

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
July 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: James Dennis, Richard Dwelly, Betsy Foote, Lori Pinzer, Kathy Tefft, Bernie Schneider, Jack Gramlick, Patti Gern, Tom Bassett, Susan Gilbert, Cynthia Durham, Lew Gilbert, Laura Cassalia, John Barr, Davey Berkery, David Conston?, Terry & Chuck Doolittle, Neal Sprung, Jackie and Drew Utton.

Virtual Attendees: Shannon Aylesworth, Warren Linhart and 315-440-0077

The Pledge of Allegiance was recited.

Minutes

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

**Time: 6:31PM - James Dennis – 9057 Burlingame Road, Canastota, NY 13032
PUBLIC HEARING – 2- Lot Subdivision – Palmer Road, Manlius, NY 13104
Tax Map # 117.-03-12.1**

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

Member Beecher made a motion, seconded by Member Rossetti and carried unanimously to open the Public Hearing at 6:35PM.

Hearing nothing from the public, Member Kelly made a motion, seconded by Member Rossetti and carried unanimously to close the Public Hearing at 6:36PM.

Member Theobald made a motion, seconded by Member Poltenson and carried unanimously to approve the 2-Lot Subdivision for James Dennis dated 03-18-2022; File # 22.001; with a revised date of 05-27-2022.

Time 6:38PM - CNY Land Trust, 7 Fennell St, Skaneateles, NY 13152
PUBLIC HEARING – Site Plan – Briarwood Farm Sanctuary – 7213 Woodchuck Hill Rd., Fayetteville, NY 13066
Tax Map # 101.-01-01.0

Betsy Foote and Lori Pinzer were present to speak about the application. Ms. Foote stated that she is again in front of the Board to gain acceptance for 2 (alpacas and turkeys) of the numerous (25-30) animals listed on the application, the others are grandfathered in. Ms. Foote also stated that a survey has been turned in with the Town portion of the property on it, the barn will be used as will some of the pasture around it.

Chairman Lupia stated that the application was sent to the Onondaga County Planning Board for their review (*on file in the Planning and Development Office*). He asked if the application stating that 1 Supervisor and 5 volunteers will be present on the property at one time is correct? At the last meeting, someone spoke about people coming to the sanctuary to see the animals, that statement can make a significant impact on what the Board does in terms of approvals and permits. Ms. Pinzer said that there are families that do visit the sanctuary on occasion and that there is plenty of parking. Ms. Pinzer stated that there are no employees and is not sure a number can be put on the number of volunteers. Neither Ms. Foote nor Ms. Pinzer knows where the numbers on the application for volunteers came from.

Conversation ensued regarding parking on the property.

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

SEQR was started but not completed because the Board did not have enough information to answer the questions.

Member Beecher made a motion, seconded by Member Rossetti and carried unanimously to open the Public Hearing at 6:55PM.

- 1) Bernie Schneider – Woodchuck Hill – opposed to the project. People use the land for walking on the trails; it will change the character of the neighborhood; concerned about people and traffic; is concerned who will run the Sanctuary and feed the animals if something happens to the director.
- 2) Resident in Audience – How frequently would buses be visiting the property? Ms. Pinzer said that they never have buses visit, school districts have approached them about visiting, but that was pre-COVID. They may have a large group of home-schooled children once a month.
- 3) Laura Cassalia – 4903 Briarwood Circle – concerns that the application does not match what the applicants are saying in person; concerned about no Site Plan or

current survey; parking concerns; how many animals will be there; where is the fence to keep the animals in; would like the Board to get more information before a decision is made.

- 4) Jack Gramlick – Baldwinsville – not opposed to the project, but more information should be considered before an approval is made; Very little has been done to maintain the property and the buildings on the property; concerned about the care of the animals; maybe a different location for the sanctuary would be better.
- 5) Ron and Patty – Woodchuck Hill – zoning is an issue, is it really a farm; how is the place going to run; land is mostly used by pedestrians; very little car traffic and limited parking; many operational issues; no fences proposed; incomplete application and they are opposed to the project.
- 6) Cynthia Durham – Stoneledge – opposed to project at this time; is there going to be someone on site 24 to care for the animals or if there is an issue; what if animals escape; concerned about traffic and emergency vehicles; animal waste could be an issue will it go into the stream.
- 7) Tom Bassett – spoke about the subdivision map being valid because it is stamped; shows location of the driveway; the structures are vacant and need repair; no fencing or parking is proposed.

Ms. Pinzer asked to address some of the comments. She stated that this is a non-profit sanctuary and rely on donations to keep the sanctuary running; there is a Board to keep things running if something happens to the director; no environmental issues; there will be no manure issues, no water runoff and no smells from the property; there may be gatherings on the property on occasion; there will be no extra people or traffic issues and there will be no person on site 24 hours.

- 8) Resident in Audience asked if there were going to be chickens/hens/roosters on the property. Ms. Pinzer said yes.

Hearing nothing more from the public, Member Rossetti made a motion, seconded by Member Theobald and carried unanimously to close the Public Hearing at 7:45PM.

Attorney Sutphen reread the SEQR questions to the Board. The Board is deciding whether or not this is farm under the Zoning Code. Again, SEQR was not completed due to the fact that they still do not have enough information to answer the questions appropriately. The Board has issues with Site Plan and the nature of the project has changed since the Applicants first appeared in front of the Board. The Board is deciding if this Application needs an Accessory use Permit or a Special use Permit.

Member Kelly made a motion seconded by Member Poltenson and carried unanimously to adjourn this matter until further information can be obtained.

7:59PM - Other Business

Member Rossetti asked questions concerning the North Kirkville Road Solar project.

Chairman Lupia stated that there was a meeting held by a couple of Town Board

members and was attended by some Planning Board members regarding the Comprehensive Plan, Zoning and such.

Member Poltenson is of the opinion that the Animal Sanctuary on Woodchuck Hill has not been properly thought out and should be given more thought.

With there being no further business, Member Rossetti made a motion, seconded by Member Theobald and carried unanimously to adjourn the Regular Meeting at 8:05pm.

Respectfully submitted,
Lisa Beeman, Clerk