

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
February 8, 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, Fred Gilbert, Mike LeRoy and Walt Neuhauser. Also present were Attorney Timothy Frateschi and Town Engineer Douglas Miller.

Absent: Don Crossett

Also Present: Mike & Ellen McGrew, Pete Fietta, Joe Mueller

The Pledge of Allegiance was recited.

Minutes

Member Kelly made a motion, seconded by Member Lupia and carried unanimously to approve the minutes of November 23, 2015. Member Neuhauser and Member LeRoy abstained.

The minutes of January 25, 2016 were tabled until the next meeting.

Pete Fietta, PO Box 449, Fayetteville, New York 13066
Excavation, Grading and Filling Permit – North Burdick Street
Tax Map # 086.-00-02.1

Engineer Miller stated that Joe Mueller is with JK Tobin Company and Joe is the one who initiated both of the Grading and Filling Permits on the Agenda tonight. Joe is the sight contractor on the Resort Lifestyle Communities site and he has been moving dirt off of the site and has been doing a great job. Mr. Mueller came to the Town awhile back and said that there are a couple properties within the proximity of the RLC site that would like some of the fill. It would save him from having to take the fill elsewhere. It would benefit Joe on site and benefit the town because of less truck traffic if he could fill these two sites.

One of the sites is the Dellas property and the other is Pete Fietta's site. The Engineer and the Code Officer have both been out to the sites in question.

Joe said he received a letter from the Army Corp of Engineers saying that they have extended his 5 year permit for his project.

Mr. Fietta said that 5 or 6 years ago he received authorization from the Army Corp to delineate the wetlands on the property. The property is the old quarry across from the RLC site. His permit expired so he had to renew it. The Army Corp has indicated that the southern pond is not connected to any waterway and therefore they do not have jurisdiction over it. Mr. Fietta would like to fill in low areas of the pond to prevent kids from jumping into these areas.

There will be no more staging of the fill, it will go right to the pond for fill.

Mr. Mueller stated that he got approached by Slate Hill, who was the lowest bidder for the project on Burdick Street where a parking lot is being put in by the Canal. Slate Hill said that he needed a bunch of fill for that project as well.

Attorney Frateschi said because both of these projects are within 500' of a County Road, we had to send them to the Onondaga County Planning Board for their review. Their meeting isn't until February 24, 2016 and the next Town of Manlius Planning Board is February 22 meaning that we would have to wait until the first meeting in March to vote on this project. We can't make a decision tonight because we don't have the jurisdiction until we get input from the County.

Member Neuhauser made a motion, seconded by Member Gilbert and carried unanimously to declare the Planning Board Lead Agency for SEQR.

Member Lupia made a motion, seconded by Member Kelly and carried unanimously to declare this an Unlisted action.

Conversation ensued about when the County meeting was in relation to the next Planning Board meeting and how long the Applicant would have to wait for Board approval. Attorney Frateschi reminded the Board that they cannot vote until we have an answer from the County because they have jurisdiction because the project is within 500' of a County Road.

Conversation ensued regarding the possibility of holding a special meeting to accommodate the applicants.

Member LeRoy made a motion, seconded by Member Lupia to hold a Special Meeting On March 7th at 6pm. This meeting is going to be held because of the following:

1. The timeframe is important because they are almost completed with the work and there won't be any more dirt to move;
2. The size and scope of the project is unusual for the Town of Manlius
3. Cutting down on the truck traffic in the Town and Village will be a benefit to the Town and its residents.

Member Gilbert made a motion, seconded by Member Kelly and carried unanimously to hold a Public Hearing on March 7th at 6:05pm.

JK Tobin Construction Company, INC., 5146 Jamesville Road, Jamesville, NY 13078
Excavation, Grading and Filling Permit – 5538 North Burdick Street
Tax Map # 086.-02-07.1

Joe explained to the Board that John Dellas has a property next door (to the North) to the RLC site that needs fill also.

Attorney Frateschi said that we need to let the New York State Parks know about this Application and the Public Hearing that is going to be held on March 7th.

Member Gilbert made a motion, seconded by Member Neuhauser and carried unanimously to declare the Planning Board Lead Agency for SEQR.

Member Kelly made a motion, seconded by Member Gilbert and carried unanimously to declare this an Unlisted action.

Member Gilbert made a motion, seconded by Member Neuhauser and carried unanimously to hold a Public Hearing on March 7th at 6:10pm.

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

No one from Resort Lifestyle Communities was present at the meeting.

OTHER BUSINESS

With there being no further business, Member Gilbert made a motion, seconded by Member Lupia and carried unanimously to adjourn the Regular Meeting at 7:43pm.

Respectfully submitted,
Lisa Beeman, Clerk