

# Village of Manlius

Planning Board

July 16, 2025

Present: Chairperson Scott McGrew; Board Members Erik Hehl, Bridget Maloney, and Nancy Pfeiffer

Absent: Richard Bilharz

Others: Brad Hunt, Attorney for Planning Board; Rebekah Beckwith, Deputy Clerk-Treasurer, Nick Marzola, Trustee Liaison, Code Enforcement Officer Poitras, Rob Oley, Tim Mahoney, Wayne Matteson, Mike Mahoney, Grazi Zazzara

There being a quorum present, the meeting was opened at 6:02 pm by Chairperson McGrew with the Pledge of Allegiance.

## Minutes Approval

The minutes of the May 15, 2025, meeting were provided and reviewed by the Board. Motion to approve the minutes by Board Member Pfeiffer, seconded by Board Member Mahoney.

**All in favor. Motion carried.**

## Fayette Street PUD Ratio Modification

### Fayette Street

The original project manager of the Fayette Street PUD project contacted Mr. Zazzara regarding taking over Phase 2 of the PUD development. The project was previously approved for a 3-story mixed-use building, consisting of: 11,000 sq. ft. of commercial space on the ground floor and 20 residential apartments on the second and third floors.

Before taking over the project, Mr. Zazzara is proposing a revised layout that retains the overall building footprint but reconfigures internal use as follows: approx. 2,000–2,300 sq. ft. of commercial space on the ground floor and 36 residential units total: 9 units on the ground floor and 13 units on each of floors 2 and 3. This revised configuration reduces the commercial space while increasing the number of residential units. The reduction in retail space will create a surplus of five (5) parking spaces beyond the required minimum.

Attorney Hunt clarified that there is no required commercial-to-residential ratio under the PUD zoning; each PUD is tailored individually. He further noted that the PUD zoning and site plan have already been approved and SEQR and County referral processes are complete.

If the Board is amenable to the proposed adjustment in the commercial-to-residential ratio, Attorney Hunt recommends a motion be made to approve this modification to the mixed-use building layout. As the project progresses, Mr. Zazzara will return with any additional site plan changes and as the exterior details of Phase 2 had not been originally presented, they will have to come back before the Planning Board for review and approval.

Motion to approve the modification of the PUD ratio to approx. 2,000-2,300 sq ft commercial space and 36 apartments made by Board Member Pfeiffer, seconded by Board Member Mahoney.

**All in favor. Motion carried.**

**Site Development Plan Proposal – Storage America**  
**133 West Seneca Street                      030.-02-03.0**

Tim Mahoney, owner of Mahoney Design and Build and owner of Storage America along with Wayne Matteson, project Civil Engineer and Tim's brother, and team member of the project, Mike.

The property is located at 133 W Seneca St. It spans over 2 acres of land. An existing industrial warehouse building is located on the property. This building, which will remain, will be cleaned up, renovated, and repurposed for bulk storage for a single tenant or a similar use.

The proposed development will feature an 18,750-square-foot, three-story building (32 feet in height), situated behind the Valvoline oil change. The entrance of the property will remain unchanged. The facility will be a fully interior, climate-controlled self-storage building, with two stair towers. It will be serviced by all public utilities, including sewer, water, gas, and electricity. The development team is also collaborating with a solar company to explore options for incorporating solar power into the property. Additionally, there will be 9 exterior bay door storage units. The building will also be equipped with a full sprinkler system.

**Operations and Staffing:**

- The facility will operate with 6 employees throughout the week.
- Office hours will be Monday through Saturday, 9 AM to 5 PM.
- Storage units will be accessible from 6 AM to 9 PM, using a computer access system.

**Environmental and Infrastructure Details:**

- Limestone Creek runs along the back of the property, but the development is outside the FEMA floodplain and floodway.
- The finished floor elevation will be above the floodplain, and there will be no basement.
- Stormwater runoff will be managed on-site via a retaining pond.
- All business activity will be facing away from the neighboring residential area and the existing evergreens will act as a natural buffer.
- Downward-facing lighting will be used to minimize light pollution and ensure the lighting is focused on the property, preserving the surrounding environment.

Attorney Hunt noted that there is a yes response to the EAF about the property being on or adjacent to an archeology site. While applicant noted that the answers were automatically generated by the DEC, they will come back with a clarification on the response.

Attorney Hunt will submit the application to the Onondaga County Board for their August meeting. MRB will also need to review the application.

There was no Board action that needed to be taken.

### **Meeting Adjourned**

There being no further business before the Planning Board, Board Member Pfeiffer motioned to adjourn the meeting at 6:59 pm, seconded by Board Member Mahoney.

**All in favor. Motion carried.**

Respectfully submitted,  
Rebekah Beckwith  
Village Deputy Clerk-Treasurer