

**TOWN OF MANLIUS
PLANNING BOARD MINUTES
JUNE 22, 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, Ann Kelly and Joseph Lupia. Also present were Attorney Timothy Frateschi and Town Engineer Douglas Miller.

Also Present: Matt Napierala, Mike & Ellen McGrew, Dawna Hayes, Vladimir Sirotkin, Barb Sturick, Vicky Benedict, Nancy Stevens, Debbie and David Smith, Allen Olmstead, Yifan Qiu, Mary Thompson, David and Andrew Martin and Anthony Mortelliti

The Pledge of Allegiance was recited.

Minutes: Member Gilbert made a motion, seconded by Member Crossett (Member Kelly abstained) and carried unanimously to approve the Minutes of June 8, 2015.

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

The applicant stated that she wants to live in the already existing house and would like to house her horses on the property as well. The Board agreed that the properties surrounding this property are primarily RA and that the applicant's request makes sense. The type of use she wants fits into the neighborhood and is more appropriate than the existing CA. The other issue is that access to the property would be very difficult for a CA use.

Member Gilbert made a motion, seconded by Member Lupia and carried unanimously to recommend a positive zone change, from Commercial to RA at 8166 East Genesee Street, to the Town Board.

Radisson Associates/Eldan Homes, South Eagle Village Road, Manlius, NY 13104
Mallards Landing Section – Lot Waiver Request Review
Tax Map # 117.3-01-25.1

Dan Barnaba stated that the last time he was in front of the Planning Board he received approval for the final plan for Mallards Landing Sections 18B & 18C subdivision. At the same time there were specific building envelopes for each lot that was approved and that required waivers from the Town regulations 127-19. The Board gave a set of standard waivers that applied to all the lots and then some additional waivers that applied to some more of the lots. At that time, all the homes that were being built were fitting on the lots just fine and the Board made it clear that if additional waivers were needed, then the applicant could return on a case by case basis. The question is what does the building envelope apply to? He is under the impression that this includes only the house itself and not additional accessories like sheds and decks. He would like a clear definition of what the building envelope is.

Attorney Frateschi said that this question was raised to the Codes department. The initial determination was that the buffer areas from certain things like easements, standing water,

flood plains and so on and so forth applied to all structures, not just the home. After further review of the 2006 law related to buffering (127.19), Attorney Frateschi thinks it's clear that when the code talks about a reasonable building footprint that it only refers to the house. It doesn't refer to the accessory structure; in fact it never uses the term "structures" which is a separate distinct definition under the Town Code. So in the Attorney's opinion, he doesn't think that the buffer under 127.19 and 127.33 applies to accessory structures and pools or decks.

Chairman Moliski stated that if the Board is in agreement, the builders can put pools and decks within the building envelope that the Board has established, on a lot by lot basis. This does not mean, however, that a structure can go within the setbacks set by the Planning Board in this cluster development. This only applies to accessory structures as it relates to the buffer areas required under 127.19. The Board was in agreement.

Mr. Barnaba said the building envelopes that were provided to the Codes office shows the cross hatched area so that when the builder come in for a building permit, a builder would show a house footprint that falls entirely within the cross hatched area. However, there may be accessory structures, pools, decks and sheds that do not fall in the cross hatched area but they will remain outside of side yard, rear yard and front yard setbacks.

Chairman Moliski asked Mr. Barnaba for the final maps. Mr. Barnaba said we can expect the maps in a few days.

Resort Lifestyles Communities, North Burdick Street, Fayetteville, NY 13066
Site Plan Review
Tax Map # 086-01-03.6

Matt Napierala turned into the Codes Office and Doug Miller, Town Engineer, the Storm water Pollution Prevention Plan.

Mr. Napierala stated that traffic exiting the complex onto Medical Center Drive has a sight distance issue. There will be a cut in the berm for better sight lines as required by the Town Board.

Next issue is extra parking. The master plan shows 166 parking spaces for the 130 units. They feel the parking spaces are adequate. The Town Board and the Planning Board wants extra spaces just in case. They will park extra cars at the front door and it would create an additional 52 parking spaces right next to the front door.

Next is a snow removal plan. They will not plow against the building; it will be taken from the walkways and ingress and egress doors. There are opportunities around the drop off areas to dump the snow. There is a spot on the south side of the project to dump snow as well. On the south east side is more room for snow. Snow will be trucked out in case of excessive snow fall.

In regard to storm water, there are 4 practices. The first being surface practice, meaning it's a normal storm water detention pond and it will not hold water during dry times. There will also be 3 underground pieces. There will be 2 different points of discharge off of the site which are called the points of control. The rate of run-off leaving the site will be less than it is now.

Town Engineer Miller stated that this is an extremely complex site with a lot of things going on. Mr. Miller is looking for the Planning Boards input on the project in regards to the questions that were emailed last week.

Attorney Frateschi stated that the Town Board has approved a Special Use Permit for this project with several conditions and will make sure the Site Plan review incorporates all of the conditions.

The Board agreed to wait for Doug Miller's review of the project before setting a date for a Public Hearing.

OTHER BUSINESS

Attorney Frateschi stated that the Board has a Rural Occupation Request for a recommendation to the Town Board from Barbara Sturick regarding selling firewood off of her property. The Town Board, at the last meeting, amended the code to allow rural occupation permit on an RA property that has been subdivided.

Member Kelly made a motion, seconded by Member Gilbert and carried unanimously to send a positive recommendation to the Town Board to allow firewood to be sold on Mrs. Sturick's property.

David Smith, passed out a letter to the Board regarding The Crane Brook development.

With there being no further business, Member Gilbert made a motion, seconded by Member Lupia and carried unanimously to adjourn the Regular Meeting at 7:56 pm.

Respectfully submitted,
Lisa Baleno, Acting Clerk