

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
February 27, 2023**

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: Arnie Poltenson, Richard Rossetti, Valerie Beecher, Judy Salamone and Erin Reynolds. Also, present were Attorney Tim Frateschi and Planning Board Engineer Douglas Miller.

Absent: Member Kelly

In-Person Attendees: Andy Melka, Joe Sallin, LS, Trevor Edkin, Charlie Breuer, Brian Bouchard and Brody Smith.

Virtual Attendees: Juliet, Mallory Smith (GEI), PJ Snyder, SAMSUNG SM-A256U, Vincent DiCastelunovo, David Neuman and Grazi Zazzara.

The Pledge of Allegiance was recited.

Minutes

Member Rossetti made a motion, seconded by Member Salamone and carried unanimously to approve the minutes of February 13, 2023.

Time:6:31PM - Special Use Permit Renewal - Rufo's Landscaping – 4967 North Eagle Village Road – Tax Map # 099.-01-27.1

Chairman Lupia stated that the Board received a memo from the Code Officer stating that there were no complaints or code violations on the property and that he recommends renewal of the permit.

Member Beecher made a motion, seconded by Member Rossetti and carried unanimously to approve the Special Use Permit renewal for Rufo's Landscaping for a period of 7 years, to expire on February 30, 2030.

**Time:6:32PM - Daniel Nagy – 8014 Peck Road, Kirkville, NY 13082
Public Hearing – 2-Lot Subdivision – Same Address
Tax Map #'s 043.-01-11.5 and 043.-01-11.9**

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

Lead Agency and SEQR were determined and approved at the January 23, 2023, meeting.

Member Salamone made a motion, seconded by Member Beecher and carried unanimously to open the Public Hearing at 6:32PM.

Hearing nothing from the public, Member Rossetti made a motion, seconded by Member Reynolds and carried unanimously to close the Public Hearing at 6:33PM.

Member Beecher made a motion, seconded by Member Rossetti and carried unanimously to approve the 2-Lot Subdivision as prepared by Joseph Sallin, titled Lot Adjustment for TM dated February 5, 2023, Tax Map 43.-01-11.5.

Time:6:36PM - Horizon Solar Power and Catalyze Energy – 33 Boston Post Road W., Suite 220, Marlborough MA 01752 - 2nd Presentation – Site Plan, Special Use Permit and Subdivision - 4.25 MW Solar Array – 7869 Peck Road, Kirkville, 13082 Tax Map # 042.-01-32.1

Andy Melka was present and spoke on behalf of the application. Mallory Smith and Vincent DiCastelunovo spoke via Zoom regarding the project. Mr. Melka stated that the Zoning Board of Appeals approved the area variances for the property at their February meeting. He has received a letter from the FAA stating that they have no issues with the project. There will be a recorded easement for the driveways. The fence has been reduced to 7 feet. The retention basin has been redesigned. Road access has been improved for deliveries and EMS.

Ms. Smith, GEI Consultants, stated that there are 3 wetlands identified on the site, 2 of them are expected to be taken over by the Army Corp of Engineers and 1 of them is fully expected to be isolated or non-jurisdictional. The paperwork has been submitted to the Army Corps and they are waiting to hear back. None of the wetlands are functional or DEC jurisdictional. Per Army Corps rules, post driving only, should have no impact and should not affect the drainage or the habitat.

Member Poltenson would like to see the poles better hidden And maybe even put underground. Member Beecher stated that the point of interconnection will not be hidden like other sites and that the poles will stick out. She would like to see the poles underground as well. Member Rossetti agrees with Members Poltenson and Beecher, poles should be underground.

Member Reynolds would like to see the poles underground as well. She asked the Applicant for better visual graphics of the poles from all directions of the property; she had concerns about the access roads within the property and how they will be deconstructed after the project is complete.

Conversation ensued regarding bonds.

Member Reynolds made a motion, seconded by Member Rossetti and carried unanimously to declare the Planning Board Lead Agency for SEQR.

The Board tabled the matter until further information, including the following, is received:

1. Letter from National Grid regarding the poles/wires being underground
2. Wetland issues with Buffers and Setbacks
3. Access Roads
4. Letter from the DEC and the Army Corps regarding the wetlands

Time:7:30PM - Twin Ponds Housing LLC – PO Box 515, Syracuse, NY 13205 2nd Presentation – Residential Portion - 5440 N Burdick St, Fayetteville Tax Map # 086.-02-06.1

Brian Bouchard, Charlie Breuer and Brody Smith were present and spoke on behalf of the application. Mr. Bouchard stated that there are approximately 50 acres in the R-5 Zoning District to allow for a multi-family housing project. He stated that they have relocated the entrance to align with the traffic light and the existing entrance to Town Center; they have added a club

house and some extras amenities that were talked about at the last meeting. There will be townhomes, some with walk-out basements; the apartments will have a parking garage underneath and 4 stories of apartments in top. There will be a 6000 square foot club house with an outdoor amenity space; walking trails, etc. There will be some variances required to comply with Town Code.

Chairman Lupia stated that this is a unique project, will have low impact on any adjoining properties and be beneficial for the Town. However, the current R-5 Zoning, violates density. Chairman Lupia also stated that the application will be in front of the ZBA on March 16th for an interpretation of the Code, until then, the Planning Board cannot move forward. Chairman Lupia is in favor of the project and hopes that the Town Board and the Developer can come to an agreement about a Planned Unit Development (PUD).

Member Rossetti stated that this is a good project and he likes the location. He would also like to see a subdivision map before a Site Plan.

Member Beecher also stated that this is a good project and a good location. She asked what can be done now to help them keep moving. She believes a PUD is a good idea.

Attorney Frateschi stated that he has spoken with Mr. Smith regarding the project. Mr. Smiths' stated that the big issue is density. There needs to be a certain amount of usable space. The issue is 2 definitions unusable space (any park or lot area with more than 15% slope or is subject to periodic flooding or is not an integral part of the overall development), usable space (space used for dwelling structures, accessory units, parking and active and passive recreation). recreation area (places for swimming, tennis courts, playground equipment, etc.). The Ponds will have a dock system, signage, and rules to use it as a recreational area.

Attorney Frateschi stated that the Town should be able to come up with a Zoning District that will accommodate this project.

Member Reynolds stated that this is a unique opportunity for this piece of property. She also agrees with the PUD option.

The Board agrees that R-5 Zoning does not make sense for this property and does not capture the project. They are in agreeance that a PUD makes sense.

The Board tabled the matter until further information is received.
Member Salamone left the meeting at 8:05PM.

Time:8:06PM - Icon Companies, LLC – 344 South Warren Street, Syracuse, NY 13202 - Initial Presentation – Site Plan – 4600 Enders Road, Manlius, NY 13104 Tax Map # 117.2.-01-04

Jeremy Arts was present and spoke on behalf of the application. Grazi Zazzara was present and spoke via Zoom. Mr. Arts stated that the Applicant would like to use the current Eastern Hills Bible Church for mixed-use, to include 18 apartments. They will be removing some of the pavement and turning it into greenspace. There will be approximately 54-56 parking spaces. Conversation ensued regarding the number of parking spaces and how they are calculated.

Member Reynolds asked what the target population will be for these apartments. Mr. Zazzara said empty-nesters and new young families to the area. Member Reynolds stated that based on the way the site is configured and the internals of the building, the handicap accessibility and

the accessibility in general could be an issue because not all the units are wheelchair accessible. There is also no elevator. Mr. Arts said that there is no elevator. Member Reynolds would like to see some of the outdoor space (gathering places, recreational spaces, etc.). The Applicant stated that they have discussed outdoor space internally and right now are just going with green space.

Member Reynolds asked if the parking spaces would be assigned or would it be first come first served? She also asked about the next submission and if it was going to contain a grading plan, a lighting plan (photometrics) and a drainage plan? Mr. Arts stated that there are existing lights on the property and they will be upgraded and reused. Member Reynolds would like to see connections to the residential neighborhoods nearby. Conversations ensued regarding sidewalks to the surrounding areas. Mr. Arts stated that there are sidewalks within the already existing development and the applicants can discuss connecting into them. Attorney Frateschi stated that the Town Board is working on sidewalks in the Comprehensive plan. Mr. Zazzara is in favor of the sidewalks but can only control what is on their property.

Member Rossetti is under the understanding that there will be one office located in this building. Mr. Arts said yes there is already a current office in the building and it is accessible and ready to be used. He does not know who will occupy the office if this project is approved.

Member Beecher asked about emergency vehicle access. Mr. Arts stated that they will look into connecting the parking lots to accommodate the emergency vehicles.

Member Rossetti made a motion seconded by Member Beecher and carried unanimously to declare the Planning Board Lead Agency for SEQR.

The Board tabled the matter for further information.

With there being no further business, Member Poltenson made a motion, seconded by Member Beecher and carried unanimously to adjourn the Regular Meeting at 8:36PM.

Respectfully submitted,
Lisa Beeman, Clerk