

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
April 25, 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: Guy Pitman, Aron Kolb, Joe Durand, Jeff Schiano, Dr. LoCastro, Tom Schepp, Dr. Baranovsky

Virtual Attendees: None

The Pledge of Allegiance was recited.

Minutes

Member Rossetti made a motion, seconded by Member Kelly and carried unanimously to approve the minutes of April 11, 2022. Member Theobald abstained.

6:32PM - David LoCastro, MD – 4202 Deerpath Circle, Marcellus, NY 13108
Public Hearing – Site Plan & Accessory Use Permit - The Palmer House
7189 East Genesee Street, Fayetteville, NY 13066
Tax Map # 087-07-48.2

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 Beecher 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 Kelly and carried unanimously to waive the reading of the Public Hearing Notice.

Member Theobald made a motion, seconded by Member Kelly and carried unanimously to open the Public Hearing at 6:34PM.

1. Tom Schepp – is of the opinion that this project is a great use for the property; he is concerned about the cut through in between the 2 properties; the cut through is good for both properties; he is also concerned with the catch basin and the drainage 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 6:52PM

Member Beecher made a motion, seconded by Member Salamone and carried unanimously to approve the Accessory Use Permit for a period of 7 years to expire on April 25, 2029, and the Site Plan prepared by TDK Engineering Associates, PC titled "Palmer House – "Parking Lot Improvements" for Dr. David LoCastro - dated 03-16-2022 – project number 2022011 - With the following conditions: the map must be filed within 30 days with the recorded easements in place.

6:55PM - Baranovsky Dental – 7211 East Genesee Street, Fayetteville, NY 13066
Initial Presentation – Site Plan and Accessory Use Permit – Same Address
Tax Map # 087.-07-44.0

Aron Kolb, Architect, was present and spoke on behalf of the applicant. Also present was Dr. Baranovsky and Attorney Jeff Schiano. Mr. Kolb stated that Dr. Baranovsky has an offer to purchase the building and use it as a specialty dental office. Dr. Baranovsky will be renovating the inside of the building, updating the ADA accessible ramp and will not be changing the parking lot except for striping the parking spaces.

Member Kelly made a motion, seconded by Member Rossetti and carried unanimously to set a date for a Public Hearing on May 23, 2022, at approximately 6:35PM.

7:06PM - Guy Pitman – 6430 North Manlius Road, Kirkville 13082
Initial Presentation - Site Plan Amendment – Add 30'x50' Barn to existing Site
Plan – 6985 Collamer Road, East Syracuse, NY 13057
Tax Map # 036.-01-04.0

Guy Pitman was present and spoke about the project. He stated that CNY Racing, Joe Woodworth would like to add a 30'x50' cold storage Pole Barn to the property. There will be a concrete floor, 2 overhead doors, one in front and one in back, 4 windows and 1 man door.

Member Salamone made a motion, seconded by Member Theobald and carried unanimously to set a date for a Public Hearing on May 23, 2022, at approximately 6:40PM.

With there being no further business, Member Rossetti made a motion, seconded by Member Kelly and carried unanimously to adjourn the Regular Meeting at 7:18pm.

Respectfully submitted,
Lisa Beeman, Clerk