

**TOWN OF MANLIUS  
PLANNING BOARD MINUTES  
April 8, 2019**

**APPROVED**

The Town of Manlius Planning Board met in the Town Hall at 6:30 PM with Chairman Joseph Lupia presiding and the following Members were present: Fred Gilbert, Mike LeRoy, Mike McGrew and Frank Mento. Also, present were Attorney Jamie Sutphen and Town Engineer Douglas Miller.

Absent: Member Crossett and Member Kelly

Also, Present: Ellen McGrew, Brandon Anderson, Jimmy Zaccagnino, Ed Zemanick, Rod Ives, Greg Fishel, Rachel Rudiger.

The Pledge of Allegiance was recited.

**Minutes**

Member LeRoy made a motion, seconded by Member Gilbert and carried unanimously to approve the minutes of February 11, 2019.

**Municipal Resolutions – Karen Dodge – 325 Sandpebble Lane, Aurora, IL 60504  
Amended Site Plan – Signs- 8220 Cazenovia Rd- Circle K – Manlius, NY 13104  
Tax Map # 113.2-04-03.3**

Greg Fishel from Allied Sign Company was there representing the Applicant. He stated that Circle K would like to add a 29" x 48" directional car wash sign at the entrance off of Cazenovia Road. There will be no light for the sign.

Conversation ensued regarding the sign. Member Mento asked the Applicant to make sure that the sign was on their property.

Member Gilbert made a motion, seconded by Member LeRoy and carried unanimously to waive a Public Hearing because this is a minor change to an existing Site Plan that was thoroughly and that the signs are of a directional nature only.

Member McGrew made a motion, seconded by Member LeRoy and carried unanimously to approve the plan as presented being the addition of a directional car wash sign at 8220 Cazenovia Road.

**JEA Senior Living – Medical Center Drive & Avriel Drive, Fayetteville, NY 13066  
Subdivision/Site Plan – Alzheimer’s Special Care Center  
Tax Map # 086.-01-03.7**

Rod Ives from Napierala Consulting and Rachel Rudiger from JEA Senior Living were there to present the Application.

Mr. Ives stated they are creating a 2-Lot subdivision, the lot that the Alzheimer’s facility

is on is 2A and the other lot, 2B, will be maintained by the Dellas Family. The JEA parcel will be 3 ½ acres, about 41,000 square feet including the courtyard, parking for about 41 cars onsite, 66-bedroom units with 55 bathrooms, there will also be 2 entrances into the facility, one off of Medical Center Drive the other off of the access road behind the building.

Chairman Lupia asked if they had a recorded easement to use that road as an access point. Ms. Rudiger said they are working to get a copy from the seller. He asked it to be forwarded to Counsel once they have it.

Chairman Lupia asked about a proposal regarding the shared driveway access with Lot 2B. Mr. Ives said that they have not yet written the legal description. Attorney Sutphen asked Ms. Rudiger to forward her the agreement for the driveway access when she has it written.

Member Mento asked if Lot 2B was to be developed down the road, which way would the Stormwater flow? Mr. Ives said it will currently go to the east and some to the south, their proposal would be to collect the water in the east and send it back to the west. Member Mento briefly discussed the stormwater plan with Mr. Ives.

Discussion ensued regarding the sanitary sewer and offset plans.

Chairman Lupia asked Mr. Ives if he had seen the comments from the Fire Chief in Fayetteville? Mr. Ives said no, but he heard there was a memo. Chairman Lupia said that Chief Hildreth is recommending 2 hydrants on the property, 1 next to each of the entrances. *(The memo is on file in the Planning and Development Office).*

Chairman Lupia raised the issue about walkways. There was discussion that the Board addressed them when the RLC was built. Conversation ensued regarding walkways and how within the facility property, there will be 2 separate fenced in walkways for the residents. Members Mento and Gilbert stated that they don't think that walkways are necessary. that issue will be further determined.

Engineer Miller addressed the issues that were raised in the memo that he sent to the Applicant and the Board regarding matters that need to be addressed for the project. *(The memo is on file in the Planning and Development Office).*

Member LeRoy asked about the construction timeline. Ms. Rudiger said that they need to go through the licensing process, so they are hoping to begin in the spring of 2020. It takes about a year to build so they hope to be open in 2021.

Member Mento made a motion, seconded by Member Gilbert and carried unanimously to hold a Public Hearing on April 22, 2019 at approximately 6:35pm.

### **OTHER BUSINESS**

With there being no further business, Member Gilbert made a motion, seconded by

Member LeRoy and carried unanimously to adjourn the Regular Meeting at 7:21 pm.

Respectfully submitted,  
Lisa Beeman, Clerk