

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
September 14, 2020**

DRAFT

The Town of Manlius Planning Board convened with the members live streaming from their homes and in accordance with the Executive Order of the Governor to assure compliance with the Open meetings Law. Chairperson Joseph Lupia presided, and the following Members were present: Fred Gilbert, Ann Kelly, Mike LeRoy, Arnie Poltenson, Frank Mento and Richard Rossetti. Also, present were Attorney Joseph Frateschi and Town Engineer Douglas Miller.

Other persons attending the meeting: Dennis Flynn and Julie Merola

The Pledge of Allegiance was recited.

Minutes

Member Rossetti made a motion, seconded by Member Gilbert and carried unanimously to approve the minutes of August 10, 2020.

Member Kelly made a motion, seconded by Member Poltenson and carried unanimously to approve the minutes of August 24, 2020. Members Mento and LeRoy abstained.

Dennis Flynn – 7418 Kirkville Road, E. Syracuse, NY 13057
Special Permit & Site Plan - Dog Boarding –
7418 Kirkville Road, E. Syracuse, NY 13057
Tax Map # 055.-01-10.2

Dennis Flynn, Applicant, discussed that he would like to Board dogs on his property. The current garage (22x32) on the property will board the dogs and there will be a fenced (200-300 feet off the road) in area out back for the dogs to run. At most they will have 10 dogs and drop off and pick up will be by reservation only.

Member Rossetti asked the Applicant the following:

1. Have there been any unresolved complaints? The Applicant said no.
2. Concerns about the enzymes that are going to be used, what is the process to get rid of waste? Ms. Merola said that the dogs are crated all night and do not like to use their crates for going to the bathroom. They are let out at night and usually make it until morning. The mess will be cleaned up and they use Dog Duty Service to take the waste away. Urine will be cleaned up with paper towels and disposed of.
3. Is there water at the site of the Dog Boarding? Currently no, we will bring buckets from the house.

Member Kelly and Member Rossetti are concerned with water not being at the facility.

Member LeRoy asked if the Applicants were going to be washing dogs? The Applicants said no.

Chairman Lupia asked about the hours of operation. The Applicant said 7am to 7pm by reservation only. And the dogs are inside and crated by 9pm at the latest.

Member LeRoy asked what happens to the dogs in the winter? The Applicants said that they are inside most of the time expect to use the bathroom.

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

Member Kelly made a motion, seconded by Member LeRoy and carried unanimously to open the Public Hearing at 7:02pm.

Hearing nothing from the Public, Member Rossetti made a motion, seconded by Member LeRoy and carried unanimously to close the Public Hearing at 7:03pm

Onondaga County Planning Board proposed the following action: The Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to, or as a condition of, municipal approval of the site plan and special permit.

Member Rossetti made a motion, seconded by Member LeRoy asking for the Board to hear back from Onondaga County before the Board issues the Special Permit and Site Plan.

Member Mento asked the Applicant if they are intending to use the current septic system for the Dog Boarding Operation? The Applicants said no.

Chairman Lupia asked for a vote:

1. Member Rossetti - Aye
2. Member LeRoy - Aye
3. Member Kelly - Aye
4. Member Gilbert - Nay
5. Member Mento - Nay
6. Member Poltenson - Nay
7. Chairman Lupia - Nay

Motion fails.

Attorney Frateschi stated that the question the Board needs to ultimately answer is: Will the project have an adverse effect on adjacent lands, the immediate neighborhood, or on the character of the community? With this being said, Attorney Frateschi went through the Special Permit Criterion with the Board and they answered as follows:

1. Is the community protected from traffic congestion conflicts, flooding and excessive soil erosion, unnecessary noise, lighting and odors, wasteful energy use and other forms of pollution? The Board said Yes, unnecessary noise.
2. Does this plan protect the community from inappropriate design and other matters of scenic and aesthetic significance? The Board said yes
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 maybe
4. Can any adverse impact be mitigated with compliance with reasonable conditions? The Board said yes
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

Attorney Frateschi asked the Board if there were any conditions that they wanted to place on the Special Permit? The Board answered with the following:

1. The length of the Special Permit be 1-2 years that way they have a trial period.
2. Restrict the hours of the business to drop off time being 8am to 9am and 6pm to 7pm. By reservation only.
3. A condition that there will be no permanent employees.
4. Restrict the number of dogs to 10.
5. Onondaga County Planning Board proposed the following action: The Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to, or as a condition of, municipal approval of the site plan and special permit.
6. Onondaga County Planning Board proposed the following action: Given the additional use of the site, the applicant must contact the Onondaga County Department of Transportation to coordinate requirements for the existing driveway on Kirkville Road, in order to satisfy commercial driveway standards. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
7. The applicant cannot take in any dogs until all the projects are complete on the property.
8. The dogs can be outside only between the hours of 7 AM and 9 PM.

Town Engineer Doug Miller stated that there is currently no lighting plan on the Site Plan and there should be. He also said that he does not think the parking spaces need to be lined, but the Board should know how many spots there should be.

Member LeRoy asked about signage. The Applicant said that they will not have a sign out front, there will be one on the building itself.

Member Poltenson made a motion, seconded by Member Rossetti and carried unanimously to approve the Special Permit for Dog Boarding located at 7418 Kirkville Road by Dennis Flynn for a trial period of 2 years to expire on September 14, 2022.

Chairman Lupia asked for a vote:

1. Member Rossetti - Aye
2. Member LeRoy - Aye
3. Member Kelly - Aye
4. Member Gilbert - Aye
5. Member Mento - Aye
6. Member Poltenson - Aye
7. Chairman Lupia – Aye

Motion carries.

Attorney Frateschi 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. The EAF was filled out accordingly.

Member Kelly made a motion, seconded by Member LeRoy and carried unanimously to issue a Negative Declaration under SEQR and authorized the Chairman to sign the short form EAF.

Member Rossetti made a motion, seconded by Member Poltenson and carried unanimously to approve the Site Plan for Dog Boarding located at 7418 Kirkville Road by Dennis Flynn.

With there being no further business, Member Gilbert made a motion, seconded by Member LeRoy, and carried unanimously to adjourn the Regular Meeting at 7:30pm.

Respectfully submitted,
Lisa Beeman, Clerk