

Village of Manlius

Planning Board

September 7, 2021

In Person and Streamed Live on Facebook

Present: Chairman Urciuoli; Board Members Erik Hehl, and Bridget Maloney
Absent: Board Members Linda Hatch and Dick Bilharz

Others: Brad Hunt, Attorney for Planning Board (Via Zoom); Martha Dygert, Administrator/Clerk-Treasurer (Via Zoom); Hank Chapman, Trustee; Matt Lester, Eric Drazkowski and Anthony Gizzie representing Fayette-Manlius LLC (via Zoom); Shawn Logue, MRB Group (Via Zoom), Vince Claps.

There being a quorum present, the meeting was opened at 7:02 p.m. by Mr. Urciuoli.

Site Plan Review - Planned Unit Development (PUD) 402-406 Fayette St Fayette-Manlius LLC
024.-01-08.1 & 024.-01-05.0 Zoned District: PUD

Mr. Urciuoli began by discussing the material samples that should have been provided for perusal by the Planning Board by the developer. Mr. Lester apologized and stated that they mistakenly didn't drop them off prior to the meeting. Mr. Drazkowski of Excel Engineering stated that he has looked over the review letter submitted by MRB Group and is asking that the Board make a contingent approval until all the comments and concerns stipulated in the letter be addressed.

Attorney Hunt stated, as communicated to him by Shaun Logue, the following comments by MRB should be addressed prior to any approval:

1. NYSDOT Letter/Sign off
2. OCWA communication RE: water supply
3. OCWEP – sewer connection confirmation
4. SWPPP – (currently working with Mr. Logue on this)
5. SEQRA
6. Security Bond/Letter of Credit to address all phases of project. Appropriate security relative to the demolition and site restoration work if phasing doesn't proceed as outlined. Excel to provided a report related to the cost for this work.

Ms. Maloney stated that she approves of the changes made to the landscaping on the new drawings.

1. She asked the developer where we stand with the photometric plan. Mr. Lester stated they will be adhering to a "dark-sky" compliant plan for lighting.
2. Left turn arrows – NYSDOT – Mr. Drazkowski stated that NYSDOT is in Phase 2 review of the plan. The traffic study is now generating less turns/traffic which will alleviate some of the concerns.

Mr. Hunt stated that a subdivision plat (re-subdivision) is still needed. Mr. Lester stated that this was already completed and he would forward to the Village for review.

Mr. Lester again stated that he would like some type of preliminary approval contingent upon all additional pieces/issues addressed. A commitment would show the prospective tenants some "good faith results".

Mr. Urciuoli again asked when the Planning Board would see samples of the materials to be used for construction. Mr. Lester stated he would get them to the Village right away. Mr. Logue is adamant that certain

elements should be received prior to any conditional approvals. Even though what WAS received puts us “close to the goal line”, he would like to hash out the details and receive sign offs from the outside entities. Mr. Urciuoli again stated that he expected to see the materials. Mr. Urciuoli stated the expectation was that the Planning Board would see samples of the materials but at this point we are going to push it out until next month.

Mr. Hunt and Mr. Logue discussed the difference between the Stormwater agreement and the security for the demo and restoration. Mr. Lester again asked for some type of conditional approval and Mr. Hunt stated that the Village already approved the PUD and working through the other items are necessary for any types of approvals.

Ms. Maloney wanted to clarify the question she had about the turn signal which was located as item #1 on the sheet C1.3 which states “Remove the 12 second advance westbound left phase on Route 92 onto Arkie Albanese Ave and add an advance 12-second eastbound left turn phase onto Elmbrook Drive”. Erik from Excel will check with NYSDOT about it.

Erik Hehl questioned if sign off had been given by the Fire Department and Mr. Decker stated that the Fire Chief has reviewed and signed off on this plan.

Mr. Urciuoli stated he inadvertently took things out of order on the agenda and should have reviewed the other applicant first. Mrs. Dygert stated we needed to proceed with the minutes approval.

Minutes Approval

The minutes of the August 3, 2021 meeting were reviewed by the Board. Motion by Ms. Maloney, seconded by Mr. Hehl, to approve the minutes as submitted.

All in Favor. MOTION CARRIED

SPECIAL USE **4 Stickley Drive – Family Tree 3, LLC (Former Fire Station #1) 024.-01-12.1**

PERMIT **Commercial/Residential Mixed Use; Site Plan with Outdoor Seating & Parking Lot**

No one representing the applicant was present so Mr. Decker explained. This is a Special Use Permit application submitted by Family Tree 3, LLC to the Village Board who in turn referred it to the Planning Board for review. This is a Special use request to allow outdoor seating and a mixed commercial residential use of the building and property. The downstairs component will consist of a restaurant and one other commercial use with four (4) apartments upstairs.

Mr. Urciuoli stated that he has no opposition to this plan and would support the application.

Motion by Mr. Urciuoli seconded by Ms. Maloney to approve the application and make a positive recommendation to the Village Board for the Special Use. All in Favor. MOTION CARRIED

There being no more business before the Board it was on motion by Mr. Urciuoli, seconded by Ms. Maloney to adjourn the meeting at 8:02 p.m. All in favor.

Respectfully submitted,

Martha Dygert
Village Administrator/Clerk-Treasurer