

**TOWN OF MANLIUS  
PLANNING BOARD MINUTES  
September 12, 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: Rod Ives, Catherine Johnson, Jamison Vincent, Maria Bowman, Stephen Bowman and Mike Papa

Virtual Attendees: None

The Pledge of Allegiance was recited.

**Minutes**

Member Kelly made a motion, seconded by Member Rossetti and carried unanimously to approve the minutes of August 22, 2022. Members Theobald and Poltenson abstained.

**Time: 6:31PM - Kaesar Compressors, Inc. – 511 Sigma Drive, Fredericksburg, VA 22408 - PUBLIC HEARING - Site Plan and Special Use Permit 7162 N. Central Ave, E. Syracuse, NY 13057 Tax Map # 054.-02-01.0**

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

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

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

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 Kelly made a motion, seconded by Member Rossetti and carried unanimously to issue a Negative Declaration under SEQR and authorized the Chairman to sign the short form EAF.

Attorney Sutphen read the Special Permit Criteria questions. Will the project have an

adverse effect on adjacent lands, the immediate neighborhood or on the character of the community is the ultimate question.

1. Is the community protected from traffic congestion conflicts, flooding and excessive soil erosion? The Board said yes
2. Is the community protected from unnecessary noise, lighting and odors? The Board said yes.
3. Does this plan protect the community from inappropriate design and other matters of significance? The Board said yes.
4. Does the plan ensure the proposed use will be in harmony with the appropriate and orderly development of the district in which it is proposed? The Board said yes.
5. Can any adverse impact be mitigated with compliance with reasonable conditions? And are there any conditions? The Board said no.
6. Does the project conform with the Towns Planning objections, for example, do we need any kind of conditions with respect to operations and are there modifications to the development proposal or design guidelines that can attach reasonable conditions to minimize impacts? The Board said yes.

Member Kelly made a motion, seconded by Member Rossetti and carried unanimously to approve the Site Plan and Special Use Permit for Kaesar Compressors, INC. with the condition that the Special Use Permit is good for 7 years, set to expire on September 13, 2029.

**Time: 6:39PM - Route 5 Development Company, LLC – 540 Towne Drive, Fayetteville, NY 13066 - Initial Presentation – 2-Lot Subdivision – 404 and 406 Towne Drive - Tax Map # 087.-01-15.2**

Kate Johnson was present and spoke on behalf of the Applicant. She stated that they would like the 2-Lot Subdivision for financial purposes and flexibility going forward. The Panera lot will be .853 acres and the Chipotle Lot will be .725 acres approximately. Parking will not change and reciprocal easements paperwork have been provided to the Board and the Attorney.

Member Beecher made a motion, seconded by Member Theobald and carried unanimously to schedule a Public Hearing for October 24, 2022, at approximately 6:35PM.

**Time: 6:50PM - Peregrine Development, LLC – 217 Montgomery St, Syracuse, NY 13202 - Initial Presentation – Site Plan and Special Use Permit - Peregrine Assisted Living Center – Medical Center Drive, Fayetteville, NY 13066 Tax Map # 086.-01-03.7**

Rod Ives and Stephen Bowman were present to speak about the application. Mr. Ives stated that this project will be on the southeast corner of Medical Center Drive. This will be an assisted living/memory care facility. There will be an approximately 37,000 square foot one-story building with 46 parking spaces. Primary access will be off of Medical Center Drive, a secondary access will be on the backside of the property.

Conversation ensued regarding the entrance to the facility and its proximity to the Ameri-Cu Credit Union entrance.

Chairman Lupia asked Engineer Miller if a SWPPP has been received yet. Engineer Miller said no. Mr. Ives stated that they have started the drainage paperwork and will submit when complete.

Stephen Bowman, Peregrine Development, extended an offer to the Board members to take a tour of the facility on Onondaga Hill. The Board expressed interest in touring the facility.

Member Poltenson asked about screening. Mr. Ives stated that the screening can be enhanced.

Conversation ensued regarding walkability. Some Board members are strongly in favor and the Chairman would like the developer to consider the trails/paths.

The Board adjourned the matter until September 26<sup>th</sup> and if all information is received and to the Boards satisfaction, a Public Hearing date will be set.

**Time: 7:33PM - A&E & SNY Center – Suite 38, 5781 Bridge Street, East Syracuse, NY 13057 - 2<sup>nd</sup> Presentation - Site Plan – Med Spa – Behind Resort Lifestyles Tax Map # 086.-01-03.9**

Rod Ives and Mike Papa were present and spoke on behalf of the Applicant. Mr. Papa said that he has had conversations with the Medical Center in regard to using their parking lot for off-site parking. He stated that looking at the business model he no longer believes that the off-site parking is necessary and that he has enough spaces on the current plan.

Attorney Sutphen stated that Town Code states that all parking is to be on the same site as the use. This plan shows retail and that is not what it was before, so the Board needs to see the counts in the back, it is a different situation.

Mr. Papa said that the plans should not be labeled as retail. They do not do surgery in the building anymore. There is a retail portion of the Med Spa selling high end skin care and such, but that's it. It is not retail as in shopping.

Attorney Sutphen reviewed the parking space code for retail space, personal services and office space, the Board needs to know that information in order to make the correct determination about the parking. Also, is the building too big for the site? When all of this is established, the Board will be able to determine if the building is the right size. Parking is still a concern and should be clarified.

The Board tabled the application until September 26, 2022.

With there being no further business, Member Rossetti made a motion, seconded by

Member Beecher and carried unanimously to adjourn the Regular Meeting at 7:58pm.

Respectfully submitted,  
Lisa Beeman, Clerk