant must appear before the Planning Board to consider the extension of building permit time frame per Special Permit.
2. The Decommissioning Agreement needs to be finalized; there has been lack of progress on same per the Town Attorney. Further, Town needs forthcoming information as to who is responsible for maintaining the decommissioning
3. Escrow fees must be updated

4. A condition of the approval was for the decompaction testing/ soil penetration compaction to be done – see Bubble Note “C” on March 28, 2023, plan. What is the status?
5. What kind of time frame extension is being requested – how long?

The Board tabled the application for the above reasons and for the Applicant to be at the next Board meeting.

Time: 7:38PM - John Graves – 104 Ball Road, East Syracuse, NY 13057
Public Hearing – 2-Lot Subdivision and Lot Line Adjustment
6940 Schepps Corners Road, East Syracuse, NY 13057 - Zoning Classification
Restricted Agricultural (RA) - Tax Map # 041.-01-08.1 and 041.-01-07.0

Ed Reid was present and spoke on behalf of the applicant.

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 Reynolds 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 Western and carried unanimously to waive the reading of the Public Hearing notice.

Member Western made a motion, seconded by Member Reynolds 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 Rossetti made a motion, seconded by Member Western and carried unanimously to approve the 2-Lot Subdivision and lot line adjustment dated 09-11-2024, Prepared by SeGuin Land Surveying, P.L.L.C.; project number 22210B; labeled WaNoa Subdivision.

Time: 7:45PM - Shadi & Jessica Aouad – 7147 East Genesee Street, Fayetteville, NY 13066 - 3rd Presentation – Site Plan, Accessory Use Permit and Set Date for Public Hearing – Mental Health Counseling Same Address - Zoning Classification – Residential Multiple-Use District (RM) - Tax Map # 085.-06-09.0

Ed Reid was present and gave the Board a brief update on the project.

Member Rossetti made a motion, seconded by Member Poltenson and carried unanimously to hold a Public Hearing on January 13, 2025, at approximately 6:35PM.

Time:7:56PM - Shashank Bhatt – 4579 Southwood Heights, Jamesville, NY 13078
Public Hearing – Site Plan – Lot 4B - Building 3/4 – Seven Pines - 8104 Route 92,
Manlius, NY 13104 – Zoning Classification – Restricted Multi-Use District (RM) -
Tax Map # 112.-02-2.7

The Applicant was not present for the meeting.

The Board decided to hold off on SEQR until the applicant was present. They also decided to proceed with the Public Hearing because there were residents in the audience that wanted to speak.

Member Salamone made a motion, seconded by Member Rossetti and carried unanimously to waive the reading of the Public Hearing notice.

Member Reynolds made a motion, seconded by Member Poltenson and carried unanimously to open the Public Hearing at 7:58PM.

1. Trevor Edkin – 4674 Whetstone Road – has an issue with the location of the dumpster and the noise coming from emptying the container on a weekly basis; wants to know why the fence has not been installed yet, as promised by the Developer; traffic concerns; believes the buildings are not in compliance with the current code.
2. Linda Crowley – works in the current office building on the property – concerned about the dumpster and its location

The Board held the Public Hearing open until the Applicant can attend the meeting.

With there being no further business, Member Rossetti made a motion, seconded by Member Poltenson and carried unanimously to adjourn the Regular Meeting at 8:30pm.

Respectfully submitted,
Lisa Beeman, Clerk