

**Village of Manlius  
Planning Board  
April 5, 2010**

Present: Chairperson Helen Chamberlain, Marilyn Jeffery, Mark Panto, Matt Hodinger, Karen Ryon

Others: Trustee Eric Krouse, Michael Dougherty, Leif Kallquist, Walt Bobesky, Dave Razzante, Paul Lane, Janet Webb

Excused: Attorney Brad Hunt, Engineer Chuck White

Meeting called to order at 7:00 p.m. The Pledge of Allegiance was recited.

Motion made by Mrs. Jeffery, seconded by Mrs. Ryon to approve the minutes of March 15, 2010. All in favor. Motion carried.

**SECNY FCU**

Presenter: Walt Bobesky (SECNY) and Dave Razzante (sign company).

Submitted Proposal: SECNY applied for a freestanding sign by their driveway entry on West Pleasant Street. As a second freestanding sign is not allowed, they would require a variance from the ZBA. The ZBA granted a variance for a second freestanding sign provided that it is for identification only on February 22, 2010 subject to Planning Board approval.

Discussion: Amended sign permit face will be 20" in height by 54" in width. Sign will be 5' in height from ground to top of sign. Sign will be double faced. Post of sign will be no more than 8' from ground to east side of driveway. Lettering will be 8" (SECNY) and 3"-3.5" (Federal Credit Union). There will be direct lighting on the sign faces. Material will be wood. Sign will be blue to match existing sign in front with an offset recessed blue inlay. Ornamental work will be placed on top of the sign. Post will be painted beige to match fence and made of the same material of the fence. Post will be placed toward the building. There is currently electrical outlets in place and the sign will be centered over the outlets. Lighting will be on a timer. Timer to be turned off at 10:00 p.m.

Action: Pursuant to SEQR, the Planning Board will serve as lead agency in an uncoordinated review of an unlisted action, based on review of the amended EAF and all other pertinent information, there will be no significant adverse environmental impacts. Motion made by Mrs. Ryon, seconded by Mrs. Jeffery. All in favor. Motion carried.

Motion made by Mr. Panto, seconded by Mrs. Ryon to approve the aforementioned amended sign permit. All in favor. Motion carried.

### **Informal Meeting**

Michael Dougherty and Leif Kallquist presented a project they plan to construct on the corner of Highbridge and Stickley Dr. He plans on purchasing the six parcels and developing them. The proposed project would consist of a bank on the corner with a drive-thru, a restaurant with retail stores in the second building and the third building being closest to Limestone Garden Apartments would be retail shops on the bottom floor with 8-10 rental units on the top floor.

The curb cuts on Highbridge would be reduced from seven to one. There would also be one on Stickley Dr. The area surrounding this project would be like a streetscape with trees and lighting.

As this project will need a zone change, discussion ensued regarding if one or more zone changes would be required. Chairperson Chamberlain will be calling attorney Jeff Brown to discuss the zone change. Chairperson Chamberlain encouraged everyone to walk the site.

Planning Board members gave Michael Dougherty words of encouragement about his project.

Motion made by Mrs. Jeffery, seconded by Mrs. Ryon to adjourn the meeting at 8:40 p.m. All in favor. Motion carried.

Respectfully submitted,

Connie Stuper, Secretary  
Planning Board