

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
March 14, 2016**

APPROVED

The Town of Manlius Planning Board met in the Town Hall at 7:00 PM with Acting Chairman Fred Filbert 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.

Absent: Chairman Susan Moliski, Don Crossett

Also Present: Mike & Ellen McGrew, Jared McCormick, Pat Curtain, Mel Moore, David Stringer, Stella & John Penizotto, Greg Sgromo.

The Pledge of Allegiance was recited.

Minutes

Member Neuhauser made a motion, seconded by Member LeRoy and carried unanimously to approve the minutes of February 29, 2016.

Church of the Immaculate Conception, 400 Salt Springs Rd., Fayetteville, New York 13066
PUBLIC HEARING – Addition and Renovation

Tax Map # 096.-04-03.1

Pat Curtain, chairperson of Renovations at the Church was there and gave a brief overview of the project. There are 3 parts to this renovation:

1. The interior renovations
2. The Foyer expansion that will include restrooms and a gathering area
3. The exterior grounds renovation that will include speed bumps, curbing and a pocket park for reflection.

Member Kelly made a motion, seconded by Member Neuhauser and carried unanimously to waive reading of the Public Hearing Notice.

Member Kelly made a motion, seconded by Member Lupia and carried unanimously to open the Public Hearing at 7:05pm.

With there being no comments from the Public, Member Kelly made a motion, seconded by Member LeRoy and carried unanimously to close the Public Hearing at 7:06pm.

This project was sent to the Onondaga County Planning Board. We received a letter back dated February 24, 2016 and they noted that the project will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

Attorney Frateschi reviewed the 11 questions in Part 2 of the EAF with the Board and the Board agreed unanimously that the action would have no, or, a small impact on the environment. The EAF was filled out accordingly.

Member Kelly made a motion, seconded by Member LeRoy and carried unanimously to issue a Negative Declaration under SEQR and to authorize the Acting Chairman to sign the short EAF.

Member Kelly made a motion, seconded by Member Neuhauser and carried unanimously to approve the Site Plan package to The Immaculate Conception Church located on 400 Salt Springs Road, Fayetteville, NY 13066 with a map dated January 15, 2016 by Daniel Manning-Architect PLLC.

David Stringer, FCF, LLC

Mallards Landing Phase 2, Section 18A-2

Final Plan Approval

Tax Map # 117.3-01-25.5

Dave Stringer was there and told the Board that the Final Plan includes 10 Single Family lots. He also informed the Board that there are no changes to the Final Plan. The Board discussed whether a public hearing should be held on the final plan. Given the fact that a public hearing was held on the preliminary plan and there was substantial public input at the time, and the fact that there are no changes to the preliminary plan, the Board determined that a new public hearing was not necessary.

Member Lupia made a motion seconded by Member Kelly and carried unanimously to waive a Public Hearing regarding Mallards Landing Phase 2, Section 18A-2.

Member Kelly made a motion seconded by Member Neuhauser and carried unanimously to approve the Mallards Landing Phase 2, Section 18A-2, prepared by D.W. Hanning L.S., P.C., PT. of Lot 99, Town of Manlius, Onondaga Co., NY. Attorney Frateschi asked that Mr. Stringer change the date on the Final Map to reflect the date of the meeting.

Shining Stars Daycare, Enders Rd., Manlius, NY 13104

Site Plan Review

Tax Map #'s 114.-01-09.0; 114.-01-10.0; 114.-01-11.0; 114.-01-12.0;

114.-01-13.0;114.-01-14.0;114.-01-31.0

OTHER BUSINESS

Greg Sgromo, Dunn and Sgromo Engineers was there to speak for the Applicant.

Mr. Sgromo passed out to the Board members two maps: a Variance Plan and a Subdivision Plan.

Attorney Frateschi received a call from the Applicants attorney asking what the process was for the meeting tonight. Attorney Frateschi stated that he told the Attorney that a Subdivision map was needed before a Site Plan can even be considered because we don't know what the remnant lot is going to look like. Attorney Frateschi then called Mr. Sgromo and asked for a Subdivision map, which he provided to the Board tonight.

Mr. Sgromo stated that they removed the Accessory Use (batting cage) structure from the site plan. He also said that in front of the Board was the proposed Site Plan which will require 3 Variances. One for Lot Coverage, one for Parking in the front yard and one for a reduction in the parking number requirements.

Mr. Sgromo also stated that all the existing houses will come down with the exception of the existing daycare center. There is a hope that in the future it will be used for a possible medical office building.

Mr. Sgromo said that the plan in front of the Board tonight is latest plan.

Acting Chairman Gilbert asked about the lots that were labeled on the Subdivision map. Mr. Sgromo said that he thinks there are 7 lots on the property. Attorney Frateschi said that the map in front of the Board is showing 17 lots. Mr. Sgromo said that they are former tax parcels of some sort.

Engineer Miller stated that this was the first time he had seen the proposed subdivision map.

Member Lupia said that map presented is very confusing and not straight forward. It needs to be corrected because it is the basis for determining the site plan issues.

Member Kelly asked how big the lots were. Mr. Sgromo said Lot 1 is approximately 1.9 acres and Lot 2 is approximately 2.4 acres.

Mr. Sgromo said that Lot 1 is not going to be used unless the Planning Board says that it is ok to use it. Nothing will be used in the existing daycare building unless the Planning Board gives them permission.

Acting Chairman Gilbert said that in order to continue on with the project, the Board will have to see a proper subdivision map. Mr. Sgromo said that the map in front of the Board is going to be the proposed subdivision map.

Attorney Frateschi said that a Site Plan can't be approved without a proper subdivision map. You can't have a Site Plan without an approved Subdivision Map. So the Board needs someone to review the proposed subdivision map, comment on it to determine if it meets the Town's criteria for a subdivision.

One of the purposes for being at tonight's meeting was to determine whether the Planning Board should send this application to the Zoning Board of Appeals with any recommendations as it relates to any variances. That will be for the April meeting. Conversation ensued regarding why the Applicants were not on the ZBA meeting Agenda for the March meeting.

Attorney Frateschi thinks that Doug needs to review the proposed subdivision map. The Board meets again on the 28th that should be enough time to determine whether or not any other variances will be required for Lot 1 or Lot 2. At that meeting, the Board should be able to make a recommendation to the Zoning Board of Appeals for their April meeting.

The Board feels that they are in no position tonight to make any recommendations to the ZBA.

Acting Chairman Gilbert said that the map given to the Board tonight at least gives us a start to a subdivision map.

With there being no further business, Member Neuhauser made a motion, seconded by Member LeRoy and carried unanimously to adjourn the Regular Meeting at 7:40pm.

Respectfully submitted,
Lisa Beeman, Clerk