

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
JUNE 8, 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, Donald Crossett and Joseph Lupia. Also present were Attorney Timothy Frateschi and Town Engineer Douglas Miller.

Also Present: Matt Napierala, Andy Breuer, Mike & Ellen McGrew

The Pledge of Allegiance was recited.

Minutes: Member Gilbert made a motion, seconded by Member Lupia and carried unanimously to approve the Minutes of April 27, 2015.

**Vicky Benedict, 6997 East Taft Road, E. Syracuse, New York 13057
Zone change from Commercial to RA to house 4 horses at 8166 E. Genesee Street
Tax Map #091.-01-02.1**

Applicant called and asked to be removed from tonight's Agenda until further notice.

**Andy Breuer, 148 Berwyn Ave., Syracuse, New York 13205
2 Lot Subdivision – 4970 Lakeview Drive, Manlius, New York 13104
Tax Map #'s 101.-01-11.0 & 101.-01-20.2**

Matt Napierala was there along with the Applicant, Andy Breuer, to discuss the project. The current house on the property in question is currently on a septic system and the applicant is interested in a sanitary sewer and would like to tie into the manhole on Tall Oaks Drive. If this happens, both lots of the subdivision would have sanitary sewer systems. Mr. Napierala said the he has spoken OCWEP (Onondaga County Department of Water Environment Protection) about their particular requirements and the ability to connect to the existing manholes and they have agreed with a low pressure sewer system.

As it exists right now, neither of the lot have enough road frontage. They would like to reconfigure the lots so that each lot has equal frontage on Lakeview Drive of approximately 81 square feet even though the required road frontage today is 150 square feet if its on public sewer.

They are before this board tonight for feedback about the project and understand that they will probably have to go to the Zoning Board of Appeals for a variance for road frontage. To sum it up, they want to remove the current house with septic system adjacent to Snooks Pond and create a new house with sanitary sewer and take two tax parcels and make them into 2 usable subdivided lots.

Member Lupia said that he visited the site and he is having a hard time with the project because on the larger lot the slope is so significant, he isn't sure if it's a buildable lot at all.

Attorney Frateschi read to the Board Code 127-19 regarding steep slopes.

The consensus at the end of the meeting is as follows:

- 1: The Board would like to see new maps with 2- 40,000 sq. ft. buildable lots
- 2: A letter from the Onondaga County Department of Water Environment Protection (WEP) regarding the sewer system.
- 3: A topographical survey and the 125' buffer from wetlands and the 25' buffer from steep slopes.

After further discussion the Board decided unanimously to adjourn this application to the next Planning Board meeting of Monday, June 22, 2015.

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 7:31 pm.

Respectfully submitted,

Lisa Baleno, Acting Clerk