

**TOWN OF MANLIUS  
PLANNING BOARD MINUTES  
February 14, 2022**

**APPROVED**

The Town of Manlius Planning Board hybrid meeting in-person and virtual live streaming with Chairperson Joseph Lupia presiding and the following members present: Ann Kelly, Arnie Poltenson, Richard Rossetti, Valerie Beecher, Edmond Theobald and Judy Salamone. Also, present were Attorney Jamie Sutphen and Planning Board Engineer Douglas Miller.

In-Person Attendees: Barbara Henry, Paul & Shelly Chayka, Debra & Dave Taylor, David Zuber, Rod Ives, Charles & Sharon Chapman, Pamela Lapidus, Ann Lufford and 1 name cannot be read.

Virtual Attendees: Nicholson for Manlius, Colin Harvey, Mike Roach, Melissa Clark, Alan Rolnick, David Tyler, Eileen Thompson, Chris Carrick, Warren Linhart, Jennifer, Susan Goldner, Ryan Smith

The Pledge of Allegiance was recited.

**Minutes**

Member Rossetti made a motion, seconded by Member Poltenson and carried unanimously to approve the minutes of January 10, 2022.

Member Theobald made a motion, seconded by Member Kelly and carried unanimously to approve the minutes of January 24, 2022.

**6:32PM - Abundant Solar Power, LLC – 700 West Metro Park, Rochester, NY 14623**  
**Discussion – Site Plan & Special Use Permit – Solar Array –**  
**5701 Bowman Road, East Syracuse, NY 13057**  
**Tax Map # 074.-01-06.1**

On behalf of the Board, Chairman Lupia thanked the Public for all their input. The Board received close to 230+/- letters containing thoughts and opinions on what should be done with this project. He also thanked the members of the public that opened their homes for members of the Board to get a better understanding of how this project may affect them.

Chairman Lupia then announced that the Board received a letter from the Applicant, Abundant Solar, late this afternoon asking to withdraw the Special Use Permit Application. The project in front of this Board is now terminated.

**6:33PM - Ryan Smith – 5460 Lake Road, Tully, NY 13159**  
**Initial Presentation – 2-Lot Subdivision – 5546-5590 North Burdick Street**  
**Tax Map # 086.-02-08.0**

Mr. Smith appeared via Zoom to present his project. Mr. Smith stated that when he bought the property there were 2 houses on 1 parcel. He had conversations with the Town, and it was determined that there were some non-conforming conditions that needed to be fixed. He would like to subdivide so that he will have 2 houses on 2 parcels of land.

Chairman Lupia asked about the waterlines on Lot B. Mr. Smith stated that it has public water and a private septic system. The back part of the house on Lot A will be modified, so it is not on the canal property.

Conversation ensued regarding the drain field that is shown on the map. Member Rossetti would like to see the drain field on Lot B. A septic system plan was presented to the Onondaga County Health Department, and they approved the plan. (*This plan is on file in the Planning and Development Office*).

Attorney Sutphen stated that this project will have to go to the Zoning Board of Appeals for several variances. The Applicant can make an addendum to the submitted map with the drain fields on both Lots.

Attorney Sutphen stated that for Lot A, an Area Variance, a Front Yard Variance and a Rear Yard Variance will be needed. Lot B will need an Area Variance.

Chairman Lupia stated that the Board is recommending that the Applicant go to the ZBA for the variances that were stated and come back to the Board if and when they are granted. This application was also sent to the Onondaga County Planning Board and the Canal Corporation for their recommendations.

**6:43PM - A&E & SNY Center – Suite 38, 5781 Bridge Street, E. Syracuse, NY 13057**

**Zone Change Recommendation – Medical Center – Behind Resort Lifestyles**

**Tax Map # 086.-01-03.9**

Rod Ives of Napierala Consulting and Mike Poppa, Owner of A&E, spoke at the meeting. Mr. Ives stated that the property is currently Zoned RA; they would like to change the Zoning to CA. Mr. Poppa spoke about what services the Med Spa would offer. Mr. Ives said that they are proposing a 20,000 square foot building with a walk out basement; proposing a 105-space parking lot for phase 1, the phase 2 building will require an additional 37-spaces. Mr. Poppa is speaking with the Medical Center to see if sharing parking is an option. There is public sewer and public water to the site.

Attorney Sutphen reviewed with the Board what uses are allowed in the R3, RA and the CA Zoning Districts.

The Board is concerned about the Applicant asking for the CA Zone. Conversation ensued, and the Board asked if the Applicant would consider the NS Zone instead. The Applicant agreed to consider the NS Zone and would come back to the next meeting on February 28 to discuss the application further.

With there being no further business, Member Rossetti made a motion, seconded by Member Kelly and carried unanimously to adjourn the Regular Meeting at 7:19PM.

Respectfully submitted,  
Lisa Beeman, Clerk