

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
April 27, 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: Fred Gilbert, Ann Kelly and Joseph Lupia. Also present were Attorney Timothy Frateschi and Town Engineer Douglas Miller.

Also Present: Gary Nichols, Bill Savery, John Hefti, Mary Pat Cox

The Pledge of Allegiance was recited.

Minutes: Member Kelly made a motion, seconded by Member Lupia and carried unanimously to approve the Minutes of April 13, 2015.

**Konrad Developers LLC, Sugarland Dr. & Glen Eagle Dr., Manlius, NY
Continued Public Hearing Hollington Woods Preliminary 5 Lot Subdivision-Phase 2
Tax Map #115-04-02.3**

Attorney Frateschi told the Board that the Town had received an e-mail from the Applicant's attorney withdrawing the application without prejudice.

There is still the issue of the open public hearing that needs to be concluded.

A motion was made by Member Lupia, seconded by Member Gilbert to continue the public hearing on the Hollington Woods Preliminary 5 lot subdivision.

The vote to continue the public hearing was passed unanimously.

Gary Nichols, 8264 Sugarland Drive, Manlius, read from a prepared statement (which is attached to these minutes).

There being no one further desiring to speak, Member Lupia made a motion to close the public hearing, Member Kelly seconded the motion, which passed unanimously.

Attorney Frateschi advised that since the application has been withdrawn, there is no further action the Board has to take. The matter is closed at this point.

OTHER BUSINESS

Engineer Miller requested guidance from the Board on two applications that were recently submitted.

The first is a two lot subdivision off of the Lakeview Drive cul-de-sac. One of the properties would border Snook's Pond. The lots are significantly smaller than are required under R-A and R-1 (the properties have split zoning) and the road frontage is significantly less than required under R-A and R-1. After review, the Board indicated that it would not support the subdivision as presented and authorized the Engineer to inform the applicant of this decision.

The second is an application for a property on Highbridge Street (adjacent to the Altera facility,

owned by Turnwood Development). This is a project that has been before the Board in the past and the issue about access to the site from Highbridge Road through the Altera site has still not been resolved. After review, the Board again indicated that it would not support the site plan as presented unless the Applicant can show legal access to the site he proposes to develop. The Board authorized the Engineer to inform the applicant of this decision.

With there being no further business, Member Gilbert made a motion, seconded by Member Lupia and carried unanimously to adjourn the Regular Meeting at 7:20 pm.

Respectfully submitted,

Frateschi Law Firm, PLLC, Attorney for the Planning Board
Timothy A. Frateschi