

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
August 28, 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: Ann Kelly, Arnie Poltenson, Richard Rossetti, Valerie Beecher, Judy Salamone. Also, present were Attorney Jamie Sutphen and Planning Board Engineer Douglas Miller.

Member Reynolds attended the meeting virtually.

In-Person Attendees: Don Gates, David Brittain, Simon Solomon, John Barr, Eileen Krell, Charlie Breuer, Brian Bouchard, Sue Oliver, Chris Danaher, Doug and Sue Burns, Tom Douglas, Scott Freeman, EM?, Chip Hode Kins? And Berm?

Virtual Attendees: Brody Smith, Paul Gunther Kascha and Samsung SM A526U

The Pledge of Allegiance was recited.

Minutes

Member Kelly made a motion, seconded by Member Rossetti and carried unanimously to approve the minutes of July 24, 2023.

Time: 6:31PM - CNY Land Trust – 7 Fennell St., 2nd Floor, Skaneateles, NY 13152
PUBLIC HEARING – Site Plan Review – 7213 Woodchuck Hill Road
Tax Map # 101.-01-01.0

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

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

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

Member Kelly made a motion, seconded by Member Salamone and carried unanimously to approve the Site Plan Review for 7213 Woodchuck Hill, map prepared by Ramsgard Architects, Planners, Designers, Titled Central New York Land Trust Site Plan, Dated 07-11-23, Project # 1354.

Time:6:36PM - Woodland Hills Subdivision (Hoag Lane Development)
5th Presentation - 16-Lot Subdivision – 5280 Hoag Lane, Fayetteville, NY 13066
Tax Map # 104.-01-39.2

Chris Danaher and Scott Freeman were present and spoke on behalf of the Application.

Chairman Lupia stated that the Board has reviewed the plans, they are pleased with the reduction of the number of lots, they are happy about the reduction in earthwork that has been proposed and are pleased with the size of the pond. Chairman Lupia also stated that a work session with the full Board, the Applicants and the Engineers would be the next appropriate step.

Attorney Sutphen had the following comments:

1. The pages that contain notes should be condensed into something legible and book like, with extra notes removed that are not relevant
2. An internal meeting took place with Engineer Miller and Highway Superintendent Rob Cushing regarding drainage and how Mr. Cushing does not want the drainage draining onto Town roads.
3. A standalone map labeled Subdivision is needed
4. The SWPPP still needs to be reviewed
5. The draft easements need to be reviewed and written
6. The HOA documents should be submitted as soon as possible for the Board to review.
7. The buffer area needs to be explained on page L-101
8. Would like to see the buffer areas, the easements and the restrictions to be drawn on each lot, so when a surveyor/buyer knows what to expect when they buy/build
9. The Highway Superintendent is not wanting to see phasing of the main infrastructure, it should be Phase 1 of the project
10. Sewers need to be reviewed by the County

Member Kelly would like to see the Army Corp of Engineers to visit the site. Mr. Danaher said that they are working on that and expecting them any time.

The Board decided that a work session would be appropriate and set that date for September 11, 2023.

Time:6:51PM - Twin Ponds Housing LLC – PO Box 515, Syracuse, NY 13210
Recommendation to Town Board – Planning Unit Development (PUD) –
5440 North Burdick Street, Fayetteville, NY 13066
Tax Map # 086.-02-06.1

Brian Bouchard and Charlie Breuer were present and spoke on behalf of the application. Brody Smith spoke with regards to the project virtually. Mr. Bouchard stated that the applicants have submitted a district plan to the Town Board and the Town Board is asking for a recommendation from the Planning Board. Once the Town Board approves this project, the project will return to the Planning Board for a full Site Plan review.

Conversation ensued regarding buffers, setbacks, and the flexibility of this plan.

The Board had a lengthy discussion and sent a Positive Recommendation to the Town Board with the following conditions:

1. Letter K – The non-residential units may be located only in mixed use, not anywhere
2. The Road extension to be completed/continued eventually to North Burdick Street for Fire Protection
3. Letter B (j) – Replace Commercial Business – to read “uses as defined in Regional Shopping (RS) zone as defined in the Town Code. Commercial Business is too broad
4. Bulk Requirement – define minimum lot size

Member Beecher made a motion, seconded by Member Poltenson and carried unanimously to send a positive recommendation to the Town Board for Twin Ponds Housing LLC for a Planned Unit Development (PUD) with the above conditions.

With there being no further business, Member Reynolds made a motion, seconded by Member Rossetti and carried unanimously to adjourn the Regular Meeting at 7:56pm.

Respectfully submitted,
Lisa Beeman, Clerk