

# Village of Manlius

## Planning Board

August 3, 2021

*Streamed Live on Facebook via Zoom*

Present: Chairman Urciuoli; Board Members Erik Hehl, Linda Hatch, Richard Bilharz and Bridget Maloney  
Absent: None

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

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

### **Minutes Approval**

The minutes of the July 6, 2021 meeting were reviewed by the Board. Motion by Mr. Urciuoli, seconded by Ms. Hatch to approve the minutes as submitted DISCUSSION: Ms. Maloney stated there was no mention in the minutes regarding her question about the male and female ginkgo trees. Mrs. Dygert stated she would amend.  
All in Favor. MOTION CARRIED

**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

Shaun Logue of MRB Group asked to give an overview of where we stand with the outstanding issues. He had a conversation with Eric from Excel, going through the comments and finalizing the process moving forward. Based on MRB July 27<sup>th</sup> letter and discussions with Mr. Urciuoli and Mr. Hunt; the first two comments under SEQRA will be listing as unlisted/uncoordinated review. Site Plan, as updated, needs to go to County again for the site plan aspect.

Mr. Urciuoli deferred to Board for questions. Mr. Bilharz had indicated the color scheme of the urgent care, specifically the red awnings however it is a corporate requirement for WellNow. Other than that, he likes the changes presented. Mr. Hehl stated he liked the change in the mixed use building and still has concerns over the coffee shop and WellNow. Mr. Lester spoke and stated he hoped that the Board had a chance to look at the side-by-side comparison with what was initially proposed. He is pleased with the architectural design they are proposing based on the comments received at the prior meeting. The "Craftsman" look he hopes is a great compromise related to the red awnings, which is a brand color.

### Siding Discussion:

Mr. Urciuoli stated he noticed the significant changes in design on the new drawings. He asked if there was corrugated siding proposed on the coffee shop? Mr. Lester stated they tried to use materials similar to the Madison Row project. Dean Schulz stated that they are proposing "smart siding" for the coffee shop. Mr. Lester stated they used vinyl siding on the Madison Row project. Mr. Urciuoli stated he would like to see them stay away from vinyl and possibly use a smart board or a Hardie board. Mr. Urciuoli appreciates the aesthetics of the design however all the trim pieces will be difficult to make look aesthetically pleasing with the use of vinyl siding. Mr. Lester stated that he has never proposed something this elaborate and they wanted to go with materials which have already been approved. Mr. Lester stated he is very proud of this design and feels this will be an impressive development.

Mr. Decker stated that comparatively, the maintenance on the building at Madison Row is far better than the maintenance of the CVS building, where LP siding has been used.

Mr. Urciuoli would like to see samples of the materials which will be used.

With regard to the coffee shop, Mr. Urciuoli would like to see something to alter the appearance of the “box” look. Mr. Lester stated they could possibly add dormers or something of this type. Confirmed by Mr. Lester, there is an outdoor patio proposed for this building at the south elevation.

Ms. Maloney posed the following questions/concerns – first stating she appreciates the changes in the latest draft.

- Ambulance/emergency service – concern over the parking layout and the ability of emergency service vehicles to access the area. Mr. Drazkowski stated they would have access near the mixed-use building.
- What happens if the overflow isn’t used as intended – Mr. Lester stated he can’t do much about how the customers will use the parking layout and site. Mr. Lester stated that there isn’t room for every building to have a bypass lane.
- Fence around perimeter – she had reached out to Mr. Decker on setback requirements. He confirmed a 1’ setback is required. She would like to see the setback further than the 1’ if possible. Would there need to be a property owner agreement in the future if there pose problems. The plans are showing a 6’ vinyl fence and Mr. Drazkowski stated that a 2’ setback would be better. She also asked Mr. Decker if vinyl fencing is normal for this type of project and he stated that maintenance issues with wood fencing would be a deterrent. Mr. Drazkowski will bring samples for the Board and Mr. Lester asked if there was a preference for color.
- Fencing Law adopted in 2019 – areas used as service should be screened to a height of at least 5 feet. She wondered how this would come into play with the back side closest to Perry Springs and those residential properties behind. Mr. Logue stated there should be natural buffering for the neighbors to the north. Fence stop in relation to sidewalk is a 20’ separation.

Attorney Hunt stated this needs to go to County Planning for site plan, deadline is August 13, 2021 with a meeting August 25<sup>th</sup>. Comments should be received back prior to the September meeting. Mr. Hunt stated that since this does involve altering existing lot lines, we will need a re-subdivision plat to show the lot line changes to file with the County Clerk. Mr. Lester will bring to the September meeting. SEORA determination and EAF will need to be completed prior to approval.

Mr. Logue stated that he would need Part 2 & Part 3 of EAF.

Public Hearing is not a requirement but also is not prohibited. The public hearing was held at the Village Board level for the creation of the PUD.

General discussion regarding the involved agencies and coordination with OCWA, NYSDOT, OCWEP and others have already been underway.

Mr. Hehl stated he is concerned with the look of the Starbucks and “boxiness” of it – awning, natural elements with aesthetics to try and soften the box look. He is hoping they can come up with something cost-effective which will help the look. Mr. Urciuoli feels that we are only talking about materials and we can find common ground now.

There being no more business before the Board it was on motion by Mr. Bilharz, seconded by Mr. Urciuoli to adjourn the meeting at 8:04 p.m. All in favor.

Respectfully submitted,

Martha Dygert  
Village Administrator/Clerk-Treasurer