

Village of Manlius

Planning Board

May 15, 2025

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

Absent: None

Others: Brad Hunt, Attorney for Planning Board; Mike Decker, Codes Enforcement Officer; Rebekah Beckwith, Deputy Clerk-Treasurer, Nick Marzola, Trustee Liaison, Shaun Logue, MRB Group, James Knittel, Christian Freeman, Grazi Zazzara, Deb McGrew, Rob Oley

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 April 16, 2025, meeting were provided and reviewed by the Board. Motion to approve the minutes by Board Member Pfeiffer, seconded by Board Member Bilharz.

All in favor. Motion carried.

Site Plan Application – Paradise Companies 10, LLC 111 East Seneca Street 029.-01-23.1

Recap of the project was presented; there will be 37 parking spots, fire access has been addressed, fresh comment letter from MRB has been addressed with the only outstanding site item being Onondaga County's comment regarding the sewer.

One comment from the Village Board meeting was concerns about parking. It has been determined that the project needs to go back to the ZBA for Area Variance on Parking. Under the code, the 37 parking spaces do not give enough for both 111 E. Seneca Street and the adjoining commercial building at 123 E. Seneca Street. As it stands, the property at 123 E. Seneca Street requires 20 spaces alone as their units range from 1300-1700 sq feet. That would leave 17 parking spaces for the new project. An additional variance is required for 7 more spaces. If the commercial space, which is still currently undetermined, becomes a restaurant, it would change the parking criteria. Application needs to be submitted for another Area Variance for the next ZBA meeting on June 3rd.

Another issue that was approached was that 111 and 117 E. Seneca would also need a Lot Line Adjustment which will be covered in Resolution here within.

Project architect James Knittel with in-Architect provided samples of the intended bricks, siding and trim, photo renderings of the outdoor lighting fixtures on the building. There will be an alarm and sprinkler system throughout the whole building. There is one existing light pole in the parking lot and one light pole on the walkway, along with pathway ground lighting. The front sign will also be illuminated.

The Board reviewed the following resolutions:

VILLAGE OF MANLIUS
111 EAST SENECA MIXED USE DEVELOPMENT
111 EAST SENECA STREET

SEQR RESOLUTION
DESIGNATING LEAD AGENCY

WHEREAS, the Village of Manlius Planning Board (hereinafter referred to as “Planning Board”) has on Wednesday, March 19, 2025 declared its intent to be designated the Lead Agency for the East Seneca Mixed-Use Development project under the provisions of the State Environmental Quality Review (SEQR) Regulations; and

WHEREAS, the Planning Board on March 21, 2025 provided written notices to this effect to the involved and interested agencies; and

WHEREAS, the Planning Board has not received any written objections from the involved agencies to the Board’s being designated as the lead agency under the SEQR Regulations; and

WHEREAS, the Planning Board has previously determined that it is the most appropriate agency to insure the coordination of this Action and for making the determination of significance thereon under the SEQR Regulations.

NOW, THEREFORE BE IT RESOLVED that the Planning Board does hereby designate itself as the lead agency for the Action identified above herein;

Motion made by Member: Pfeiffer Seconded by Member: Bilharz

Dated: May 15, 2025

The above Resolution was duly adopted on May 15, 2025 by the Village of Manlius Planning Board.

Scott McGrew, Planning Board Chairman

All in favor. Motion carried.

VILLAGE OF MANLIUS
111 EAST SENECA MIXED USE DEVELOPMENT
111 EAST SENECA STREET

SEQR RESOLUTION
DETERMINATION OF ENVIRONMENTAL SIGNIFICANCE

WHEREAS, the Village of Manlius Planning Board (hereinafter referred to as “Planning Board”) has determined the above referenced Action to be an Type 1 Action pursuant to Part 617 of the State Environmental Quality Review (SEQR) Regulations; and

WHEREAS, the Planning Board has reviewed and accepted the completed Full Environmental Assessment Form (EAF) Part 1, prepared by Keplinger Freeman Associates for the Applicant – Paradise Companies (hereinafter referred to as “Applicant”) on the above-referenced East Seneca Mixed-Use Development project (hereinafter referred to as “Action”); and

WHEREAS, the Planning Board has reviewed and accepted the completed Full Environmental Assessment Form Parts 2 and 3 on the Action prepared by the MRB Group (hereinafter referred to as “Village Engineer”); and

WHEREAS, the Planning Board has completed the coordinated review and public comment period provided for under the SEQR Regulations; and

WHEREAS, the Planning Board has designated itself as lead agency under the SEQR Regulations for making the determination of significance upon said action; and

WHEREAS, the Planning Board has given consideration to the criteria for determining significance as set forth in Section 617.7(c) (1) of the SEQR Regulations and the information contained in Full Environmental Assessment Form Parts 1, 2, and 3.

NOW THEREFORE BE IT RESOLVED, that said Action **WILL NOT** result in any significant adverse environmental impacts based on the review of the Full Environmental Assessment Form; and

BE IT FINALLY RESOLVED that the Planning Board does hereby make a Determination of Non-Significance on said Action, and the Planning Board Chair is hereby directed to issue the Negative Declaration as evidence of the Planning Board determination of environmental non-significance.

Motion made by Member: Pfieffer Seconded by Member: Bilharz

Dated: May 15, 2025

The above Resolution was duly adopted on May 15, 2025 by the Village of Manlius Planning Board.

Scott McGrew, Planning Board Chairman

All in favor. Motion carried.

Site Plan Approval Resolution was prepared by Village Attorney Hunt as follows:

**RESOLUTION OF THE
PLANNING BOARD OF THE
VILLAGE OF MANLIUS: May 15, 2025**

The Applicant Paradise Companies 10, LLC, has applied for site plan approval for a proposed mixed use development at 111 East Seneca Street, tax map parcel ## 025.-09-14, 025.-09-15.

At its December 2, 2024 and April 28, 2025 meetings, the Village of Manlius Zoning Board of Appeals passed resolutions approving area variances for setbacks, the number of dwelling units, onsite parking, and the percentage of usable space.

At its May 13, 2025 meeting, the Village of Manlius Board of Trustees scheduled a public hearing for May 27 regarding the application for a special use permit for the project.

At its February 26, 2025 meeting, the Onondaga County Planning Board passed a resolution recommending the following modifications to the project: (1) The applicant must coordinate access plans with the NYS Department of Transportation. (2) Any work within the State right-of-way will require a Highway Work Permit, and no privately owned features will encroach into the State right-of-way. (3) The applicant must demonstrate legal access to the site and obtain all necessary easements; (4) The applicant must contact the Onondaga County Department of Water Environment Protection regarding water and sewer infrastructure. (5) The applicant and the Village are encouraged to work together on shared parking plans.

At its meeting of May 15, 2025, the Planning Board resolved as follows:

1. Pursuant to the New York State Environmental Quality Review Act and its implementing regulations (SEQRA), the Planning Board as lead agency has made a finding of no potential significant adverse environmental impact. This finding is set forth in a separate resolution.
2. The Planning Board hereby recommends that the Village Board of Trustees grant the application for a special use permit.
3. The Planning Board approves the lot line adjustment combining the two lots identified above that encompass the project site.
4. Pursuant to section 99-37 of the Village of Manlius Code, the Planning Board grants final site plan approval and finds that the requirements of section 99-37(D) have been satisfied. The project must conform to the final plans submitted by the applicant to the Village. This approval is subject to the following conditions, which must be met before any building permit will be issued:
 - a. The ZBA must grant an additional variance authorizing the proposed parking for this project and for the adjoining parcel at 123 Seneca Street.

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- b. The Village Board of Trustees must approve the special use permit.
- c. The applicant shall enter into a shared parking easement agreement providing for shared parking with the adjoining parcel at 123 East Seneca Street. This agreement shall be subject to approval of the Village Attorney.
- d. The applicant shall enter into a drainage easement agreement with the Village to be approved by the Village Board of Trustees.
- e. The applicant shall comply with all of the modifications proposed by the Onondaga County Planning Board, which are summarized above.
- f. In connection with the building permit and certificate of occupancy processes, the applicant shall comply with all legal, engineering, and Code requirements as determined by the Code Enforcement Officer, the Village Engineer, and the Village Attorney.
- g. If necessary as determined by the Code Enforcement Officer, the applicant shall enter into an agreement with the Village providing for operation and management of a stormwater drainage system, including the posting of any security determined to be necessary by the Village Board of trustees.
- h. If necessary as determined by the Code Enforcement Officer, the applicant shall post a security pursuant to Village Code sections 99-11.2(c)(7) and 99-37(2)(b), in an amount to be determined by the Village Board of Trustees and in a form to be approved by the Village Attorney, in order to ensure the completion of site improvements.
- i. The applicant shall file a signed set of final site plans with the Village Clerk.

Dated: May 15, 2025

Scott McGrew, Chairman,
Village of Manlius Planning Board

	Aye	Nay	Other	Absent
Mr. McGrew	X			
Mr. Hehl	X			
Ms. Maloney	X			
Mr. Bilharz	X			
Ms. Pfeiffer	X			

Motion to approve resolution by Board Member Pfeiffer, seconded by Board Member Bilharz.

All in favor. Motion carried.

Meeting Adjourned

There being no further business before the Planning Board, Board Member Pfeiffer motioned to adjourn the meeting at 6:50 pm, seconded by Board Member Bilharz.

All in favor. Motion carried.

Respectfully submitted,
Rebekah Beckwith
Village Deputy Clerk-Treasurer