

Village of Manlius
Planning Board
January 3, 2018

Present: Linda Hatch, Erik Hehl, Dick Bilharz, and Brian Mullett
Absent: Chairman Urciuoli

Others: Brad Hunt, Attorney for Planning Board; Jim Stokes, Special Counsel to Village for Willowbrook PUD; Martha Dygert, Administrator/Clerk; Nancy Pfeiffer, Trustee; Richard Sykes, RHS Holdings; David Schlosser, Schopfer Architects; John Freightenburgh and Jerry Menter.

There being a quorum present, the meeting was opened at 7:05 p.m. by Mr. Bilharz.

Site Plan - Freightenburgh

604 East Seneca St 027.-01-04.1 and 027.-01-07.0

Mrs. Pfeiffer spoke on behalf of Mr. Freightenburgh and advised the Planning Board that he would give an update on where he is and what he has done to the Board and that he will get together with the Mayor regarding the traffic count to send to the NYSDOT and feels that this may no longer be required from SOCPA as soon as they receive and review the new proposed site plan for the property. There are no longer plans to incorporate a brewery onsite, nor does he plan to have live music at the banquet facility. The banquet facility will also limit the hours available so as not to adversely impact the neighboring properties.

Attorney Hunt stated that there is nothing this Board needs to act upon at this point pending receipt of more information from the applicant.

Willowbrook Crossing – Proposed PUD District

Parcel #1	024.-01-05.0	0.16 acres	406 Fayette St
Parcel #2	024.-01-08.1	4.28 acres	332 Fayette St
Parcel #3	024.-01-09.1	0.12 acres	330 Fayette St
Parcel #4	024.-01-10.1	1.47 acres	314 Fayette St

Jim Stokes, Special Counsel for the Village for this proposed project, verified that the Clerk had delivered the set of conceptual site drawings to the Fire Dept for review. Mrs. Dygert stated that she had and that the Fire Dept had offered no comment on the project. It was Mr. Stokes' recommendation that the Planning Board now review the OCPB comments (Z-17-468) from the meeting date of December 27, 2017. The following comments were listed as intended to be addressed during the next phase of the development:

- (1) Coordinate with NYSDOT – The Planning Board concurs with this recommendation.
- (2) SWPPP (Storm Water Pollution Prevention Plan) – per NYSDEC guidelines, this project requires a full SWPPP and given the proximity to the State Highway infrastructure, this SWPPP must be provided to the NYSDOT for approval as well. The Planning Board concurs with this recommendation.

- (3) Revised Site design – to re-orient the buildings to be perpendicular to the road frontage. This is a recommendation however the Planning Board will discuss during the site plan phase of development and will defer to legal counsel when we reach this point. The developer agreed to consider this recommendation when drafting the plat for site plan approval. The Planning Board will consider this recommendation and will base the decision on the potential impact to neighboring property owners and the aesthetics and functionality of the design.
- (4) OCWEP – contact regarding sewer infrastructure. The Planning Board concurs with this recommendation.
- (5) Storm Water runoff reduction – The Planning Board concurs with this recommendation.
- (6) OCWA – contact regarding water connection and infrastructure needs. The Planning Board concurs with this recommendation.
- (7) a. – SWPPP; SPDES; Offset; MS4; SWMP – all require a letter of acceptance from NYSDEC. The Planning concurs with these recommendations.
- Endangered Species – SEQRA – requirement for project. The Planning Board concurs with this recommendation.

The following Resolution was offered for approval by the Planning Board:

RESOLUTION NO. 1 of 2018
OF THE Village of Manlius PLANNING BOARD

A RESOLUTION RECOMMENDING APPROVAL OF APPLICATION
 TO ESTABLISH A PUD ZONING DISTRICT BY THE BOARD OF TRUSTEES

WHEREAS, this Planning Board has reviewed the application from RHS Holdings, LLC to establish a PUD zoning district with respect to premises bounded by Fayette Street and Eureka Drive (the “Application”) consisting of lands identified as tax map parcel numbers 024.-01-05.0, 024.-01-08.1, 024.-01-09.1, and 024.-01-10.1 (the “Premises”), and

WHEREAS, the Application seeks a change of zoning classification for the Premises from C – Commercial District to PUD – Planned Unit Development District in order to construct and operate a mixed-use development of commercial retail, office and residential uses, and

WHEREAS, the Application has been duly referred for review by the Onondaga County Planning Board, which has issued and returned a report dated December 27, 2017 in which it makes a finding that the Application will have no significant adverse inter-community or county-wide implications, and also included a number of comments and suggestions regarding future consideration of the Application, and

WHEREAS, the Application has also been duly referred to the Manlius Fire Department.

NOW, THEREFORE, BE IT HEREBY RESOLVED that the Planning Board hereby recommends to the Board of Trustees that the Application be approved and the contemplated zone change from C- Commercial District to PUD – Planned Unit Development District be granted. In making such recommendation, the Planning Board makes the following findings:

- (a) The proposed plan of development is consistent with the Village Comprehensive Plan;
- (b) The proposed plan of development is consistent with the purposes and objectives of a PUD District under the Village Zoning Code;

- (c) The proposed plan of development is substantially consistent with all of the applicable general requirements of section 99-11.2 of the Village Zoning Code;
- (d) The proposed plan of development is conceptually sound in that it meets local and area-wide needs and conforms to accepted design principles in the proposed functional roadway system, land use configuration, open space system, pedestrian system and drainage system;
- (e) There are adequate services and utilities available or proposed to be made available for the site;
- (f) The proposed phasing or sectioning of the development proposal is feasible and appropriate to the purposes and circumstances of the project;

AND IT IS HEREBY FURTHER RESOLVED, that the comments contained in the December 27, 2017 report of the Onondaga County Planning Board be taken under advisement in the course of the future review and consideration of this Application by the Board of Trustees and this Planning Board.

Motion by Mr. Mullett seconded by Ms. Hatch that the Planning Board adopts the Resolution Recommending Approval of Application to Establish a PUD Zoning District by the Board of Trustees of the Village of Manlius.

All in Favor. Motion Carried 4-0

There being no further business to come before the Board, motion by Mr. Hehl, seconded by Ms. Hatch to adjourn the meeting at 7:25 p.m.

Respectfully Submitted

Martha Dygert
Village Administrator/Clerk