

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
January 25, 2016**

APPROVED

The Town of Manlius Planning Board met in the Town Hall at 7:00 PM with Chairman Susan Moliski presiding and the following Members were present: Ann Kelly, Joseph Lupia, Mike LeRoy and Walt Neuhauser. Also present were Attorney Timothy Frateschi and Town Engineer Douglas Miller and Robert Cushing, Highway Superintendent.

Absent: Fred Gilbert & Don Crossett

Also Present: Mike & Ellen McGrew, Mel Moore, Dan Barnaba, Mira Krendel, V. Sirotkin, Daniel Manning, Sean Foran, Kathleen Best

The Pledge of Allegiance was recited.

Minutes

The minutes of November 23, 2015 were tabled until the next Planning Board meeting.

Organizational Meeting 2016

The Town Board appointed Susan Moliski Chairman of the Planning Board for a period of 1 year.

The Town Board appointed Fred Gilbert to the Planning Board for 7-year term expiring 12/31/2022.

Member Kelly made a motion, seconded by Member Neuhauser and carried unanimously to appoint Frateschi Law Firm as Attorney for the Planning Board.

Member Kelly made a motion, seconded by Member Neuhauser and carried unanimously to appoint Miller Engineering as the Planning Board Engineer.

Member Lupia made a motion, seconded by Member LeRoy and carried unanimously to appoint Lisa Beeman as the Planning Board Clerk.

Member Kelly made a motion, seconded by Member LeRoy and carried unanimously to approve the Planning Board 2016 Meeting Schedule, which states that the Board will meet on the 2nd and 4th Mondays of the Month at 7:00 PM and the Board approved the Application Filing Deadline.

**Resort Lifestyle Communities, Medical Center Dr. & N. Burdick St., Fayetteville, NY 13066
Site Plan Amendment – Entrance on Medical Center Drive
Tax Map # 086.-01-03.6**

Rod Ives was there to represent Resort Lifestyle Communities.

Mr. Ives explained to the Board that RLC is considering relocating the main driveway into the project. The existing electric lines that runs right along the property line isn't buried deep enough to use the approved ingress/egress. In discussions with National Grid, it became evident that they had to look at options to relocate the driveway to get the required cover over the lines. It's a 700 kd line that is the only feed back to the Medical Center and to Starview Heights, there are

very few options as to what's available. After many discussions with National Grid, the best option seems to be to relocate the driveway as proposed.

With the relocation of the driveway the existing detention basin had to be redesigned and a reconfigured stormwater basin.

Napierala Consulting has met with Doug Miller, Town Engineer and Rob Cushing, Highway Superintendent to discuss removing the center island on Medical Center Drive. At their request, Mr. Ives looked at taking the island. Mr. Ives stated that Gordon Stansbury looked at the proposal and he recommends the proposed configuration with stripping in the middle of the road as opposed to making Medical Center Drive a double turn lane. They would leave the small section of curbing with the existing monument sign alone.

Sean Foran from Huber Breuer was there. He stated that he was out of town when the meetings with National Grid were going on. National Grid said that it would cost a lot of money to move that line.

Attorney Frateschi said that it sounds to him that a final decision hasn't been made to relocate the ingress/egress yet based on the recently understood costs. Mr. Ives said that was the case.

Rob Cushing, Highway Superintendent, said that site line at the approved driveway is not optimal and moving the driveway from that perspective would be an advantage; another concern are the light poles in the middle of the island and who would move them. They are not town owned and will have to be moved; and there are still bugs that need to be worked out. He thinks the plan can be worked out, it's just a matter of figuring out the details.

Chairman Moliski asked the Board if they had any further comments. The general consensus among the Board was that the new ingress/egress would be ok as long as it works from an engineering/safety standpoint. The applicant said that they would be back in 2 weeks with a preferred design and a decision on if the new ingress/egress is cost effective.

Eldan Homes, Crane Brook, Manlius, NY 13104

Crane Brook – Amendment to the Final Subdivision

Attorney Frateschi explained that there is a 26 lot subdivision along South Eagle Village Road that has been previously approved. Subsequent to that, there were several issues related to the neighbors along Woodbox Road and the properties that are being developed along this property line. The Town Planning Board had required a 20' conservation easement and a 20' drainage easement which would provide at least a 40' buffer between the backyards along Woodbox and the backyards along Cranebrook.

Several months ago, the developer came in and requested that we amend the Final Subdivision map to allow the neighbors along Woodbox to purchase the 20' conservation easement. This Board approved the amendment with the neighbors' concurrence. That map was not going to be signed until the transfer of land actually took place between the neighbors on Woodbox and the Developer.

During the course of the transactions, it was discovered that there was a discrepancy in the boundary line between the Woodbox residents and the Cranebrook residents. It was a 3' to 0' discrepancy across the course of the boundary between the Woodbox homes and the Crane Brook subdivision, with 3' feet being mostly on the western side down to about a foot and a half

on the easterly side. As a result of that, the Town asked the Developer to re-describe the conservation easement to reflect that change. It has now been done and is on the current map.

The neighbors on Woodbox are still very interested in purchasing the land, which was confirmed by some of the neighbors that were present at this meeting.

Member Kelly made a motion, seconded by Member Neuhauser and carried unanimously to approve the Amendment to the Final Subdivision map (LISA: PLEASE PUT IN THE MAP IDENTIFYING INFORMATION IN HERE). The map is dated October 28, 2015 and is to be updated to tonight's meeting of January 28, 2016.

Church of the Immaculate Conception, 400 Salt Springs Road, Fayetteville, NY 13066
Addition and Renovation
Tax Map # 096.-04-03.1

Daniel Manning, Architect was there to represent the Church.

Mr. Manning stated that the church would like to add on an additional 1500' square feet and a pocket park to the already existing church. Part of the addition will include handicapped bathrooms.

Mr. Manning stated that the Parishes' Father asked him and Mr. Moore to look at the overall master plan for the site and figure out how to control the traffic. At the intersection of Monsignor Ryan Way and Monsignor McClusky Drive, they would like to add stop signs, speed bumps and make the turns more of a 90 degree turn, that way there is a different traffic pattern and it should help with the traffic. They would also like to stripe the road and make no parking signs. (These are all private roads)

The pocket park will be a place for reflection, prayer, ceremonies (weddings, for example) and photographic opportunities. It will incorporate a fountain that will have recirculating water.

They would like the building timeline to begin in June and finish in October.

Mr. Manning said that all the materials and paints will match the existing church.

The map that is in front of everyone tonight will serve as the Site Plan for this project. Attorney Frateschi said that a Public Hearing will have to be held on the Site Plan. He also said that it is within 500' of a County road and it borders on another municipality, so it will also have to be sent to the Village of Fayetteville and to the Onondaga County Planning Board for their input.

Member Kelly made a motion, seconded by Member Lupia and carried unanimously to hold a Public Hearing on February 22, 2016. This motion was made with the understanding that the Public Hearing may have to be moved to another date depending on the schedule of the Onondaga County Planning Board. It is also at the Clerks discretion to move the Public Hearing as she sees fit.

OTHER BUSINESS

With there being no further business, Member Neuhauser made a motion, seconded by Member Lupia and carried unanimously to adjourn the Regular Meeting at 8:05pm.

Respectfully submitted,
Lisa Beeman, Clerk