

# Village of Manlius

Planning Board

March 5, 2024

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

Absent: None

Others: Brad Hunt, Attorney for Planning Board; Mike Decker, Codes Enforcement Officer; Rebekah Beckwith, Deputy Clerk.

There being a quorum present, the meeting was opened at 6:00 pm by Chairperson McGrew with the Pledge of Allegiance.

## Minutes – November 9, 2023

The minutes of the November 9, 2023 meeting was provided and reviewed by the Board. Motion to approve the minutes by Board Member Marzola, seconded by Board Member Bridget Maloney.

**All in favor. Motion carried.**

## Recommendation to Board for Special Permit for Drive-through 2-4 Stickley Drive

023.-01-12.1

Matt Napierala, Napierala Consulting, spoke on behalf of Mike McCracken, Hospitality Restaurant Group. He was also accompanied by Jim Ballantyne, Napierala Consulting. They are seeking a recommendation to the Board regarding the special permit for the drive-through. Graphic renditions were provided to show keeping the old fire station building with some enhancements. The pick-up window will be on the east side of the building facing Chase Bank. The drive-through order board would be on the southside of the building behind the shopping plaza. The drive-through provides the best possible location in the village proper that would provide significant queuing length for the vehicles in the queue while hiding it from the public view. Drive through queues typically allows 6-8 vehicles, but this location allows 13-14 vehicles before it impacts its own parking lot, with additional 6-12 vehicles in queue before there would be any public impact. Other safety measures noted were counterclockwise traffic pattern, a vinyl stockade fence between the Recreation Building and the restaurant's parking lot, and the continuation of the sidewalk from where it ends by Chase Bank all the way to the Recreation Building.

Mr. Ballantyne discussed the proposed removal of 3500sq ft of existing paved area to be replaced with greenspace, and an added bypass lane around the building for emergency and delivery trucks. There would be full in and out access on the west side of the building with an exit only on the drive-through side. He also discussed the outdoor seating, expanded sidewalk, retaining wall to catch up to the grade, preliminary lighting, and trees around property.

There is a public hearing to the Village Board scheduled for March 12, 2024. In determining if an additional Planning Board public meeting was necessary, Attorney Hunt read the code book, and it was determined that there was not a need.

Attorney Hunt also discussed that there are six standards for special permits for drive-through standards: traffic safety, pedestrian safety, hours of operation, the need of buffers, location of the service window, and offensive noises, odors and alike.

On the recommendation of a special permit to the Village Board, Board Member Richard Bilharz motioned to vote. Seconded by Board Member Marzola.

**All in favor. Motion carried.**

Attorney Hunt discussed that due to a delay in sending the application to Onondaga County, the County Planning recommendation will not be received in time for the public hearing on March 12<sup>th</sup> so the Board will not be able to vote at March's meeting. Proposal to change next month's Planning Board meeting to after the April Village Board vote. The census was to change April's Planning Board meeting to Wednesday, April 10, 2024 at 6:00 pm.

#### **Site Plan Review for the Manlius Senior Centre addition One Arkie Albanese Ave.**

Ann Smith, Director of the Manlius Senior Centre spoke. The Senior Centre recently received an Onondaga County grant for \$400,000. Due to the increase in membership, 400 to 800 members, they are running out of space. To offer more activities for their members, they would like to add a 400sq foot addition facing the lower pond. Codes Officer Mike Decker spoke on behalf of the Senior Centre and the TKF Architect who was running late. He discussed that there are double doors next to the Senior Centre's office that need to be updated to 90-minute fire rated doors to bring that section of the building up to code. The addition would be large enough for five (5) six-person tables. They would also be making improvements to the adjoining room and storage closet. The addition will be on piers, the subfloor will be insulated, and the roof integrated into the existing roof design. The addition would also have an emergency egress with a small 4ft wide platform, large enough to hold emergency medical services if needed.

There was no action that needed to be taken.

#### **Meeting Adjourned**

There being no more business before the Planning Board, Chairperson McGrew made a motion to adjourn the meeting at 6:46 pm, seconded by Board Member Marzola.

**All in favor. Motion carried.**

Respectfully submitted,  
Rebekah Beckwith  
Village Deputy Clerk-Treasurer