

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
FEBRUARY 23, 2015**

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: Donald Crossett, Fred Gilbert, Ann Kelly and Joseph Lupia. Also present were Attorney Timothy Frateschi and Town Engineer Douglas Miller.

Also Present: Matt Napierala, Rod Ives, Sarah Casey, Attorney Kathleen Bennett, Roger Whalen, Ellen & Mike McGrew, Jerry Dellas, Thomas Harig, Allen Olmsted and Chris Corfield.

The Pledge of Allegiance was recited.

Minutes: Member Kelly made a motion, seconded by Member Lupia (Members Gilbert and Crossett abstained as they were not present at that Meeting) and carried unanimously to approve the Minutes of January 12, 2015. Member Crossett made a motion, seconded by Member Kelly (Members Gilbert and Lupia abstained as they were not present at that Meeting) and carried unanimously to approve the Minutes of January 26, 2015. Attorney Frateschi stated for the record that an informal Meeting took place on February 9, 2015 because there wasn't a quorum.

**Thomas Harig, 7153 East Genesee St., Fayetteville, NY
Accessory Use Permit-Financial Planner Office-580 Sq. Ft.
Tax Map #085-06-08.1**

Thomas Harig, owner and applicant explained that this proposal is for a 580 Sq. Ft. Office for Uri Doolittle, a Financial Planner. He submitted a Site Plan and stated that there is plenty of parking available on site.

Member Gilbert made a motion, seconded by Member Kelly to waive holding a Public Hearing because the Site Plan hasn't changed.

Attorney Frateschi read and it was entered into the file a Draft Resolution that included SEQR and the Onon. Co. Planning Board Resolution dated 1-21-2015, Case #Z-15-9 approving the Accessory Use Permit as submitted.

Member Gilbert made a motion, seconded by Member Kelly and carried unanimously to approve the Resolution approving the Thomas Harig Accessory Use Permit.

**Manlius Veterinary Hospital, 8160 Man-Caz Road, Manlius, NY
Continued-Amended Site Plan-One Story +/-2,229 Sq. Ft. Addition
Tax Map #113.1-01-01.0**

Rod Ives gave an overview presentation of the proposal.

He stated that he and Engineer Miller reviewed the Stormwater Report and agreed that they are not increasing the rate of runoff through the neighboring properties. Because the applicant is disturbing less than 1 acre and no SWPPP Report is required.

Attorney Frateschi talked about the previous approved Amended Site Plans and how this proposal will have less of an impact in both size and scope than the previously approved.

A discussion ensued in reference to the dumpster enclosure that the Board requested. The Board decided that the applicant can work out the details of what type of enclosure with the Planning & Development Dept.

Attorney Frateschi read and it was entered into the file a Resolution that included SEQRA and the Onon. Co. Planning Board Resolution dated 2-12-2015, Case #Z-15-24 approving the Amended Site Plan as submitted.

Member Gilbert made a motion, seconded by Member Kelly and carried unanimously to issue a Negative Declaration under SEQRA.

Member Kelly made a motion, seconded by Member Lupia and carried unanimously to approve the Resolution approving the Amended Site Plan.

Resort Lifestyle Communities, North Burdick St., Fayetteville, NY

Continued-Referral of Special Permit from the Town Board & Preliminary Site Review

Tax Map #086-01-03.6

Matt Napierala of Napierala Consulting submitted a letter dated 1-20-2015 with information addressing the comments that were brought up at the January 12, 2015 Meeting, a Phone Call Report from Chris Deitman, Flow Control, Onon. Co. WEP dated January 16, 2015 to be inserted in TAB 9, Building Elevations and pictures to be inserted in TAB 8, a letter entitled Traffic Impact Assessment, revised 2-23-2015 to replace report in TAB 6, a findings Statement pursuant to SEQRA for A.J.M. Management Services, Inc. for the NE Medical Center and the entire Site in 1996 to be inserted in TAB 3, a Traffic Report by GTS Consultants, Gordon Stansbury, showed some large architectural pictures and talked about the Wastewater Facilities.

Attorney Bennett explained the background of the upper plateau (4 acre parcel left vacant) and the discussions that they had with that developer and that their proposal is a standalone project. She believes the project was presented to the Town's Engineer is appealative and should not be part of the SEQRA analysis.

Sarah Casey from Napierala Consulting gave a visual presentation of the site as a 3D model computer projected onto the screen to give the Board a representative idea of the site appearance from differing perspectives.

The consensus of the Board was that they were okay with the visual elevations and that this is a big building but it fits within this location and that the look of the building is not out of character of the surrounding neighborhood

Attorney Frateschi read, went through the SEQRA Form entered into the file a Draft Resolution that included SEQRA Findings and the ONON. CO. Planning Board Resolution dated 1-21-2015, Case #Z-15-8. Attorney Frateschi made some amendments to the Resolution, based on comments of the Board and the Attorney for the applicant.

After a discussion it was decided that the applicant, Town Engineer Miller, Superintendent of Highways Rob Cushing and Gordon Stansbury will meet in reference to the Traffic Study.

Member Kelly made a motion, seconded by Member Lupia and carried unanimously to approve the Resolution of Environmental Significance and a positive Recommendation to the Manlius Town Board on the Special Use Permit including Attorney Frateschi.s amendments.

With there being no further business Member Gilbert made a motion, seconded by Member Crossett and carried unanimously to adjourn the Meeting at 8:22 PM.

Respectfully submitted,
Barbara A. Smith, Clerk